

## **A G E N D A**

### **PLANNING COMMISSION OF THE CITY OF BRADBURY**

#### **REGULAR MEETING**

**Wednesday, February 23, 2022 – 7:00 P.M.**

**BRADBURY CIVIC CENTER  
600 Winston Avenue, Bradbury, CA 91008**

*Pursuant to California Government Code Section 54953(e)(1), the City is allowing Planning Commissioners, staff, and the public to participate in this Planning Commission Meeting by means of a Zoom video or telephone call. You will be able to hear the entire proceedings (other than a Closed Session) and to speak during Public Comment, Public Hearings, and other authorized times. Members of the public must maintain silence and mute their microphones and telephones except during those times. The Zoom information is: <https://us02web.zoom.us/j/8591600704>. One tap mobile is +16699009128,,8591600704# or dial +1 (669) 900-9128 and enter the Meeting ID: 859 160 0704# or find your local number at <https://us02web.zoom.us/j/kd210Rb6QC>.*

The City of Bradbury will gladly accommodate disabled persons wishing to communicate at a City public meeting. If you need special assistance to participate in this meeting, please call the City Manager's Office at 1 (626) 358-3218 at least 48 hours prior to the scheduled meeting.

Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available for public review at City Hall, 600 Winston Avenue, Bradbury, CA 91008, during normal business hours; 8:30 am - 5:00 pm, Monday through Friday.

#### **1. CALL TO ORDER / PLEDGE OF ALLEGIANCE**

- 2. ROLL CALL** Chairperson: Frank Hernandez  
Vice-Chairperson: Robert Jones  
Commissioners: Chelsea Hunt, Darlene Kuba, and Bill Novodor

#### **3. PLANNING COMMISSION REORGANIZATION AND NEW ROLL CALL**

#### **4. SUPPLEMENTAL INFORMATION FROM STAFF REGARDING AGENDA ITEMS**

- 5. APPROVE AGENDA** Chairperson to approve the agenda as presented or as modified.

- 6. MINUTES** Approve the minutes for the regular meeting of May 26, 2021.

- 7. FAIR POLITICAL PRACTICES ACT** In compliance with the California State Fair Political Practices Act, each Planning Commissioner has the responsibility of disclosing any direct or indirect potential of a personal financial impact that could result from their participation in the decision-making process.

**RECOMMENDATION:** Receive and file the report as presented or as modified.

- 8. PUBLIC COMMENT** Anyone wishing to address the Planning Commission on any matter that is not on this agenda for a public hearing may do so at this time. Please state your name and address clearly for the record and limit your remarks to five minutes.

**Please note** that while the Planning Commission values your comments, the Planning Commission cannot respond, nor take action until such time as a matter may appear on a forthcoming agenda.

Routine requests for action should be referred to City staff during normal business hours; 8:30 am to 5:00 pm, Monday through Friday at City Hall, 600 Winston Avenue, Bradbury, CA 91008, or by calling 1 (626) 358-3218, or by email to [CityHall@CityofBradbury.org](mailto:CityHall@CityofBradbury.org).

9. PUBLIC HEARING

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23 WOODLYN LANE – PLANNING COMMISSION RESOLUTION NO. PC 22-300

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRADBURY, CALIFORNIA, SETTING FORTH THE FINDINGS OF FACT AND DECISION WITH A CATEGORICAL EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) TO CONDITIONALLY APPROVE ARCHITECTURAL REVIEW NO. AR 22-001 FOR A NEW TWO-STORY CONTEMPORARY-PRAIRIE-STYLE, 6,321 SQUARE-FOOT RESIDENCE WITH AN OVERALL HEIGHT OF 28 FEET AND A 1,036.50 SQUARE-FOOT ATTACHED FOUR-CAR GARAGE, AND A NEW SWIMMING POOL AND COVERED PATIO AT 23 WOODLYN LANE

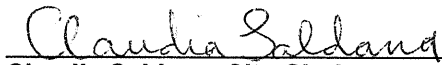
10. ITEMS FROM STAFF AND COMMISSIONERS

- A. Development Project Status Report
- B. Upcoming agenda items and other matters

11. ADJOURNMENT

The Planning Commission will adjourn this regular meeting to the regular meeting of Wednesday, March 23, 2022.

"I, Claudia Saldana, City Clerk, hereby certify that this agenda was duly posted at the Bradbury Civic Center entrance no later than 5:00 p.m. on Friday, February 18, 2022."

  
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Claudia Saldana, City Clerk  
City of Bradbury



**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF BRADBURY, HELD ON MAY 26, 2021 AT 7:00 PM**

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<b>Executive Order N-25-20:</b>	<i>Pursuant to Governor Newsom's Executive Order N-25-20, this Planning Commission Meeting was held remotely with the Planning Commissioners, staff, and the public participating in this meeting by means of a Zoom video or telephone call. Participants are able to hear the entire proceedings and to speak during Public Comment, Public Hearing, and other authorized times. Members of the public must maintain silence and mute their microphones and telephones except during those times.</i>
<b>Meeting Called to Order and Pledge of Allegiance:</b>	The regular meeting of the Planning Commission of the City of Bradbury was called to order by Chairman Hernandez at 7:00 p.m. Commissioner Kuba led the Pledge of Allegiance.
<b>Roll Call:</b>	<p><u>PRESENT:</u> Chairman Hernandez, Vice-Chairman Jones, Commissioners Hunt, Kuba and Novodor</p> <p><u>ABSENT:</u> None</p> <p><u>STAFF:</u> City Manager Kearney, City Planner Kasama, and City Clerk Saldana</p>
<b>Supplemental Information:</b>	City Planner Kasama stated that there was none.
<b>Approval of Agenda:</b>	Commissioner Kuba moved to approve the agenda as presented. Commissioner Novodor seconded the motion which carried.
<b>Approval of April 28, 2021 Minutes:</b>	Commissioner Kuba moved to approve the Planning Commission meeting minutes of April 28, 2021. Commissioner Hunt seconded the motion which carried.
<b>Compliance with Fair Political Practices Act:</b>	<p>In compliance with the California State Fair Political Practices Act, each Commissioner has the responsibility to disclose direct or indirect potential for a personal financial impact as a result of participation in the decision-making process concerning development applications:</p> <p><u>Public Hearing for 135 Circle Drive – Resolution No. PC 21-299</u> Commissioners residing within 500 of 135 Circle Drive: <i>None</i></p>
<b>Motion:</b>	Commissioner Kuba made a motion to order the Fair Political Practices Report for the May 26, 2021 Planning Commission meeting received and filed. Commissioner Novodor seconded the motion which carried.
<b>Public Comment:</b>	None

**Public Hearing:**

**135 CIRCLE DRIVE – RESOLUTION NO. PC 21-299**

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A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRADBURY, CALIFORNIA, SETTING FORTH THE FINDINGS OF FACT AND DECISION WITH A CATEGORICAL EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) TO CONDITIONALLY APPROVE ARCHITECTURAL REVIEW NO. AR 21-008 AND NEIGHBORHOOD COMPATIBILITY REVIEW NO. NC 21-008 FOR A NEW TWO-STORY FRENCH-ARCHITECTURAL-STYLE 15,398 SQUARE FOOT MAIN RESIDENCE WITH AN OVERALL HEIGHT OF 35 FEET THAT INCLUDES SEMI-ATTACHED GUEST QUARTERS AND 1,618 SQUARE FEET OF ATTACHED GARAGE SPACE FOR SIX CARS, AND A NEW SWIMMING POOL AND TENNIS COURT AT 135 CIRCLE DRIVE

**City Planner's Report:**

City Planner Kasama stated that Robert Tong of Sanyao International, Inc. submitted plans for a new two-story French-architectural-style 15,398 square foot main residence with an overall height of 35 feet that includes semi-attached guest quarters and 1,618 square feet of attached garage space for six cars, and a swimming pool and tennis court for 135 Circle Drive. The subject property is zoned A-5 and is in the Bradbury Estates. The proposed project complies with the zoning requirements with provisions for modifications of the setbacks required by the Hillside Development Standards, and for a maximum height of 35 feet for the main residential structure.

**HOA Approval:**

The proposed plans were conditionally approved by the Bradbury Estates Homeowners Association (HOA) and Community Services District (CSD) on February 15, 2021. The approval letter is included in the Planning Commission agenda packet and the conditions of approval are included in draft Resolution No. 21-299.

**Environmental Review:**

It is recommended that the project be determined to be Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the CEQA Guidelines for a new single-family residence and accessory structures.

**Recommendation:**

It is recommended that the Planning Commission open a public hearing and solicit testimony on the proposed project, close the public hearing and determine that the findings can be made for conditional approval for the proposed project and find that the project is Categorically Exempt under CEQA and approve a motion to adopt Resolution No. PC 21-299 as presented or modified by the Commission.

**Public Hearing Open:**

Chairman Hernandez declared the public hearing open and asked those speaking in favor or opposition to come forward and be heard.

**Public Testimony:**

Architect Robert Tong, Sanyao International, Inc. presented the project to the Planning Commission.

Landscape Architect Mark Genarro presented the landscape plan. Mr. Genarro stated that there is a piece of land in the back of the residence that is proposed to be kept fallow until future use. Commissioner Hunt was not thrilled about this idea and stated that it was not fair to the neighbors to have to look at a non-landscaped piece of property. Mr. Genarro stated that plants could be used for screening.

**Public Hearing Closed:**

There being no further public testimony, Chairman Hernandez declared the public hearing closed.

**Discussion:** Vice-Chairman Jones wanted to know about the roof material. Mr. Tong stated that the roof material is made of charcoal grey concrete tile.

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Vice-Chairman Jones also wanted to know if there will be an EV charging station in the garage. Chairman Hernandez stated that an EV charging station is not required.

Commissioner Hunt had concerns about outstanding code enforcement fines against the property and maintenance of the property. Commissioner Hunt also suggested to put the artificial turf in the front of the house.

**Added Condition:** The following condition will be added to Resolution PC 21-299:

*The lower existing pasture area shall be dealt with in regard to maintenance in a manner acceptable to the City, particularly regarding its visibility by the neighbor to the south. If it is to be left in an existing nature, then a maintenance covenant shall be recorded to ensure it is kept in a manner consistent with City ground cover codes.*

**Motion:** Commissioner Kuba made a motion to determine that the findings can be made for conditional approval for the proposed project and find that the project is Categorically Exempt under CEQA and approve a motion to adopt Resolution No. PC 21-299 as modified for 135 Circle Drive. Commissioner Novodor seconded the motion, which was carried by the following roll call vote:

**Approved:** AYES: Chairman Hernandez, Vice-Chairman Jones, Commissioners Hunt, Kuba and Novodor

NOES: None

The motion passed by a 5:0 vote

**Items from Staff:** City Planner Kasama presented the Development Project Status Report for May 2021. The Planning Commission had no questions regarding the Status Report.

**Items from Commissioners:** Vice-Chairman Jones stated that he will be out of town for six weeks and will have to miss the July meeting. Mr. Jones stated that he could possibly attend the July meeting via Zoom.

**Future Agenda Items and Other Matters:** City Manager Kearney stated that the Planning Commission Reorganization will occur at the June meeting. The next Commissioner in line to be Chairman is Vice-Chairperson Jones and the next Commissioner in line to be Vice-Chairperson is Commissioner Hunt.

**Adjournment:** At 8:42 pm Chairman Hernandez adjourned the meeting to Wednesday, June 23, 2021 at 7:00 p.m.

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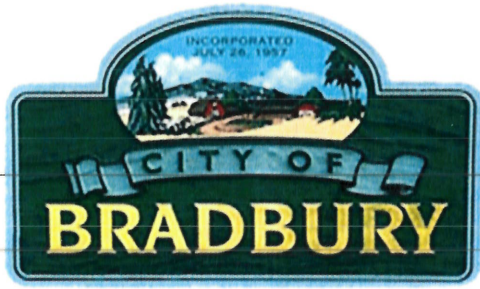
Frank Hernandez – Chairman



ATTEST:

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**Claudia Saldana - City Clerk**



*Frank Hernandez, Chairperson (District 1)*  
*Robert Jones, Vice Chairperson (District 4)*  
*Chelsea Hunt, Commission Member (District 5)*  
*Darlene Kuba, Commission Member (District 3)*  
*Bill Novodor, Commission Member (District 2)*

## **City of Bradbury Planning Commission Agenda Report**

**TO: Honorable Chairperson and Commission Members**

**FROM: Jim Kasama, City Planner**

**DATE: February 23, 2022**

**SUBJECT: 23 WOODLYN LANE – RESOLUTION NO. PC 22-300**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRADBURY, CALIFORNIA, SETTING FORTH THE FINDINGS OF FACT AND DECISION WITH A CATEGORICAL EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) TO CONDITIONALLY APPROVE ARCHITECTURAL REVIEW NO. AR 22-001 FOR A NEW TWO-STORY CONTEMPORARY-PRAIRIE-STYLE, 6,321 SQUARE-FOOT RESIDENCE WITH AN OVERALL HEIGHT OF 28 FEET AND A 1,036.50 SQUARE-FOOT ATTACHED FOUR-CAR GARAGE, AND A NEW SWIMMING POOL AND COVERED PATIO AT 23 WOODLYN LANE**

### **AGENDA ITEM NO. 9**

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#### **INTRODUCTION**

Jeffrey A. Dahl, Architect submitted plans for a new, two-story, single-family residence with an overall height of 28 feet with 6,321 square feet of living space, a 1,036.50 square-foot, attached, four-car garage, a new swimming pool, and a 444 square-foot detached patio cover at 23 Woodlyn Lane. The subject property is zoned A-2 and is subject to the City's Hillside Development Standards.

#### **BACKGROUND**

The subject property is an irregular shaped lot with an existing graded building area of approximately 20,000 square feet at the middle of the lot. The building area has access from Woodlyn Lane by a paved driveway along the westerly side of the lot and extending through an easement along the westerly side of the adjacent lot to the south, 16 Woodlyn

Lane. Per the Los Angeles County Assessor's data, the property has an area of approximately 4.96 acres. Attached are the Assessor Map and Aerial Photos.

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## **PROJECT DESCRIPTION**

The proposed project is to construct a new, two-story, Contemporary-Prairie-style, single-family residence with an overall height of 28 feet with approximately 6,321 square feet of living space, a 1,036.50 square-foot, attached, four-car garage, a 444 square-foot, detached patio cover, and a swimming pool. The project will situate the new residence at the rear/north of the existing graded building area with the swimming pool and patio in front to take advantage of the view to the south. Grading will be minimal, balanced on-site, and in conformance with the City's Hillside Development Standards. The architect's project narrative is attached.

## **ANALYSIS**

### **Planning and Zoning**

The property is zoned A-2 and subject to the Hillside Development Standards. The proposed project is allowed with Architectural Review, Neighborhood Compatibility, Ridgeline Preservation approvals, and compliance with the Hillside Development Standards. The following is a summary of the site characteristics:

Address	23 Woodlyn Lane
Assessor Parcel Number	8527-006-019
Zone	A-2 – Agriculture Residential Estate
General Plan Designation	Agricultural Estate Residential – Two Acres
Lot Area	4.96 Acres – 216,057.6 Square Feet
Average Slope	48.65 Percent
Lot Width	Average is 245.10 Feet
Lot Depth	Approximately 890 Feet
Existing Building Area	Approx. 20,000 Square Feet – 9.3 Percent of Lot

The proposed single-family residence is to be comprised of the following:

1st Floor: 3,322.5 sq. ft. – foyer, living room with bar area, dining room, game room, study, exercise room, kitchen with breakfast bar and caterer's area, powder room, guest room with  $\frac{3}{4}$ -bathroom, and 1,036.5 sq. ft. attached 4-car garage

2nd Floor: 2,998.5 sq. ft. – 5 bedrooms each with a full or  $\frac{3}{4}$ -bathroom, a family room, utility/laundry room, and attached deck/balcony

The following table indicates that the proposed project meets the development standards for a hillside lot in the A-2 zone where the proposed project is to be developed within the bounds of an existing graded building area. As shown in the table, the 100-foot setback



requirements of the Hillside Development Standards are significantly greater than the requirements of the underlying A-2 zoning, but per Section 9.97.020.(d) of the Hillside Development Standards, the setback requirements for a single-lot project utilizing a previously graded portion of a lot can be modified so that the setbacks of the underlying zone are the required setbacks. The proposed project qualifies for the setback modification and meets the requirements of the A-2 zoning.

<b>Development Feature</b>	<b>A-2 Zone Requirement</b>	<b>Hillside Standard</b>	<b>Proposed Project</b>	<b>Meets Requirement?</b>
Lot Area	2 acres	n.a.	4.96 acres	Yes
Lot Width	120 feet	n.a.	Avg. 245.10 ft.	Yes
Front Setback	50 feet	100 feet	Over 400 feet	Yes
Side Setbacks	25 feet	100 feet	Over 50 feet	Yes
Rear Setback	25 feet	100 feet	Approx. 400 feet	Yes
Dwelling Size	2,500 sq. ft.	n.a.	6,321 sq. ft.	Yes
Height	28 feet	n.a.	28 feet	Yes
Parking	3 garage spaces	+2 uncovered	6 spaces	Yes
Open Space	n.a.	70% of lot	84% of lot	Yes

The architect explains that the lot is relatively narrow with a width of approximately 270 feet at the building area, which is at about the middle of the lot. The 100-foot setbacks of the Hillside Development Standards result in a small buildable area that is not consistent with the A-2 zoning or the type of development in this area. The architect's modification of setback request is attached. The existing building area is situated to allow for privacy and to not affect any views. The proposed design provides side setbacks of over 50 feet and the residence is oriented to face south toward the view of the valley. Behind the building pad the lot slopes steeply upward. The location of the proposed new residence is well back from the brow of the slope up to the building area and well below the crest of the hill to the rear/north of the building area.

### **Architectural Review**

The City of Bradbury Design Guidelines, Architectural Review and Neighborhood Compatibility standards are intended to create aesthetically pleasing and well-designed structures and sites that are compatible with surrounding uses, designs, and developments and preserves the scenic character of the City. Architectural styles are not dictated to applicants, but the architectural character of the buildings on a lot should be clear and consistent with unifying features. The Ridgeline Preservation limitations are intended to preserve the view of ridgelines and hills within the City.

The proposed new residence with two stories and 6,321 square feet of living area is consistent with the newer residences in this area. The proposed design complies with the maximum height limit of 28 feet. The new residence will be situated on an existing, graded building area that is sufficiently distant from surrounding developments so as not to impose on the neighbors or their privacy. The floor plans of the new residence have been designed to limit views towards neighboring residences. The new residence will be

situated well back from the brow of the slope leading up to the building area and well below the crest of the hill behind the building area so that the structures will not interfere with any important views of the neighboring properties or of the ridgelines and hills above and below the site.

### **Landscaping**

The proposed project will be on a previously graded building area that is accessed by an existing paved roadway. The proposed landscaping plans have been reviewed by the City's Landscape Architect, and are in conformance with the City's standards, including water efficiency requirements. There are 10 mature oak trees around the building area, and these are to be preserved. A certified arborist visited the site in May 2021 and evaluated the oak trees around the building area. The arborist's findings and recommendations are provided in the attached report. Tree protection is to be provided during construction, and conditions of approval are included in the attached draft resolution to ensure compliance with all requirements.

### **Engineering**

The area of the proposed project is an existing graded building area, and the site is accessible by an existing paved roadway. Some grading work will be done to facilitate construction, and the existing roadway may need to be upgraded to meet current engineering and fire access requirements. Contemporary erosion and drainage control features will be added to the site. The preliminary grading plans have been reviewed by the City's Municipal Services Engineer and found to be in accordance with City guidelines. Detailed grading and drainage plans are to be provided for plan check and conditions of approval are included in the attached draft resolution to assure full compliance.

### **ENVIRONMENTAL REVIEW**

It is recommended that the project be determined to qualify as Categorical Exempt under the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303(a) of the CEQA Guidelines for the construction of one single-family residence in an urbanized area.

### **FINDINGS**

The Planning Commission must make a series of findings when issuing decisions on Architectural Reviews, Neighborhood Compatibility, Ridgeline Preservation, and Hillside Developments. The proposed project meets the required findings stated in Section 9.34.040 of Chapter 34 of the Bradbury Development Code for Architectural Review, Neighborhood Compatibility, and Ridgeline Preservation; and the requirements for modifying the setbacks per Section 9.97.020(d) of Chapter 97 of the Hillside Development Standards. The recommended findings and reasons are included in the attached draft resolution, and it is recommended that the Planning Commission approve the proposed project as it is consistent with the City's development standards.

## **PLANNING COMMISSION ALTERNATIVES**

The Planning Commission is to open a public hearing and solicit testimony on the proposed project. After the testimony, the Commission will have the following options:

**Option 1.** Close the public hearing and determine that the findings can be made for conditional approval of the proposed project and that the project is Categorically Exempt under CEQA and approve a motion to adopt the attached Resolution No. PC 22-300 as presented or as modified by the Commission.

**Option 2.** Close the public hearing and determine that the findings cannot be made for approval of the proposed project and/or a Categorical Exemption under CEQA, and approve a motion to deny the proposed project with statements of the specific findings and the reasons why the findings cannot be met, and direct staff to prepare the appropriate resolution for adoption at the next regular meeting.

**Option 3.** If the Planning Commission determines that the proposed project as presented cannot be approved, but with additional information could satisfy the requisite findings for approval and a Categorical Exemption under CEQA, then the Commission may approve a motion to continue the public hearing as open to the regular meeting of Wednesday, March 23, 2022, and direct the applicant to provide the necessary information to the City by Monday, March 7, 2022.

## **RECOMMENDATION**

Option 1 is recommended; that the Planning Commission close the public hearing and determine that the findings can be made for conditional approval of the proposed project and that the project is Categorically Exempt under CEQA and approve a motion to adopt the attached Resolution No. PC 22-300 as presented.

## **ATTACHMENTS**

1. Resolution No. PC 22-300
2. Assessor Map
3. Aerial Photos
4. Architect's Project Narrative
5. Architect's Modification of Setback Request
6. Arborist Report
7. Proposed Plans



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**ATTACHMENT NO. 1**

**Planning Commission Resolution No. PC 22-300**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRADBURY, CALIFORNIA, SETTING FORTH THE FINDINGS OF FACT AND DECISION WITH A CATEGORICAL EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) TO CONDITIONALLY APPROVE ARCHITECTURAL REVIEW NO. AR 22-001 FOR A NEW TWO-STORY CONTEMPORARY-PRAIRIE-STYLE, 6,321 SQUARE-FOOT RESIDENCE WITH AN OVERALL HEIGHT OF 28 FEET AND A 1,036.50 SQUARE-FOOT ATTACHED FOUR-CAR GARAGE, AND A NEW SWIMMING POOL AND COVERED PATIO AT 23 WOODLYN LANE**

## **PLANNING COMMISSION RESOLUTION NO. PC 22-300**

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**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRADBURY, CALIFORNIA, SETTING FORTH THE FINDINGS OF FACT AND DECISION WITH A CATEGORICAL EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) TO CONDITIONALLY APPROVE ARCHITECTURAL REVIEW NO. AR 22-001 FOR A NEW TWO-STORY CONTEMPORARY-PRAIRIE-STYLE, 6,321 SQUARE-FOOT RESIDENCE WITH AN OVERALL HEIGHT OF 28 FEET AND A 1,036.50 SQUARE-FOOT ATTACHED FOUR-CAR GARAGE, AND A NEW SWIMMING POOL AND COVERED PATIO AT 23 WOODLYN LANE**

WHEREAS, the Planning Commission considered Architectural Design Review No. AR 22-001 that was filed by Jeffrey A. Dahl, Architect on behalf of the property owners, Dan and Sonia Tran, for a new, single-family residence at 23 Woodlyn Lane, which is zoned A-2 and is subject to the City of Bradbury's Hillside Development Standards.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF BRADBURY, DOES HEREBY RESOLVE, FIND, AND DETERMINE AS FOLLOWS:**

SECTION A. The Planning Commission finds that a duly noticed public hearing has been conducted at the regular meeting on February 23, 2022, in accordance with the provisions of the Bradbury Municipal Code relative to this matter.

SECTION B. The Planning Commission finds and declares that the information in the agenda report, and the testimony at the public hearing are incorporated in this Resolution and comprises the bases on which the findings have been made.

SECTION C. The Planning Commission declares that the project meets the following required findings stated in Section 9.34.040 of Chapter 34 (Architectural Review) of the Bradbury Development Code:

1. That the proposed development is designed and will be developed to preserve to the greatest extent practicable the natural features of the land, including the existing topography and landscaping. The proposed residence is to be built on an existing graded area and the residence has been designed to minimize any additional grading. By limiting development to the existing graded area, disturbance of the existing natural terrain will be minimized.

2. That the proposed development is designed and will be developed in a manner which will be reasonably compatible with the existing neighborhood character in terms of scale of development in relation to surrounding residences and other structures. The proposed new residence is in scale with other new residences on the surrounding properties and is of a size that is to be expected of new residences in the area. The proposed new residence will be situated to be sufficiently distant from the front of the property and the surrounding developments so as not to impose on the neighbors.



3. That the proposed development is designed and will be developed in a manner which will preserve to the greatest extent practicable the privacy of persons residing on adjacent properties. The proposed residence will be on an existing graded area that is situated in the middle of the lot, which is sufficiently distant from the residences on the adjacent properties so as not to impose on their privacy.

4. The requirements of the ridgeline and view preservation regulations have been met. The proposed new residence will comply with the maximum building height limit of 28 feet, and the location is such that the height will not interfere with any important views of the neighboring properties.

5. That the proposed development is designed and will be developed in a manner to the extent reasonably practicable so that it does not unreasonably interfere with neighbors' existing views, view of ridgelines, valleys, or vistas. The location of the proposed new residence is well back from the brow of the slope up to the building area and well below the crest of the hill to the rear/north of the building area.

6. The requirements of the tree preservation and landscaping regulations have been met. The proposed residence will not necessitate the removal of any oak trees or any other prominent trees. The landscaping plan provides for plants and materials that are appropriate for the site and area. The City's Landscape Architect has reviewed the proposed plans and has provided comments and recommendations that have been incorporated as conditions of approval, which will assure compliance with City requirements.

7.a. That the design minimizes the appearance of over or excessive building substantially in excess of existing structures in the neighborhood, in that the square footage of the structure(s) and the total lot coverage of the development shall reflect the uncrowded character of the City and the neighborhood. The size of the proposed residence is consistent with other newer residences in the area and complies with the maximum building height limit of 28 feet. The new residence will be on an existing graded building area that is well separated from any surrounding developments, and the residence will cover less than three percent of the lot.

7.b. That the design minimizes the appearance of over or excessive building substantially in excess of existing structures in the neighborhood, in that the height(s) of the structure(s) shall maintain to the extent reasonably practicable, consistency with the heights of structures on neighboring properties. The proposed residence complies with the maximum building height limit of 28 feet, which is consistent with the heights of newer structures in the area.

8. That the proposed development is designed and will be developed in a manner that is consistent with the City's Design Guidelines. The proposal provides a quality design that maintains architectural consistency throughout in accordance with the City's Design Guidelines.

SECTION D. The Planning Commission declares that the project is consistent with the City's Hillside Development Standards (Chapter 97) of the Bradbury

Development Code. The Hillside Development Standards apply to the subject property per Section 9.97.020 of the Bradbury Development Code as the property has more than two acres of land area and an average slope that is greater than ten percent. However, the location of the project is on an existing graded building area accessible by an existing graded roadway, and the project will not grade any areas that extend beyond the existing graded building area such that per Section 9.97.020.(d), the hillside setback requirements may be modified so that the underlying setback requirements for the A-2 zone shall be the governing standards. The proposed development complies with the setback requirements and all other standards of the A-2 zoning.

SECTION E. The Planning Commission finds that the project is Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the CEQA Guidelines for the construction of one, single-family residence in an urbanized area.

SECTION F. The Planning Commission hereby approves Architectural Review No. AR 22-001 for the project based on the information depicted on the submitted plans and subject to the following conditions, all of which shall be complied with to the satisfaction of the City Manager or designees:

1. Except as set forth in subsequent conditions, all inclusive, development shall take place substantially as shown on the submitted plans presented to the Planning Commission on February 23, 2022.

2. The applicant/developer shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any claim, action, or proceeding, damages, costs (including, without limitation, attorney's fees), injuries, or liability against the City or its agents, officers, or employees arising out of the City's approval of the proposed project. The City shall promptly notify the applicant/developer of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant/developer of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, the applicant/developer shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Although the applicant/developer is the real party in interest in an action, the City may, at its sole discretion, participate in the defense of any action with the attorney of its own choosing, but such participation shall not relieve the applicant/developer of any obligation under this condition, including the payment of attorney's fees. Applicant/developer shall promptly pay any final judgment rendered against the City.

3. The applicant and owner of the subject property must file an Acknowledgment Form for the conditions and provisions set forth in this Planning Commission Resolution prior to the submission of plans to the Department of Building and Safety. This Resolution and the Acknowledgment Form shall be included in the plans that are submitted to the Department of Building and Safety.

4. The proposed project shall comply with all applicable City, County, State and federal regulations, including requirements of the Building, Fire, Planning, and Engineering Departments, with the exception of the modified setback requirements per

Section 9.97.020.(d) as stated in Chapter 97 (Hillside Development Standards) of the Bradbury Development Code.

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5. All exterior building, landscaping, and/or safety/security lighting shall be low-voltage, non-glare, and shall be hooded and/or shielded to not direct lighting off the subject property.

6. The applicant shall verify with the water purveyor and the Los Angeles County Fire Department that adequate domestic service and fire flow are available to serve the proposed project and shall provide such required service and flow.

7. A pre-construction meeting shall be held with representatives of the City Development Team. The applicant shall present a construction timeline and emergency contact information prior to the meeting and shall provide all other information as may be requested as a result of the meeting.

#### Engineering Conditions

8. The applicant shall submit Precise Grading Plans for the project showing building footprints, pad elevations, finished grades, drainage routes, retaining walls, erosion control measures, and other pertinent information in accordance with Appendix J of the California Building Code, latest edition, for review and approval of the City Engineer.

9. The maximum grade for on-site driveways is 15.0%. Any portion of the driveway which exceeds this slope shall be approved by the Los Angeles County Fire Department. A letter stating that they have reviewed the grading plan and accept the excessive slope shall be submitted to the City as part of the Grading Plan review package.

10. Along with the Grading Plan, an Erosion Control Plan shall be submitted which identifies the Best Management Practices (BMP) to eliminate any illicit discharges during storm events for all phases of construction.

11. Along with the Grading Plan, the applicant shall also submit a Hydrology and Hydraulic Report which addresses the existing and proposed storm drainage conditions for the site. All calculations shall be performed in compliance with the LA County DPW Hydrology Manual.

12. Prior to the issuance of any grading or building permits, the applicant shall submit an updated Engineering Geology/Soils Report that includes an accurate description of the geology of the site and conclusions and recommendations regarding the effect of the geologic conditions on the proposed development and include a discussion of the expansiveness of the soils and recommended measures for foundations and slabs on grade to resist volumetric changes of the soil. This report shall also include recommendations for surcharge setback requirements in the area of ungraded slopes steeper than five horizontal to one vertical.

13. Prior to issuance of any permits, all new utilities shall be placed underground, including facilities and wires for the supply and distribution of electrical energy, telephone, cable television, etc., to the satisfaction of the City Engineer.

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14. The applicant shall obtain a public works permit for all work in or adjacent to the public right-of-way (ROW), if any. All work within the public ROW shall be in accordance with applicable standards of the City of Bradbury, i.e., Standard Specifications for Public Works Construction (Green Book), and the Work Area Traffic Control Handbook (WATCH), and further that construction equipment ingress and egress be controlled by a plan approved by the City Engineer.

15. The property lies within the Woodlyn Lane Home Owner's Association (HOA). The applicant shall be responsible for all improvements as outlined in the conditions letter from the HOA and shall be responsible for annexation into said HOA. Proof of annexation shall be provided as part of the plan review process.

16. Building foundation inspections shall not be performed until a rough grading certification, survey stakes are in place, and a final soils report have been filed with the City and approved. All drainage facilities must be operable.

17. Prior to the issuance of permits, the applicant must obtain coverage under the General Permit for Discharges of Storm Water associated with Construction Activity, Construction General Permit Order 2012-0006-DWQ (as amended by all future adopted Construction General Permits). The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The applicant must submit a Notice of Intent and Waste Discharger's Identification (WDID) number as evidence of having applied with the Construction General Permit before the City will issue a grading permit. The applicant is ultimately responsible to comply with the requirements of Order No. 2012-0006-DWQ, however, the City shall have the authority to enter the project site, review the project SWPPP, and require modifications and subsequent implementations to the SWPPP in order to prevent polluted runoff from leaving the project site onto public or private property.

18. For all projects subject to Low Impact Development (LID) regulations, the applicant must submit a site-specific drainage concept and stormwater quality plan to mitigate post-development stormwater and implement LID design principles. A fully executed "Maintenance Covenant for LID Requirements" shall be recorded with the L.A. County Registrar/Recorder and submitted to the City prior to the Certificate of Occupancy. Covenant documents shall be required to include an exhibit that details the installed treatment control devices as well as any site design or source control Best Management Practices (BMPs) for post construction. The information to be provided on this exhibit shall include, but not be limited to:

- a. 8½" x 11" exhibits with record property owner information.
- b. Types of BMPs (i.e., site design, source control and/or treatment control) to ensure modifications to the site are not conducted without the property owner being aware of the ramifications to BMP implementation.



c. Clear depiction of the location(s) of BMPs, especially those located below ground.

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d. A matrix depicting the types of BMPs, frequency of inspection, type of maintenance required, and if proprietary BMPs, the company information to perform the necessary maintenance.

e. Calculations to support the sizing of the BMPs employed on the project shall be included in the report. These calculations shall correlate directly with the minimum treatment requirements of the current MS4 permit. In the case of implementing infiltration BMPs, a percolation test of the affected soil shall be performed and submitted for review by the City Engineer.

19. The applicant shall provide drainage improvements to carry runoff of storm water in the area proposed to be developed, and for contributing drainage from adjoining properties to the satisfaction of the City Engineer. The proposed drainage improvements shall be based on a detailed hydrology study conforming to the current Los Angeles County DPW Methodology. The proposed storm drain improvements shall be privately maintained by the property owner.

#### Landscaping Conditions

20. As described in the plans and Arborist report, all Coast Live Oak trees and other trees indicated to remain (Western Sycamore, Scrub Oak, and Toyon) must be protected from damage during construction, and/or actions that might affect their health and viability following completion of the project. The project Landscape Architect, Architect, Arborist, and Civil Engineer shall coordinate throughout completion of design, construction documents, and construction to make sure existing trees are shown accurately and protected. The contractor shall observe and implement all mitigation measures listed in the Arborist report and tree protection notes on the plans, to the satisfaction of the project Arborist and City staff.

21. Prior to issuance of final permits construction staging areas, haul routes, etc. must be designed to avoid damage to existing protected trees during construction. Layout of haul routes, areas for staging and storage of equipment and supplies, and tree protection fencing must be approved by the project Arborist and City staff in the field prior to the start of construction.

22. Though no trees are proposed for removal, any tree (whether a protected species or not) that is damaged to the extent that removal is recommended, or otherwise fails to survive, must have a City Tree Removal Permit. The removal application must show and identify the tree(s) proposed for removal, including a photo and Arborist information to support removal. The Removal Permit may require mitigation measures such as replacement trees (e.g., generally 2 – 36" box Oaks to replace one small to medium sized Oak) to be planted on the site, or payment into a City fund for trees in public areas.

23. Hardscape design and materials must conform to the plans, including permeable pavers rather than poured concrete in all Oak tree root zones.

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24. The landscape design and construction drawings shall coordinate with the Grading Plan to make sure planting for stabilization and erosion control is provided wherever there is clearing, grading, underground utilities, storm drainage, etc. Any cleared areas, particularly slopes, must have appropriate erosion control materials, planting, and irrigation as needed until natural vegetation fills in, whether or not shown on the plans. Proposed hydroseed mix or other planting, and proposed irrigation layout and equipment are to be approved by the City prior to installation

25. The planting design and plant palette must be in accordance with L.A. County Fire Dept. requirements; submittal of an approved Fuel Modification Plan will be necessary prior to City approval of landscape construction drawings.

26. The contractor shall confirm in the field that the existing water meter designated as the point of connection for new irrigation is dedicated to irrigation only, and not also used for domestic water. If necessary, a sub-meter must be added via a tee downstream of the existing meter to serve irrigation and meet WELO requirements.

27. The contractor shall confirm in the field that the existing backflow preventer has been tested and certified within the last year, or the contractor must obtain a new certification prior to use.

28. Planting and irrigation design must conform to the City's Water Efficient Landscape Ordinance, Chapter 9.06.095, Bradbury Municipal Code and update. Plant species used together in any given area must have the same Plant Factor/water requirements; species with different water needs should not be mixed in the same hydrozone. An up-to-date Water Efficient Landscape worksheet must be included with final plans, and water use calculations must show the Estimated Total Water Use (ETWU) does not exceed the Maximum Applied Water Allowance (MAWA). The ETo (reference evapotranspiration rate) to be used in the MAWA calculation is 51.3 per the City's Water Efficient Landscape Ordinance.

#### SECTION G. Appeals and Time Extensions.

1. In accordance with Chapter 16 (Appeals) of the Bradbury Development Code, the decision of the Planning Commission is subject to a ten (10) day period within which an appeal may be made by any person, partnership, corporation, public entity, other legal entity, or the applicant, who is aggrieved by the decision, by the filing of a written appeal with the City Clerk, accompanied by the established fee; or called up for review by a City Council Member within the ten (10) day appeal period.

2. Pursuant to the Development Code Chapter 7 (Permit/Entitlement Implementation and Time Extensions), absent a timely filed appeal as specified in Chapter 16, the Planning Commission decision shall be final and conclusive. If the applicant and/or property owner has not exercised this entitlement (i.e., submitted plans to the Department of Building and Safety) within one (1) year of the effective date of this

approval, this entitlement shall expire and be null, void, and of no effect. A request for an extension of the time period for exercising this entitlement may be filed with the City 30 days prior to its expiration, and one (1) extension of up to one (1) year may be granted by the applicable review authority.

**SECTION H. The City Clerk shall certify to the adoption of this Resolution.**

**PASSED, APPROVED, AND ADOPTED this 23rd day of February, 2022.**

\_\_\_\_\_  
Chairperson

ATTEST:

\_\_\_\_\_  
City Clerk

I, Claudia Saldana, City Clerk, hereby certify that the foregoing Resolution No. PC 22-300 was duly adopted by the Planning Commission of the City of Bradbury, California, at a regular meeting held on the 23rd day of February, 2022, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

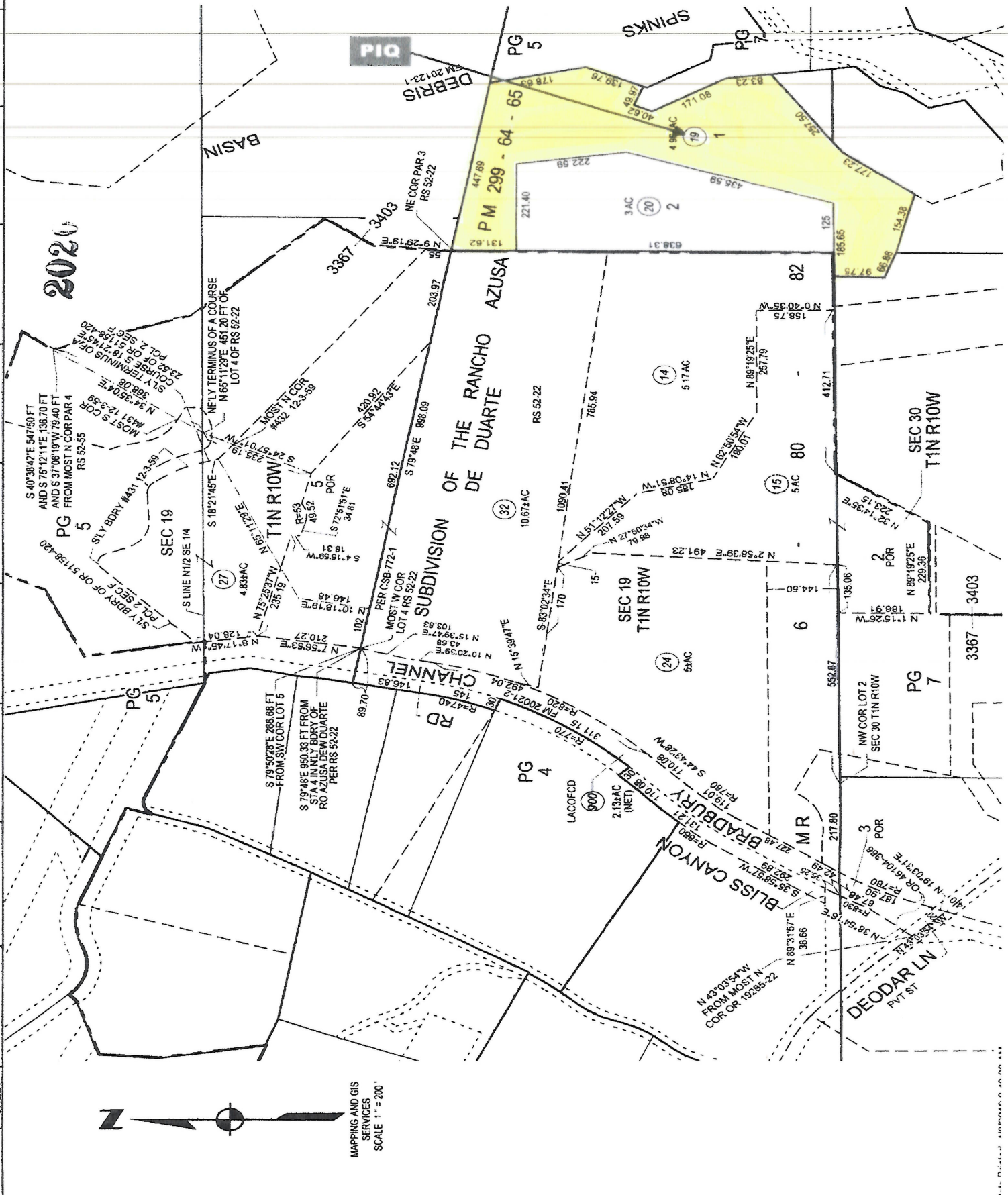
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**ATTACHMENT NO. 2**

*Assessor Map*

*APN 8527-006-019*

*23 Woodlyn Lane*





**ATTACHMENT NO. 3**

*Front Yard Plan and Window Trim Elevation*

*for*

*Minor Architectural Review No. 20-007*

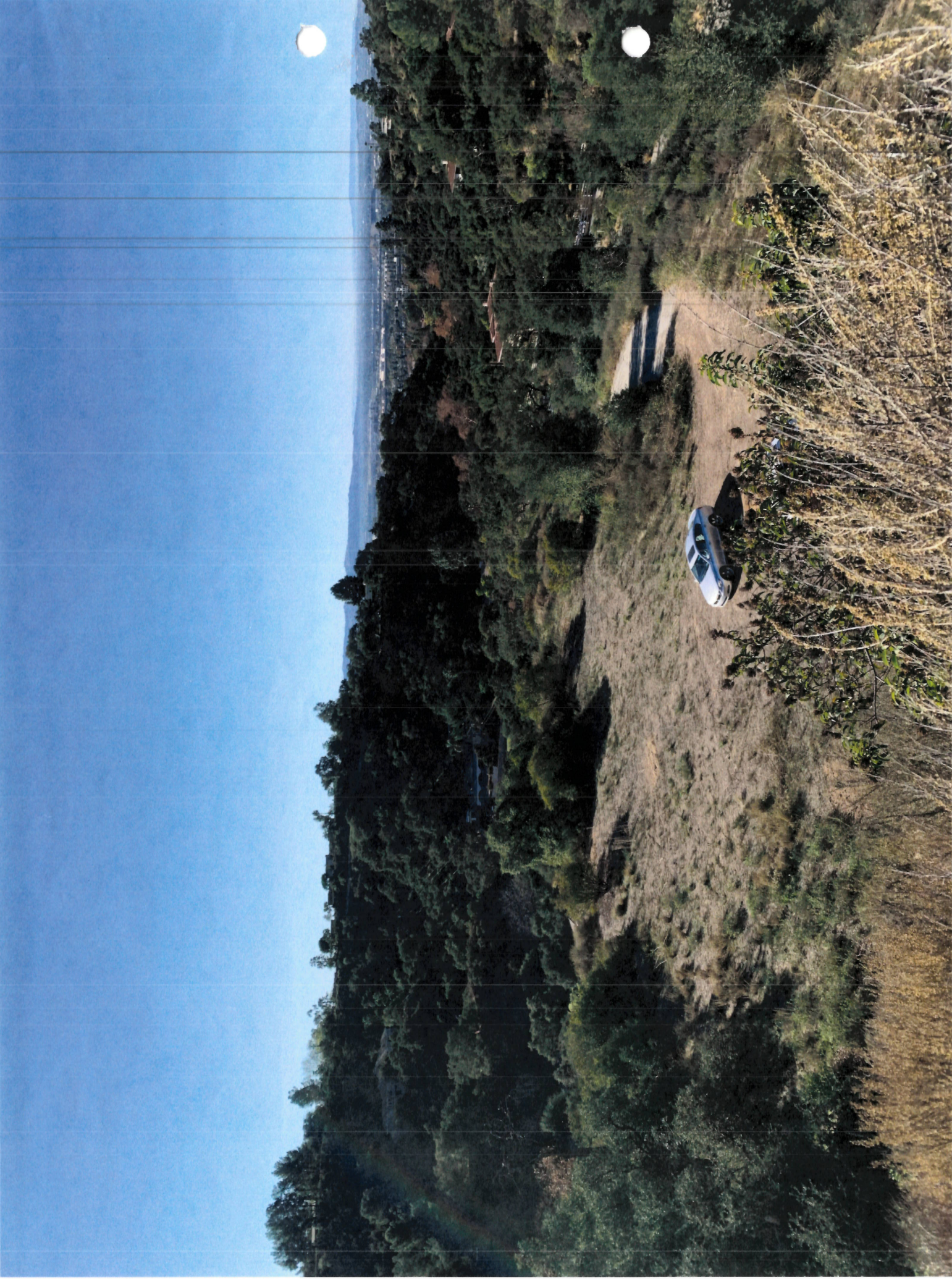
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## 23 Woodlyn Ln.



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**ATTACHMENT NO. 4**

***Architect's Project Narrative  
For 23 Woodlyn Lane***





JEFFREY A DAHL  
ARCHITECT

1102 Main Street  
Huntington Beach, CA 92648

*Tran Residence  
23 Woodlyn Lane  
Bradbury, CA 91008*

### *Project Narrative*

*The scope of work for this project is a new two story single family residence with an attached four car garage located at 23 Woodlyn Lane. It subject site is just under 5 acres located at one of the highest points of the Bradbury Estates area. All new development proposed is located on existing building pad, therefore grading is minimal. There is a paved driveway which will be utilized as the access to the new residence.*

*The proposed building is 6,321 sq ft of living area with 3,222.5 sq ft at the lower level and 2,998.5 sq ft at the upper level. They proposed architectural style is a warm contemporary hip roof Prairie with large expanses of glass and natural stone.*

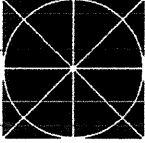
*The only proposed balcony/deck is located in the center of the building oriented to the south viewing directly into the subject property's exterior yard space. A new detached pavilion structure, pool and spa is proposed in that south portion of the yard on the existing building pad. All existing healthy oak trees are to be saved in this proposal.*

*Due to the high elevation of the subject building pad, there will be no impact to any neighboring property's views. The orientation of the the building second floor deck and windows are primarily located to not breach privacy of the nearest adjacent neighbor to the west and the subject building location is located as far to the north on the pad as possible to minimize potential privacy concerns of distant downhill neighbors.*

*Jeffrey A Dahl  
Architect*

**ATTACHMENT NO. 5**

***Architect's Modification of Setback Request  
For 23 Woodlyn Lane***



JEFFREY A DAHL  
ARCHITECT

1102 Main Street  
Huntington Beach, CA 92648

November 10, 2021

City of Bradbury  
Planning Department  
600 Winston Ave  
Bradbury, CA 91008  
attn: David Meyer  
Interim Contract Planner

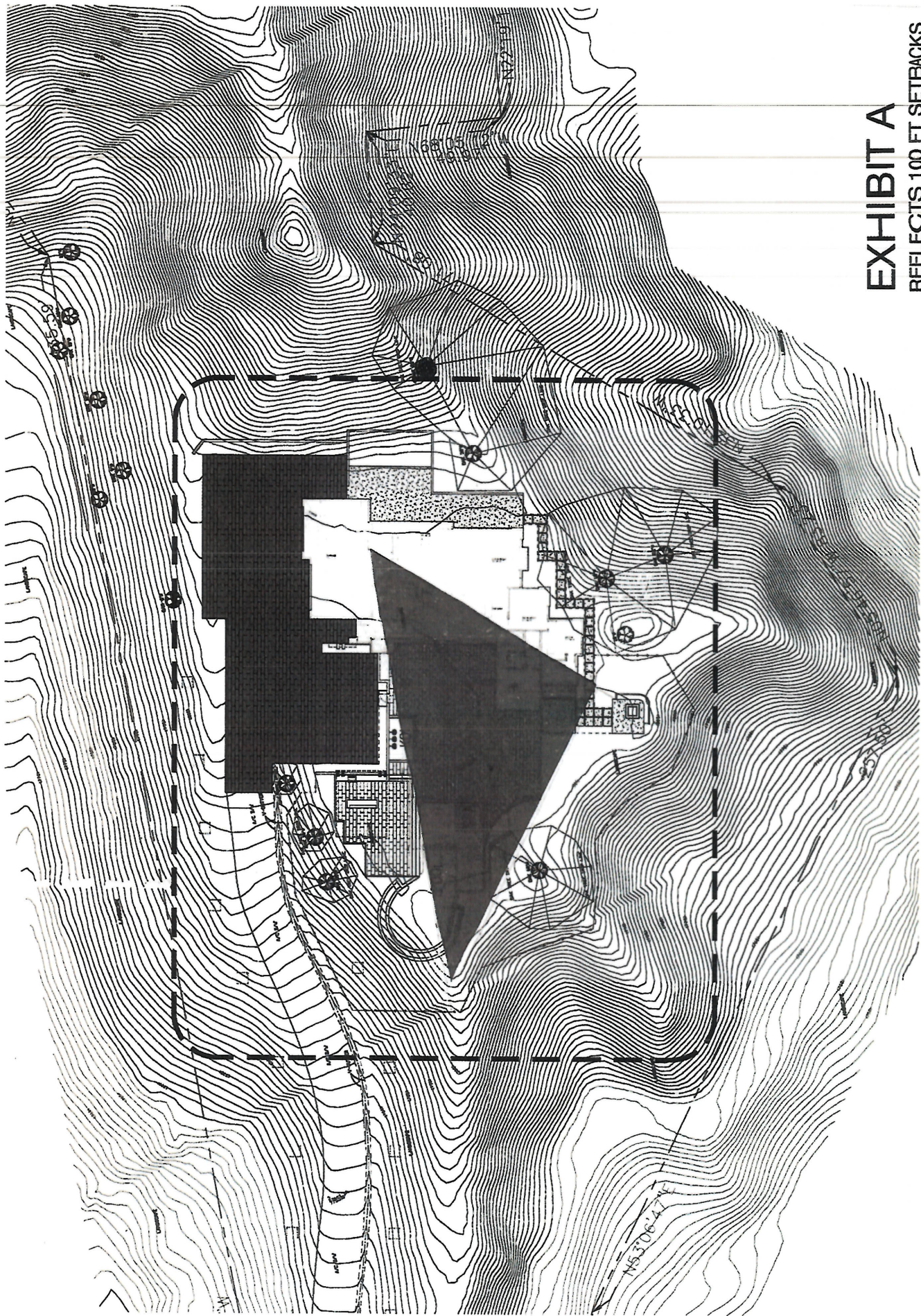
re: Modification of Setback Request  
23 Woodlyn Lane  
Bradbury, CA 91008

*This letter shall serve as a formal request to modify the minimum 100 ft setback for the proposed Tran Residence at 23 Woodlyn Lane, Bradbury, CA. This request is made due to the irregular lot configuration and the extreme slopes. A building pad was approved and constructed in the only reasonable location on the site which, however, would never allow for a viable structure to be constructed should it be forced to comply with 100 ft setbacks (see attached Exhibit A).*

*The only significant adjacent neighbor of the proposed site is to the west with is considerably downhill. The proposed structure is setback on that side by the driveway which results additional privacy due to the angle of the embankment as well as any concerns of appropriate firebreak between neighboring structures.*

Jeffrey A Dahl  
Architect





**EXHIBIT A**  
REFLECTS 100 FT SETBACKS



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**ATTACHMENT NO. 6**

*Arborist Report*  
*For 23 Woodlyn Lane*

Michael C Wallich  
ASCA Registered Consulting Arborist #609

124 S. Sunset Ave. Azusa CA 91702 626-771-6583  
email: [mwallich919@yahoo.com](mailto:mwallich919@yahoo.com) or [wallich@usc.edu](mailto:wallich@usc.edu)



Arborist Report for Dan Tran for the property at 23 Woodlyn Ln, Bradbury CA

Report prepared by

Mike Wallich Certified Arborist, Qualified Tree Risk Assessor, Registered Consulting Arborist



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#### Limiting Conditions

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June 1, 2021 original

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February 3, 2022 revised

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Mr. Dan Tran  
23 Woodlyn Ln.  
Bradbury CA 91008

Mr. Tran,

Thank you for asking me to provide an arborist report for you regarding the address mentioned above in Bradbury, California. This Arborist report has been written to provide you with an integral requirement for you to be able to move forward with the development of your future residence at 23 Woodlyn Ln. This report is a necessary requirement as you have several native California species of trees that are protected by the City of Bradbury as well as the County of Los Angeles. As part of this report, the affected trees will be identified so as verification can be maintained and checked by City staff.

#### Background

I was contacted by you on 5-20-21 regarding a future development in Bradbury, California. The location is a level lot located in the gated community of Bradbury Oaks Estates. The address is 23 Woodlyn Ln. See Photo 1. We were able to meet on 5-21-2021 at the site so you could show me what the details of the construction would be. The lot contains 4.7 acres of natural woodland and is primarily undeveloped with the exception of a leveled lot to accommodate a residential dwelling. This area is centrally located in the parcel area and has 10 Coastal Live Oak (*Quercus agrifolia*) trees on the edges of the leveled area. While most of the trees are young, two are beginning to show signs of senescence (old age and deterioration). The City of Bradbury requires an Arborist report when native California Oak trees are involved around new or redevelopment construction.

#### Assignment

In speaking with Community Planning with the City of Bradbury, the City Planner, Mr. James Kasama recommended that I only include those trees that are next to the area of development. The City requires that the trees closest to the development be identified and protected as the developer and you the owner have specified there will be NO removals on this development.

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## Observations

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The development pad at 23 Woodlyn Ln sits atop a long driveway that winds up at the top of a hill in the Bradbury Oak Estates. The level lot appears to have been cleared quite some time ago and I would estimate at least a couple of years. There is an electrical connection in the North/west corner of the lot. The trees that surround this lot are predominantly Coastal Live Oak with the exception of several Toyon (*Heteromeles arbutifolia*) which are native Californian as well and they are located in the South/east corner along with some minor Scrub Oaks (*Quercus dumosa*). I do not believe that the Toyon and Scrub Oak are protected but they are not near the leveled pad that will be developed. The trees have been listed from 1-10 and begin with the largest trunked tree that is in the Southern area of the lot and the listing of the trees then works Westward then to the North and finally the East in a clockwise pattern. Not one of these trees will be impacted through construction and there will be NO removals.

### Tree #1 *Quercus agrifolia* or Coastal Live Oak

60" diameter tree measured near the base. This tree is at the south edge of the development pad and hill and difficult to measure as the soil is piled up around the base. Best estimation on height is about 10 feet with a crown spread of 15-20 feet. This Oak tree is experiencing senescence and several branches have broken away. The appearance almost looks like a large windswept "Bonsai" and is very ruggedly handsome. The major portion of growth is on the eastern and southern side of the tree. As a Qualified Tree Risk Assessor by the International Society of Arboriculture (ISA) I do not see this tree as a "hazard" or as a danger, or feel that this tree needs removal. On the contrary, there are stabilizing branches and roots in place, and that the reduced canopy size has made the tree more stable than if it had a larger, more full canopy. This Oak tree is clearly going through a process of "natural retrenchment"-in a 2014 article of the ISA monthly newsletter written by Guy Mellieur he explains natural retrenchment as the process of a tree "paring down in size whereby the crown of a declining tree retains its overall biomechanical integrity by becoming smaller through the progressive shedding of branches and the development of the lower crown."

### Tree #2 *Quercus agrifolia* or Coastal Live Oak

Small, double trunked tree, measuring both trunks and combining the total, the diameter being 12". This tree is on the Western side of the leveled pad and just East of the driveway. This tree has a height of 8-10 feet with a crown spread of 8 feet. The tree appears healthy with good green color on the leaves and has recent new growth.

### Tree #3 *Quercus agrifolia* or Coastal Live Oak

This tree is very similar to tree #2. Small, double trunked tree, with second trunk roughly half the size of the dominant trunk. measuring both trunks and combining the total, the diameter being 12". The crown spread is about the same to tree #2. This tree is on the Western side of leveled



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pad and just East of the driveway and North of tree #2. This tree appears healthy with good color and has recent new growth as well.

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Tree #4 *Quercus agrifolia* or Coastal Live Oak

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Co-dominant trunked tree much smaller than the previous 2 trees in the same location of the leveled pad, 6-8" DBH. North of trees #2 and #3. Two or three of the tips have reached out to a height of 8-10 feet but the mass of the crown is smaller and I would estimate a crown height of 8 feet and a spread of about 4-5 feet. This tree is in good health and nearest the end of the driveway.

Tree #5 *Quercus agrifolia* or Coastal Live Oak

Tree #5 is the next tree North of the previous tree. The location is across the driveway and located on the West side but close to the paved area to be of concern. This tree is a double trunk tree and is measured for a combined diameter of 16". The crown height is estimated to be about 15 feet plus at the tips and crown spread is about 12-15 feet. The health and vigor is good and appears to have had some minor pruning on it recently, but nothing serious.

Tree #6 *Quercus agrifolia* or Coastal Live Oak

This tree is located North of the last tree listed and is about 20 feet past the electrical box and meter that is in the ground in the North/west section of the leveled pad. The diameter is 10 inches as it is a single trunked tree. This tree has a crown height of about 15 feet at the tips and has a spread that is about the same of 15 feet. The tree has good health and vigor and very good shape.

Tree #7 *Quercus agrifolia* or Coastal Live Oak

This tree is located on the embankment on the North/east corner about 30 feet past the leveled pad. The diameter of this double trunked tree is 36 inches as there are two trunks at 18 inches each. The crown has a lean toward the East and South and encroaches over the top of tree #8. This tree has a height of about 20 feet with some dead material cropping out of the top. The crown spread is about 30 feet predominantly in a South/easterly direction. With the exception of the dead branching, the overall health rating is good.

Tree #8 *Quercus agrifolia* or Coastal Live Oak

This tree is located within 2 feet of tree #7 due South. It is being subjugated by tree #7 and is somewhat shorter and smaller. This tree mirrors the same shape as tree #7 and no major dead branches were observed from this tree. The lean is to the East and South as it mirrors the tree next to it (#7). The trunk diameter is 18 inches as it is a single trunk tree. The height is about 12-15 feet and the crown spread is about 15 feet. The overall health rating is good.

#### Tree #9 *Quercus agrifolia* or Coastal Live Oak

This tree is located about 20 feet South of tree #8 and is a double trunk tree. The diameter is 28 inches measuring both trunks. This tree is growing on the Eastern side of the leveled pad on the edge where the pad drops quickly to the East. The tree has a well balanced crown as the branching reaches out in all directions. There is some mounding of soil around the base of the tree and the main trunk has a large cavity about 6 feet up on the trunk that faces to the West. This cavity is a little over 2 feet long and about 6 inches wide at its widest point. However, the tree has added reactive wood to the bottom side the trunk and the overall health does not seem to be impacted. The tree is 15 feet tall with a crown spread of about 20 feet. The overall health rating on this tree is good.

#### Tree #10 *Quercus agrifolia* or Coastal Live Oak

This tree is located at the furthest point East on the leveled pad and about 40 feet from tree #9. This tree is growing about 10 feet East of the pad but is quite large in crown size and could be affected by development. The tree has a crown spread of about 35-40 feet and height from ground level to the top of about 40 feet plus. The diameter is 16 inches and it is surrounded by some Toyon (*Heteromeles arbutifolia*) and Scrub Oak trees (*Quercus dumosa*).

#### Recommendations

In following with the International Society of Arboriculture (ISA) standards and the standards set by the City of Bradbury's Municipal Code, there are recommendations to preserve the native California protected tree species. The main reasons are that during construction, it is common to find injury to trees because roots are underground and can be further out and closer to the surface than what was thought. Soil compaction can be far more deadly to trees and can be from vehicles, equipment, and even foot traffic. Mechanical injury to the trunk, major roots, and crown can be made by equipment, materials delivery, and landscapers that are unaware of tree issues. Therefore, there will be NO construction within a tree's canopy or Tree Protection Zone, this will ensure that NO trees whether protected species or not will necessitate removal.

The City of Bradbury contains in their Municipal Code section 9.118.050. - Prohibitions. "It shall be unlawful, and it is hereby prohibited, for any person to plant any tree which will cause distress, encroach upon an adjacent property, whether public or private, block views, sunlight, or passage of air, move, remove, destroy, cut, trim, (except for seasonal trimming), top deface, injure or replace any living tree or to cause the same to be done without first obtaining a written permit from the City Manager. This permit shall specifically describe the work to be done. It shall be unlawful to do any such work not specifically described. It shall be unlawful for any person to:



- (1) *Injure trees*. Damage, cut, top, carve, etch, hew or engrave, poison, or injure the bark or root system of any tree except for standard root pruning procedures.
- (2). *Overwatering, etc.* Allow any gaseous liquid or solid substance harmful to trees to come in contact with any part of any tree (i.e., overwatering);
- (3) *Development under tree canopy*. Deposit, place, store or maintain upon the ground surrounding any trees any stone, brick, concrete or other material which may impede the free passage of air, water, and fertilizer to the roots of any tree.

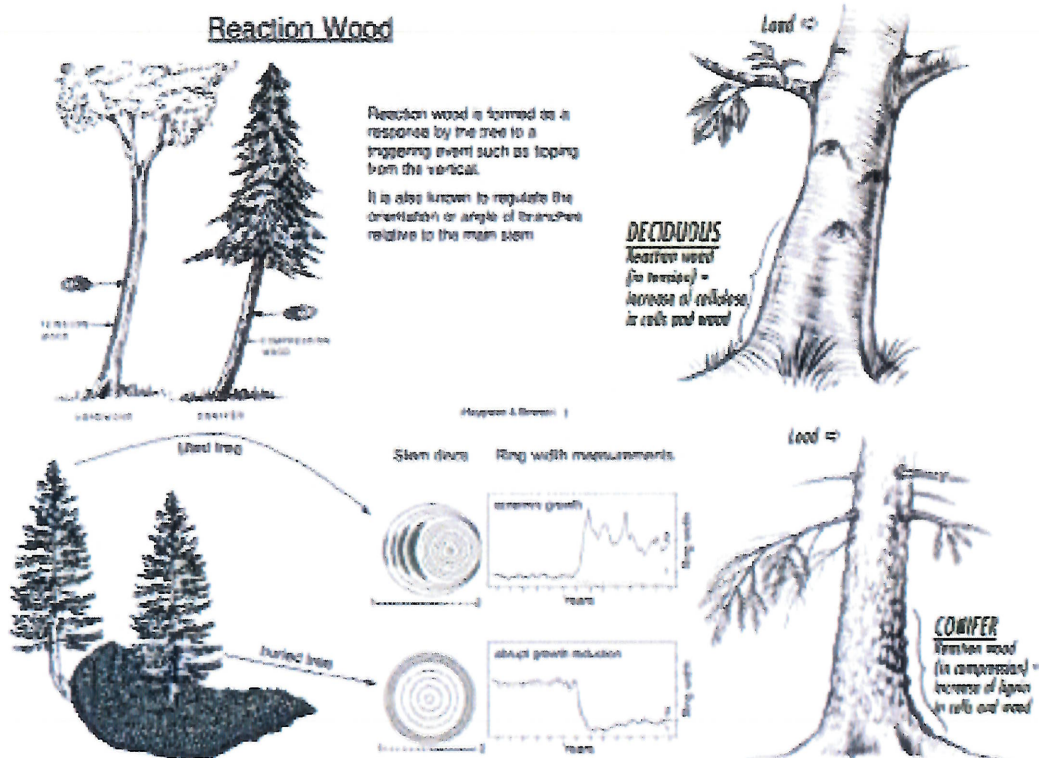
Nothing contained herein shall prevent a public utility provider from normal maintenance of lines and underground facilities. Public utilities intending to perform tree trimming or underground work shall notify the City Manager, in writing, five working days prior to the commencement of any work and shall describe the location and nature of the work to be performed.”

The best management practices or BMP to utilize when it comes to protecting trees is to use a “Tree Protection Zone” method. The International Society of Arboriculture (ISA) and ANSI American National Standards Institute) A300, Tree Care Industries Association (TCIA), American Society of Consulting Arborists (ASCA), and the Urban Forest Management and Planning (UFMP) all agree that protection before construction is the most important concept to utilize when protection of trees is necessary. This is the best time to set up a plan to establish a CRZ or TPZ.

#### Tree Dripline Method

Often, the “Critical Root Zone” or CRZ and the “Tree Protection Zone” TPZ are one and the same. This is the area around a trunk where roots essential for tree health and stability are located (Fite & Smiley, 2008). This an area defined by the attending Arborist that surrounds the trunk of the tree and establishes a line on the ground that is equal to the outer extension of the tree’s dripline. As some trees grow irregularly, some Arborists establish the TPZ by measuring the branches furthest tips and creating a circle around the tree equal to the longest branch. As scientists, researchers, and doctors have discovered, broadleaf trees and conifer trees tend to have differing root systems. This method of using the longest branch and using it to create a circle is a preferred and safer method as the majority of a Broadleaf tree’s root system would be on the opposite side of the lean while a Conifer’s root system would be on the leaning side of a tree. illustration by International Advanced Architects of Catalonia, January 2019. By adhering to the Municipal Code and to the recommendations made by the Consulting Arborist (myself) there should be no long term effects on all trees. Where the trees are close to the development of walkways such as trees #4, #8, and #10 the use of surface pavers will be employed rather than excavating and pouring of concrete. See site maps.

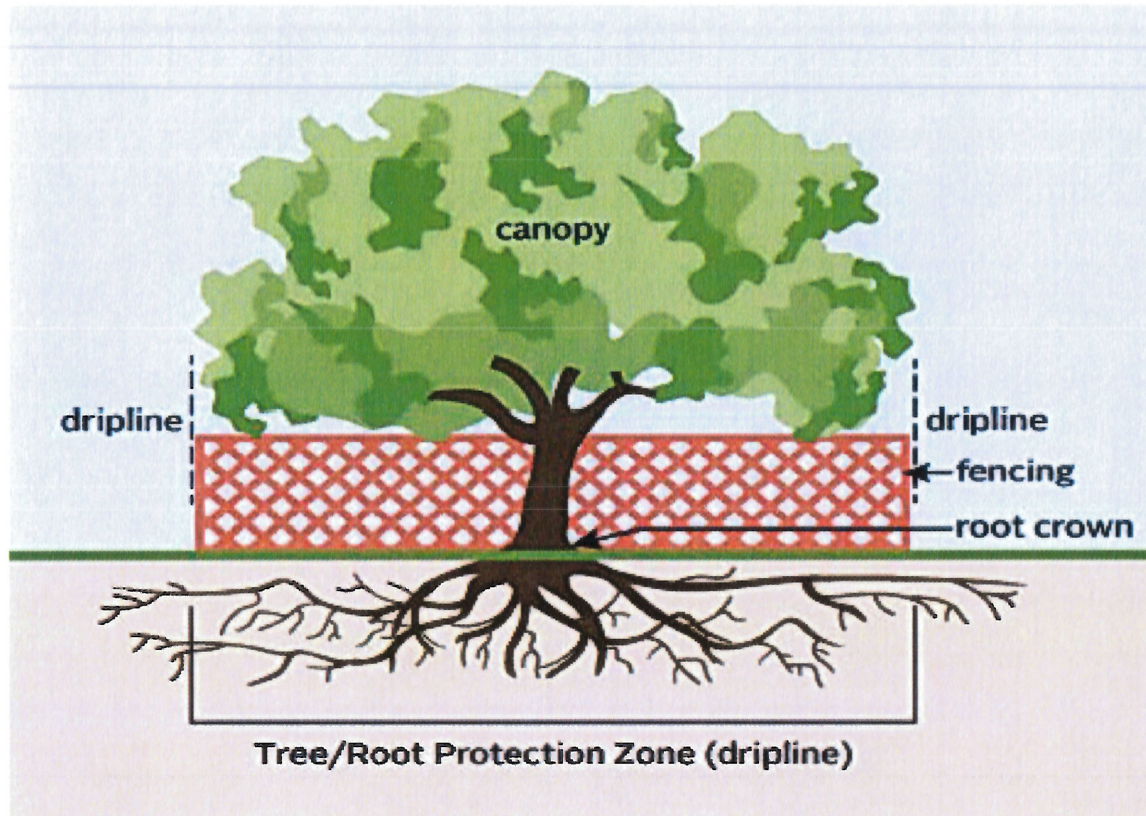
## Deciduous or Broadleaf Tension Wood VS Conifer Compression Wood



As the Oak trees are considered Broadleaf trees, the tendency for the trees would be to have most of the roots growing away from the lean. As only a handful of the Oak trees are leaning, the safer method to employ would be to use the longest branch method and create a circle from that rather than a straight dripline method. This may be difficult as the trees are on the outer perimeter of the level pad and some of the TPZ and the dripline of the trees will encroach into this area. In order to keep this from happening, the recommendation of a protective fence to stop traffic from entering is advised. See picture below.



### Recommended Tree Dripline Protective Fencing



In reference to Municipal Code § #1 *Injure trees* and tree #1, for cosmetic and improved health reasons, I recommend the hiring of a qualified certified tree worker or Arborist to prune ONLY the dead away from this tree. By doing so, the pruning helps to “retain good physiological function by removing static and inactive mass, shortening heavy, long, or weakened branches throughout the crown and retaining as much leaf area as possible (Mellieur, 2014). By adhering to the City of Bradbury’s Municipal Code, there should be no short or long term impacts to the trees at this particular site. Reiterating the fact that 1. All construction and grading will remain OUTSIDE the established Tree Protection Zone (TPZ). 2. No injuring of any of the trees through cutting, topping, carving, etching, hewing, engraving, poisoning, or injuring the bark or root system of any tree at this location. 2. No overwatering shall be placed on any of the trees. However, if there is an accumulation of dust from construction, I do recommend a light spraying of water ONLY to remove accumulated dust on leaves and bark of trees. Temporary fencing can be purchased at any large hardware store and can be found in 4 ft. high by 50 ft. long rolls which

is sufficient to provide protection measures for the various protected trees at the location. Often they are sold as “Safety fencing”, Fence screening, Garden fencing, or “Economy fencing”. This fencing can be used on single trees or when trees are grouped tightly it would be easier to just lay out a larger circle and encompass several trees.

Additional precautions will include signage such as “There will be NO depositing, placing, storing, refueling, upon the ground surrounding any tree any stone, brick, concrete, equipment, or other material which may impede the free passage of air and water”. Regarding fertilizer, I do not recommend ANY fertilizer be placed in the root zone of any Oak, Toyon, or Scrub Oak tree as these trees have lived in this area for thousands of years without the need for any fertilizer.

### Conclusion

The Coastal Live Oak tree is an icon of the California landscape. The range on this species is vast as it grows from Baja California (Mexico) to hundreds of miles past San Francisco. The tree is also known to grow inland up to 60 miles from the coast. Some specimens have been known to live well past 1000 years. According to Sunset Western Magazine, Coastal Live Oak trees enhance property values and living in areas with open space that contain the Coastal Live Oak also increases property value. Coastal Live Oaks have adapted to this area for thousands of years and have been a source of food, shelter, and a benefit to the ecology of the area. Over 300 species of vertebrates depend on California’s Oak population. According to Douglas Tallamy, Professor of Entomology and Wildlife Ecology, “the most important step to take in protecting wildlife is to plant a native Oak tree”. By adhering to the recommendations made in this report, the Oak trees should fare well and not be impacted negatively in any way. The City of Bradbury may request even more stringent recommendations, but I could not find in the Municipal Code from the City any wording that was stronger than what was recommended in this report. All recommendations were made by utilizing the newest guidelines by the ISA, ASCA, TCIA, UFMP and ANSI A300. Often when construction is ongoing in and around Oak trees the trees can become covered severely by dust. The washing off of accumulated dust is acceptable but not to give extra watering to unless the construction persists for a great deal longer than expected. As we are entering our fourth year of drought conditions, a weekly spraying of water would not be considered excessive for the Oak trees on this property to wash off accumulated dust and dirt.



## Photographs

Tree #1. Large trunk Oak tree at Southernmost point. Main trunk has died back to here, but the rest of the tree has growth and a large branch is acting as a “brace” to help uphold the tree.



Only one main branch out of 3 main branches has died back, the tree has new growth from this year and deadwood can be removed if needed for cosmetic reasons or to help eliminate a food source for boring insects such as termites.



Tree #2. 14" Double trunk tree on West side





Michael C Wallich  
ASCA Registered Consulting Arborist #609

124 S. Sunset Ave. Azusa CA 91702 626-771-6583  
email: [mwallich919@yahoo.com](mailto:mwallich919@yahoo.com) or [wallich@usc.edu](mailto:wallich@usc.edu)

Tree #3. Small double trunk tree near end of driveway

---



Michael C Wallich  
ASCA Registered Consulting Arborist #609

124 S. Sunset Ave. Azusa CA 91702 626-771-6583  
email: [mwallich919@yahoo.com](mailto:mwallich919@yahoo.com) or [wallich@usc.edu](mailto:wallich@usc.edu)

Tree #4. Small Oak tree at end of driveway





Michael C Wallich  
ASCA Registered Consulting Arborist #609

124 S. Sunset Ave. Azusa CA 91702 626-771-6583  
email: [mwallich919@yahoo.com](mailto:mwallich919@yahoo.com) or [wallich@usc.edu](mailto:wallich@usc.edu)

Tree #5. Double trunk Oak tree north of end of the driveway and on West side.

---





Tree #6. Single trunked Oak tree North of electrical meter and connection.

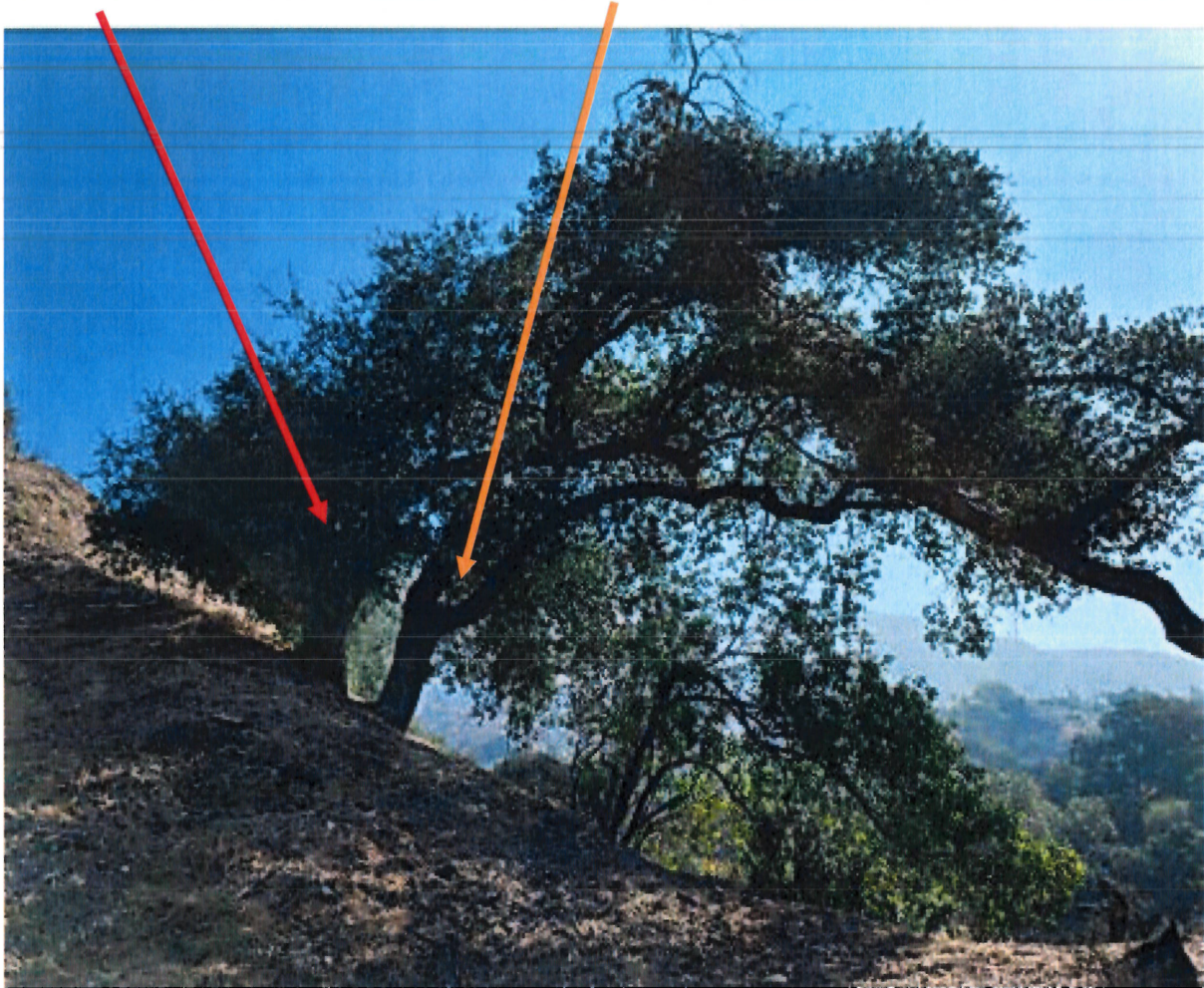
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Michael C Wallich  
ASCA Registered Consulting Arborist #609

124 S. Sunset Ave. Azusa CA 91702 626-771-6583  
email: [mwallich919@yahoo.com](mailto:mwallich919@yahoo.com) or [wallich@usc.edu](mailto:wallich@usc.edu)

Tree #7. Double trunk tree on the hill with Tree #8 next to it.





Tree #9. Double trunk tree with cavity in main trunk at 6 foot level.



Cavity on main trunk can be clearly seen as well as response growth on bottom side of trunk.





Michael C Wallich  
ASCA Registered Consulting Arborist #609

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email: [mwallich919@yahoo.com](mailto:mwallich919@yahoo.com) or [wallich@usc.edu](mailto:wallich@usc.edu)

Tree #10 Tall and angular Oak tree growing on hillside with Toyons and Scrub Oak trees.

Toyons Scrub Oaks are the smaller trees growing on right side of picture and will be included in protective fencing.



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### Assumptions and Limiting Conditions

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Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No Responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.

The consultant/appraiser shall not be required to give testimony or attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.

Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or oral consent of the consultant/appraiser.

Neither all nor any part of the contents of this report, nor copy thereof shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales, or other media, without the expressed written or oral consent of the consultant/appraiser, particularly as to value considerations, identity of the consultant/appraiser, or any reference to any professional society or institute or to any initialed designation conferred upon the consultant/appraiser as stated in his qualifications.

This report and values expressed herein represent the opinion of the consultant/appraiser, and the consultant's appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.

Unless expressed otherwise: (1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and (2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring.



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## CERTIFICATION OF PERFORMANCE

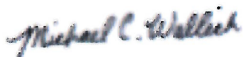
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I, Michael C. Wallich, certify that:

- I have personally inspected the tree( s) and the property referred to in this report and have stated my findings accurately. The extent of the evaluation or appraisal is stated in the attached report and Terms of the Assignment.
- I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.
- The analysis, opinions, and conclusions stated herein are my own and are based on current scientific procedures and facts.
- My analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices.
- No one provided significant professional assistance to me, except as indicated within the report.
- My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party or upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I am a member in good standing of the American Society of Consulting Arborists and the International Society of Arboriculture. I have been involved in the field of Arboriculture for over 40 years.

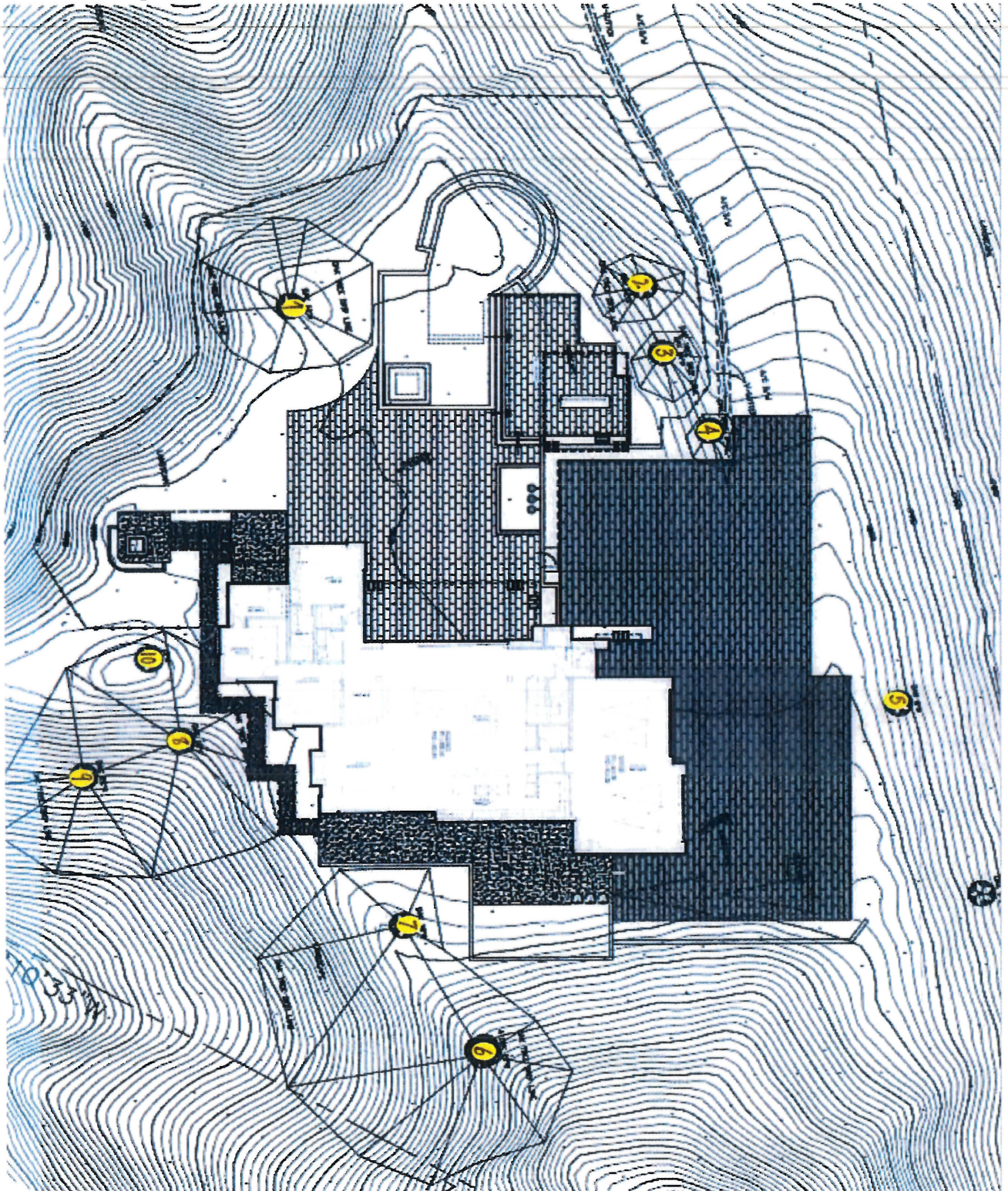
Sincerely,



Michael C. Wallich, MBA  
ISA Certified Arborist/ Municipal Specialist #0919  
ISA Certified Tree Risk Assessor #1838  
ASCA Registered Consulting Arborist #609  
CA DPR Licensed Applicator #145784  
CA State License Contractor#1033641 C-27, C-61, D-49



Addendum Map for 23 Woodlyn Lane, Bradbury, CA Tree Locations





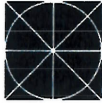
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## Bibliography

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- Harris RW, Clark JW, Matheny NP, (2004) Arboriculture, Integrated Management of Landscape Trees Shrubs and Vines. Prentice Hall
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- Fite K, Smiley TE, (2008), Best Management Practices During Construction, International Society of Arboriculture
- Shigo AL, (1990) A New Tree Biology, Shigo and Trees, Associates
- Arcadia Municipal Code, Ordinance No. 1962, Chapter 7
- Harris RW, Clark JW, Matheny NP, (2004) Arboriculture, Integrated Management of Landscape Trees Shrubs and Vines. Prentice Hall
- Moore GM, (2010) Windthrown Trees: Storms or Management? Journal of Arboriculture and Urban Forestry, 40, 53-69
- Tallamy D, (2016) Bringing Nature Home: How Native Plants Sustain Wildlife in our Gardens, Timber Press
- University of California Integrated Pest Management (2019) Wood Decay Fungi in Landscape Trees
- Moore GM, (2010) Windthrown Trees: Storms or Management? Journal of Arboriculture and Urban Forestry, 40, 53-69
- Tallamy D, (2016) Bringing Nature Home: How Native Plants Sustain Wildlife in our Gardens, Timber Press
- University of California Integrated Pest Management (2019) Wood Decay Fungi in Landscape Trees

**ATTACHMENT NO. 7**

*Proposed Plans  
For 23 Woodlyn Lane*



# TRAN RESIDENCE

23 Woodlyn Lane, Bradbury, CA



## TRAN RESIDENCE

23 Woodlyn Lane, Bradbury, CA



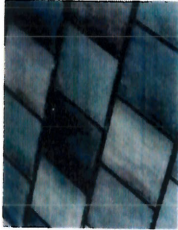
251 LACE

Steel Trowel Smooth  
Stucco Finish  
Omega 422 Sand

Aluminum Doors and Windows  
Western: Bronze Anodized



Stone Veneer  
Salado Limestone  
pattern: Sonoma color: Vermser Saw



Roofing Material  
Concrete Roof Tile by Boral  
pattern: Saxony 900 Country Slate color: Bronze Pearl Blend

### PROJECT DATA

OWNER	DAN AND BONA TRAN (2005-07-10-2010)
PROJECT	23 WOODLYN LANE BRADBURY, CA 91304
ADDRESS	23 WOODLYN LANE BRADBURY, CA 91304
BUILDING	105,000 SQ. FT. (105,000 SQ. FT. + 105,000 SQ. FT.)
OCCUPANCY	RESIDENTIAL (105,000 SQ. FT. + 105,000 SQ. FT.)
APPLICABLE CODES	2008 CALIFORNIA RESIDENTIAL CODE (IRC) 2008 CALIFORNIA BUILDING CODE (CBC) 2008 CALIFORNIA ELECTRICAL CODE (CEC) 2008 CALIFORNIA MECHANICAL CODE (CMC) 2008 CALIFORNIA PLUMBING CODE (CPC) 2008 CALIFORNIA FIRE CODE (CFC) 2008 CALIFORNIA ENERGY CODE (CEC) COUNTY OF LOS ANGELES FIRE CODE
SITE AREA	4.828 ACRES
SCOPE OF PROJECT	1 <sup>ST</sup> FLOOR 3,321.8 SQ. FT. 2 <sup>ND</sup> FLOOR 3,321.8 SQ. FT. TOTAL 6,643.6 SQ. FT. GARAGE 1,034.8 SQ. FT. BALCONY 247.0 SQ. FT. PATIO 444.0 SQ. FT.



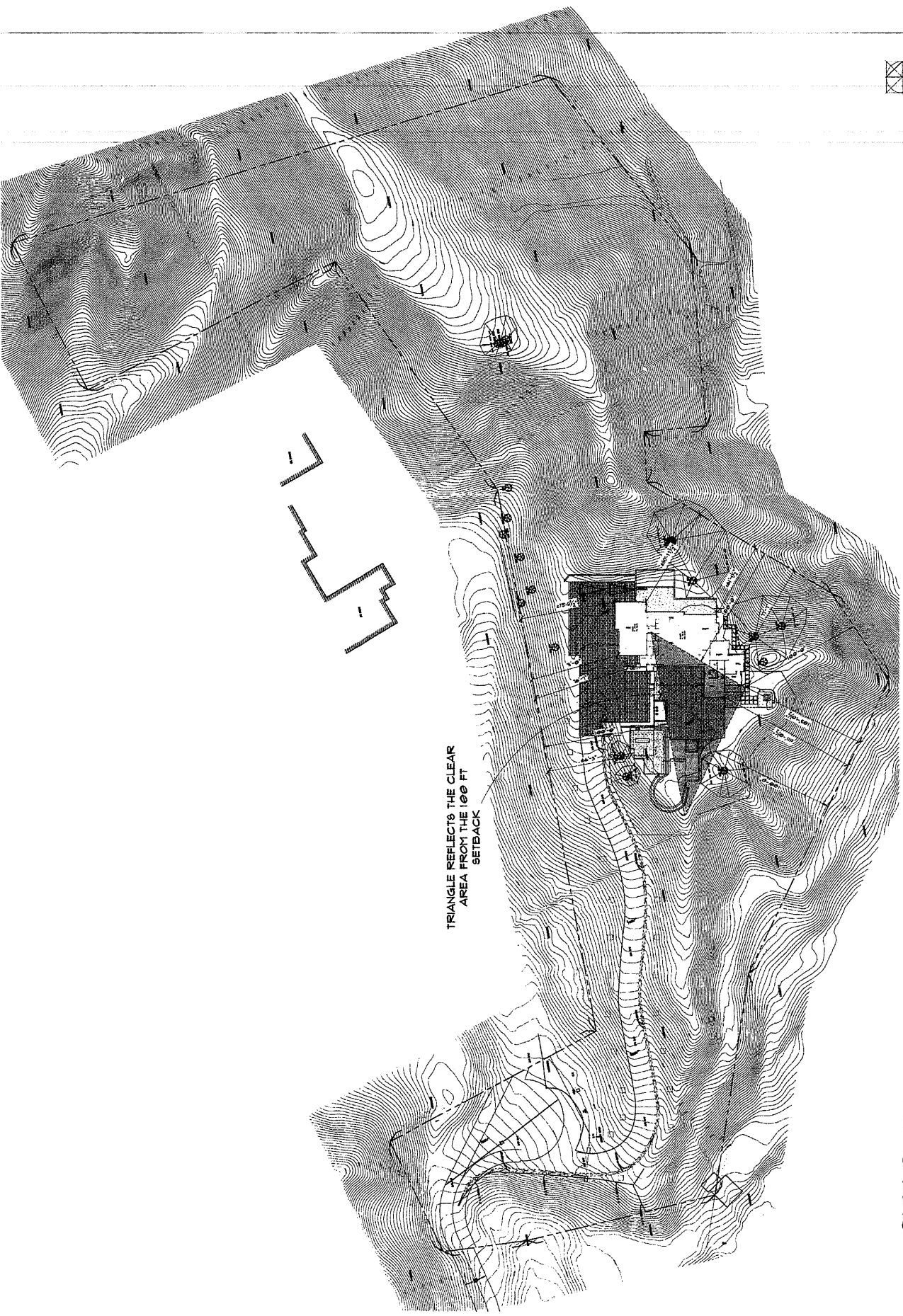
6' 0" x 2' 0"

T





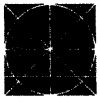
SITE PLAN

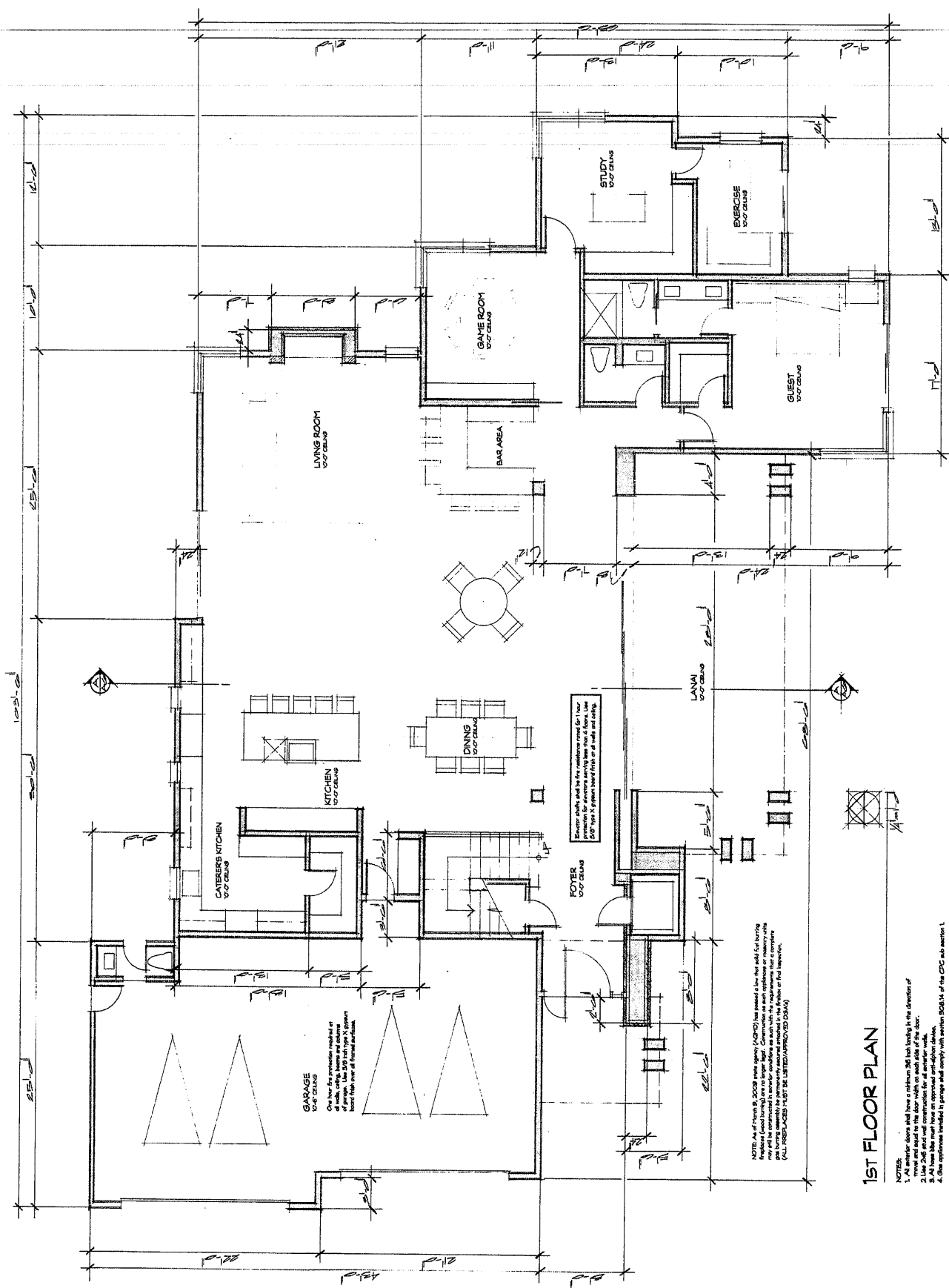


TRIANGLE REFLECTS THE CLEAR  
AREA FROM THE 100 FT  
SETBACK

TRAN RESIDENCE  
23 Woodlyn Lane, Bradbury, CA

JEFFREY A. DAHL  
ARCHITECT  
1102 Main Street  
Huntington Beach, CA 92640  
714-847-8400 • jeh@jeharchitect.com

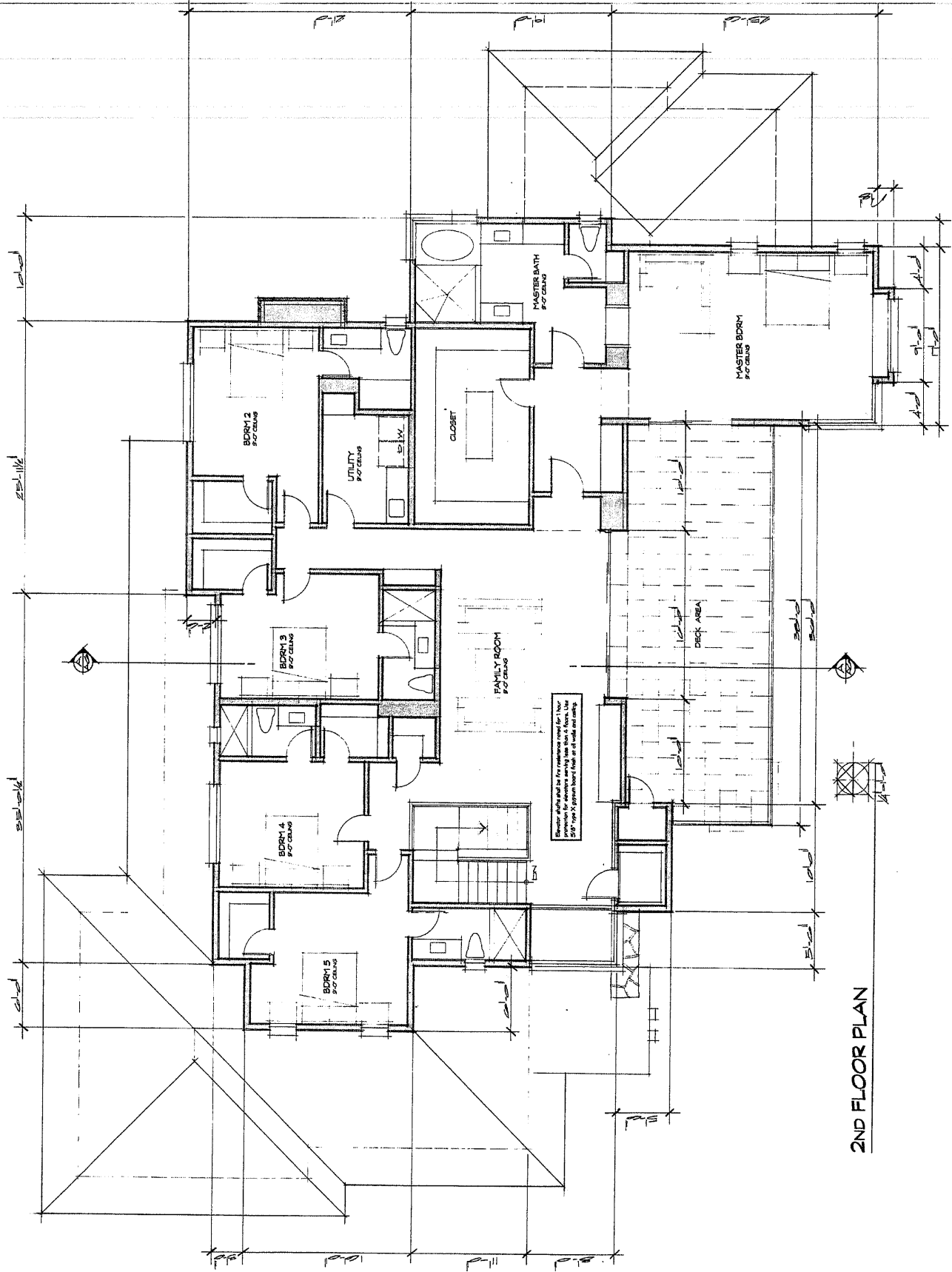




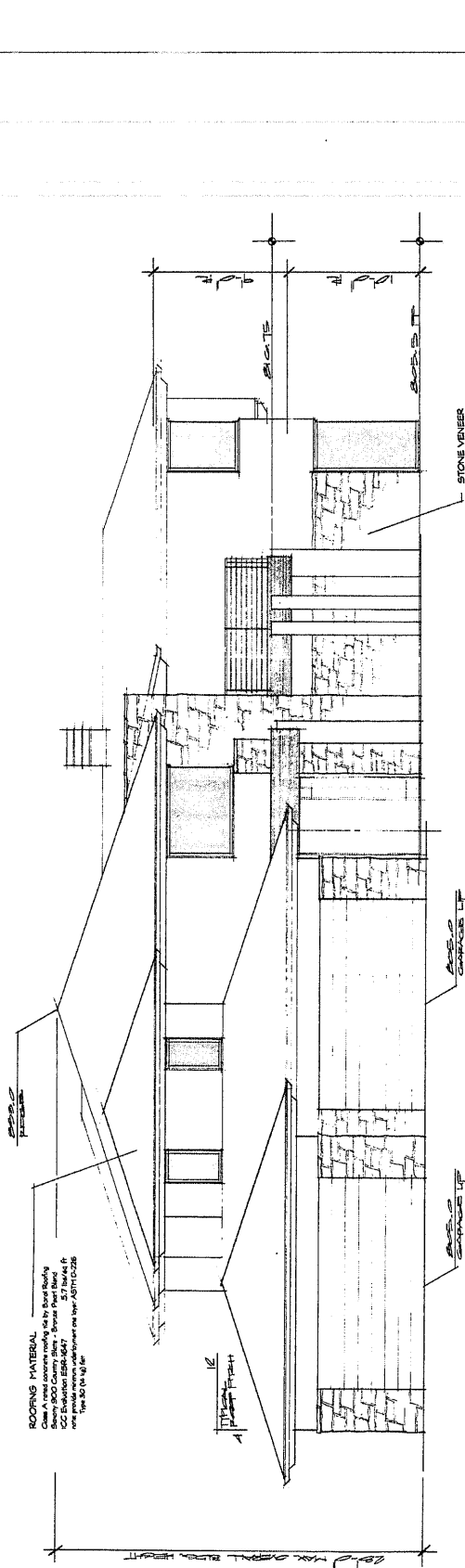
1ST FLOOR PLAN

NOTES

- NOTES:**
1. All exterior doors shall have a minimum 365 inch landing in the direction of travel and equal to the door width on each side of the door.
  2. Use 2x6 stud wall construction for all exterior walls.
  3. All base blees must have an approved anti-slipon device.
  4. Gas appliances installed in garage shall comply with section 508.14 of the CBC sub section 1.



2ND FLOOR PLAN



**WEST ELEVATION**

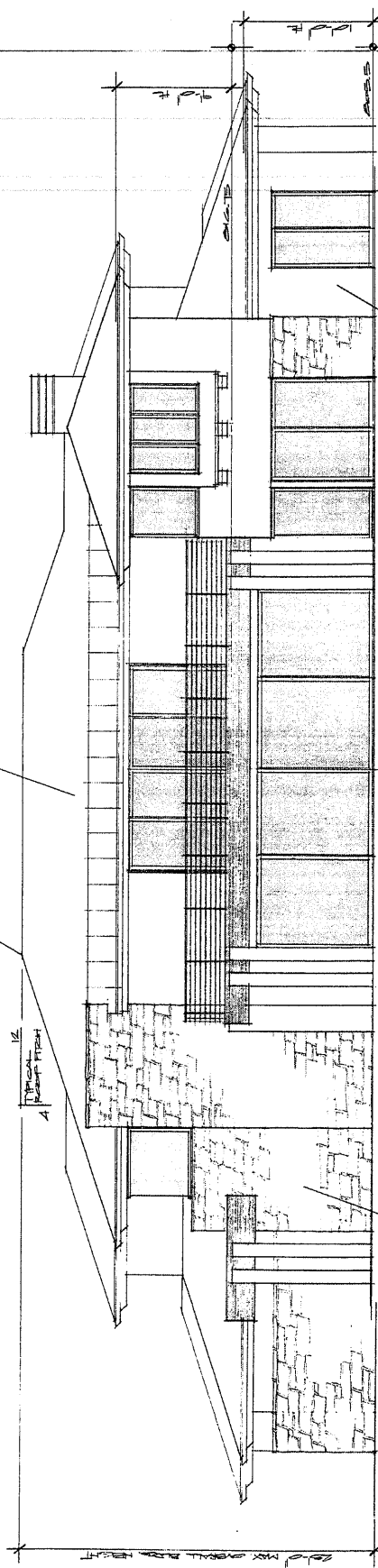
**Note:** All windows and doors to be dark anodized bronze

**NOTE:** all ridge heights depicted on the plans are to the top of roofing material finish.

## COFFING MATERIAL

Use A rated concrete roofing tile by Bard Roofing Company 900 Country Oaks - Bronze Pearl Blend  
C Evaluation ES2-1647 5.7 lbs/sq ft  
We provide minimum underlayment one layer ASTM D-2268  
Type 30/30 felt.

**STONE VENEER**  
SALADO: limestone veneer  
to be bid in a roughly course (horizontal) manner  
as to appear to be structural (132/sq ft max.)  
Southern: Scones color: Vermorel Snow



**STONE VENEER** —  
**ESALADO** limestone veneer  
 to be laid in a roughly course (to  
 also as to appear to be structure  
 patterns. **Benzing** color: **Vener**

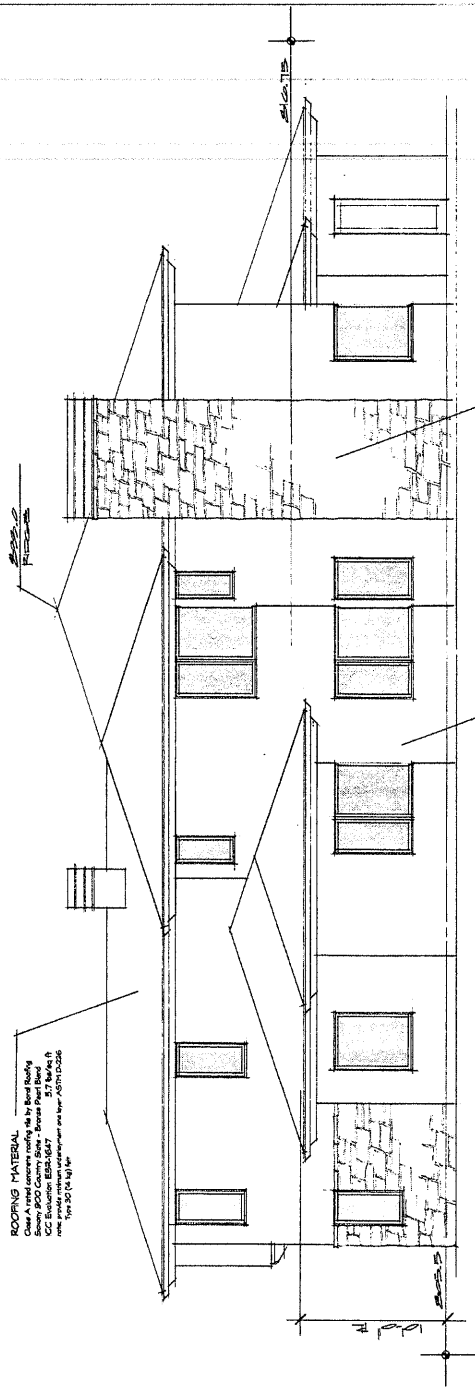
**SOUTH ELEVATION**

**Note:** All windows and doors to be dark enameled bronze

**EXTERIOR WALL FINISH**  
Standard three coat stucco system  
Steel mesh smooth stucco finish  
over (2) layers grade 4 paper  
Omega stucco color: 251 Loose



**ROOFING MATERIAL**  
 Class A rated concrete roofing tile by Best Roofing  
 Sarny 800 Country Stone - Bronze Pearl Blend  
 12" x 18" x 6"  
 C/E Exterior: BSA-18427  
 C/E Interior: BSA-18427  
 Note: All windows and doors to be dark, encaustic bronze



**STONE VENER**  
 Sarny 800 Country Stone - Bronze Pearl Blend  
 12" x 18" x 6"  
 C/E Exterior: BSA-18427  
 C/E Interior: BSA-18427  
 Note: All windows and doors to be dark, encaustic bronze

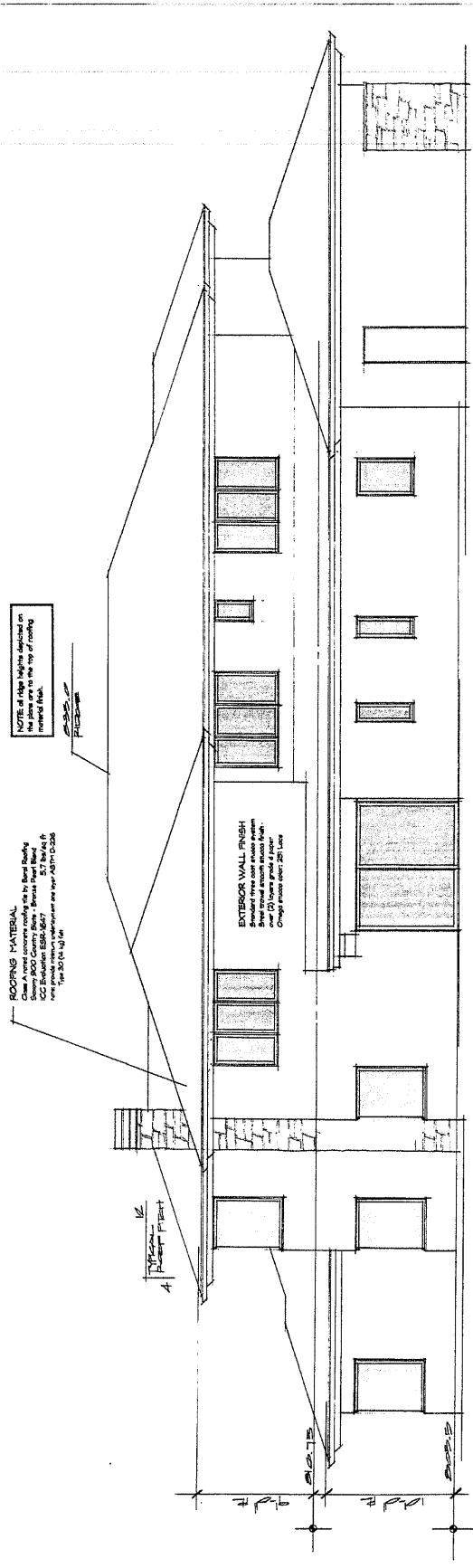
**EXTERIOR WALL FINISH**  
 Standard three coat stucco system  
 over (2) layers grade 4 paper  
 Orange stucco color 251 Lobe

## EAST ELEVATION

Note: All windows and doors to be dark, encaustic bronze

**NOTE: All ridge heights depicted on this drawing are to the top of roofing material.**

**ROOFING MATERIAL**  
 Class A rated concrete roofing tile by Best Roofing  
 Sarny 800 Country Stone - Bronze Pearl Blend  
 12" x 18" x 6"  
 C/E Exterior: BSA-18427  
 C/E Interior: BSA-18427  
 Note: All windows and doors to be dark, encaustic bronze



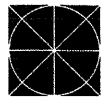
**EXTERIOR WALL FINISH**  
 Standard three coat stucco system  
 over (2) layers grade 4 paper  
 Orange stucco color 251 Lobe

## NORTH ELEVATION

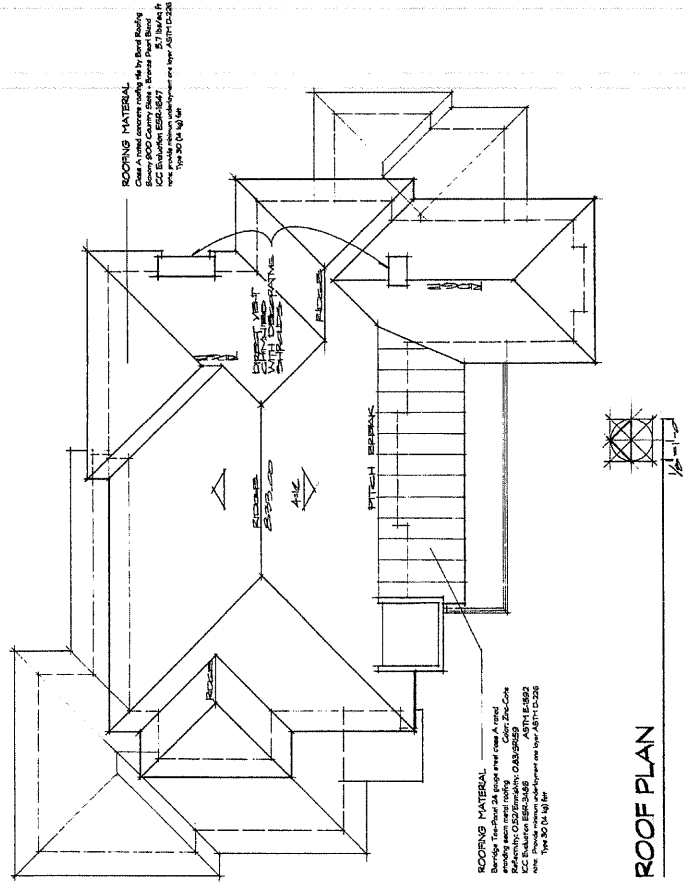
Note: All windows and doors to be dark, encaustic bronze

**TRAN RESIDENCE**  
 23 Woodlyn Lane, Bradbury, CA

**JEFFREY A. DAHL**  
 ARCHITECT  
 1102 Main Street  
 Huntington Beach, CA 92648  
 714-847-8480 • jeffrey@jdaarchitect.com



**A4**



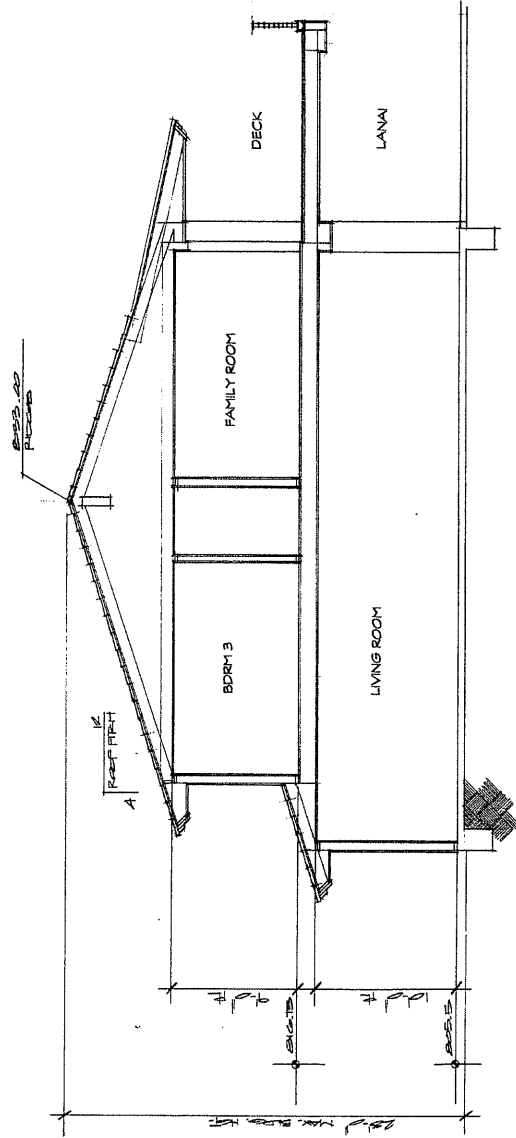
# TRAN RESIDENCE

23 Woodlyn Lane, Bradbury, CA

JEFFREY A. DAHL  
ARCHITECT  
1102 Main Street  
Huntington Beach, CA 92648  
714-847-8480 • jeffrey@jahl-architect.com



AG



BUILDING SECTION A



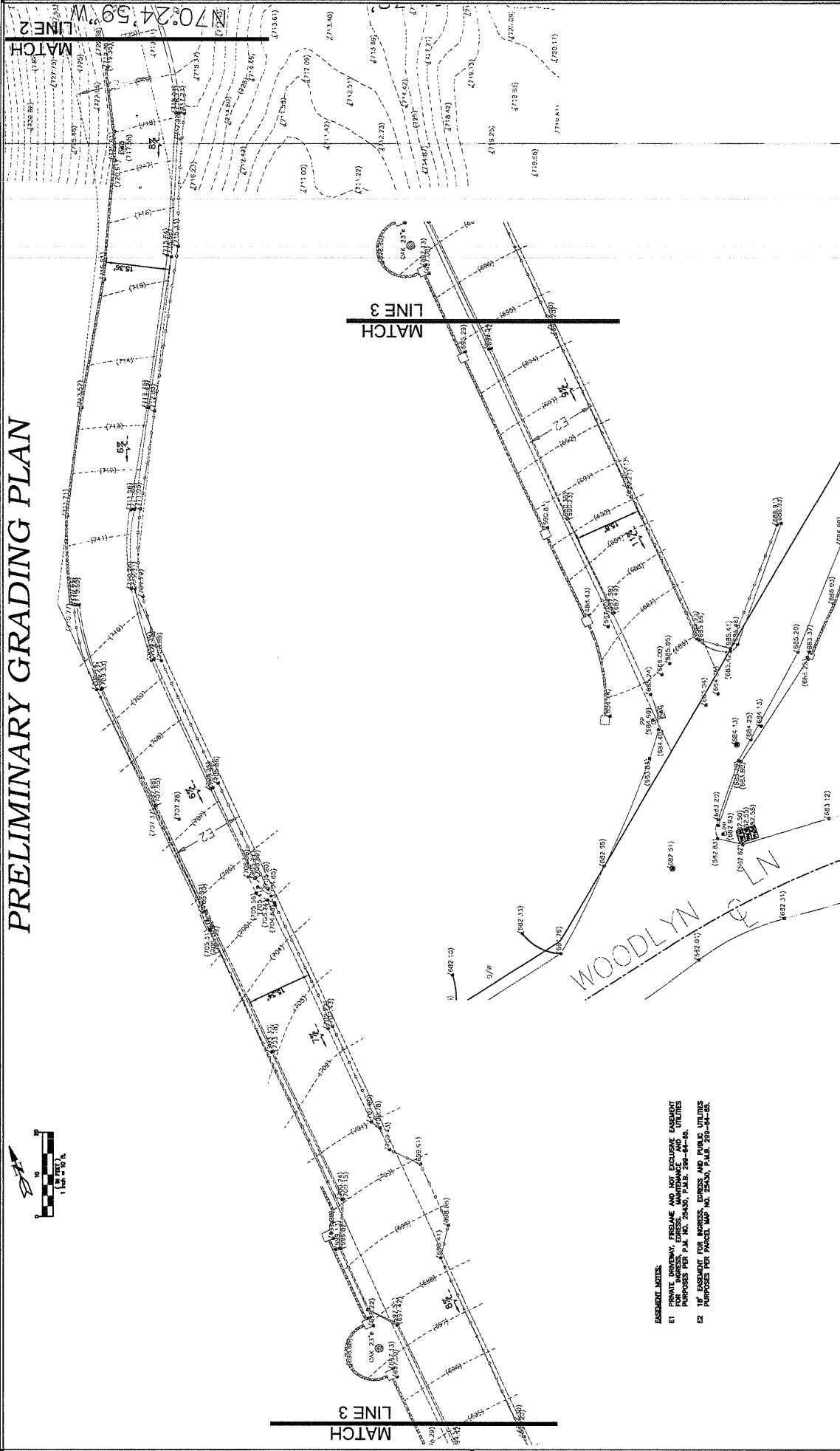
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LEGAL DESCRIPTION: PARCEL 1 OF PARCEL MAP NO. 29430, IN THE CITY OF SAN FRANCISCO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE MAP OF THE COUNTY OF LOS ANGELES, CALIFORNIA, AND APR. 1927-008-019	APR. 1927-008-019	PROPERTY SIZE: 4.550 ACRES (ACROSS) 4.825 ACRES (NET)	<p>REMARKS: CSDM MON N N END C. B. 1587' 0" BCR @ SE COR HAMILTON DR &amp; HIGHLAND AVE MO (E/M 11-15C 1908) ELEVATION: 53.884' (NAD83 1985)</p> <p>DATE OF BEARING: CERTIFICATE OF WOODLYN LANE N 74°42'23" E AS PER PARCEL MAP NO. 25400, P.L.B. 259-44-85</p>	<p>CALLAND ENGINEERING, INC., dba QUARTECH CONSULTANTS</p> <p>574 E. LAURET ROAD, BREA, CA 92821 TEL: (714) 871-1050 FAX: (714) 871-1080</p>		<p>PROJECT LOCATION: VACANT LOT (23 WOODLYN LANE) BRADBURY, CA</p>	<p>SHEET NO. C-1</p>	<p>SHEET 1 OF 3 SHEETS</p>
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# PRELIMINARY GRADING PLAN



**EXISTING NOTES:**  
 E1 FRONT DRIVEWAY, FIRELAME AND LOT EXCLUSIVE EASEMENT  
 E2 10' EASEMENT FOR WOODLYN EXPRESS AND PUBLIC UTILITIES  
 PURPOSES PER PARCEL MAP NO. 25450, P.A.M. 250-44-85.

<b>CALLAND ENGINEERING, INC.</b> d/b/a QUARTECH CONSULTANTS 574 E. LAMBERT ROAD, BREA, CA 92821 TEL: (714) 871-1020 FAX: (714) 871-1080		SHEET NO. <b>C-3</b> SHEET 3 OF 3 SHT.
PROJECT LOCATION: VACANT LOT (23 WOODLYN LANE) BRADBURY, CA		REVISION DESCRIPTION BY DATE







**3D RENDERS**

**IRBEE PROTECTION NOTE**

THE CONTRACTOR SHALL ENSURE THAT ALL NECESSARY MEASURES ARE IN PLACE TO PREVENT ANY CAN OR OTHER TREE DISSEMINATED TO REMAIN FROM BEING DAMAGED. PROTECTIVE FENCING AT THE TREE PROTECTION ZONE (TPZ) MUST BE IN PLACE AT ALL TIMES. THE FENCING SHALL BE MAINTAINED THROUGHOUT THE PROJECT. IF APPROVED BY THE CITY, FENCING MAY BE MOVED TEMPORARILY TO ALLOW FOR NECESSARY CONSTRUCTION WORK ONLY WITH ADEQUATE FENCING, AND MUST BE PUT BACK AS QUICKLY AS POSSIBLE. NO HAND-SCAPE CONSTRUCTION, GRADING, COMPACTING OR CHEMICALS OR EQUIPMENT ARE ALLOWED WITHIN THE TPZ, EXCEPT AS ALLOWED BY THE ADEQUATE PROTECTIVE FENCING. ALL TREE REMOVALS SHALL BE DONE BY HAND WITH APPROPRIATE SOIL EXCAVATION TOOLS, AND ROOTS LARGER THAN 1.12" SHOULD NOT BE CUT. THE SE MEASURES MUST BE CONTINUOUSLY MAINTAINED THROUGHOUT CONSTRUCTION.



**PROJECT:**  
**TRAN**  
**RESIDENCE**  
21000 1/2 LANE  
BRADBURY, CA

**DRAWN BY:**  
V. BERZUNZA

**CHECKED BY:**  
V. BERZUNZA

**SHEET DESCRIPTION:**  
3D RENDER

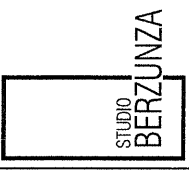
REVISIONS	
NO.	DESCRIPTION
1	PLAN CK
2	
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4	
5	



**DATE:**  
10-12-21

**SHEET NUMBER**

**L0.01**



STUDIO  
BERZUNZA

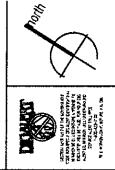
5000 Birch St. Ste. 3000  
Newport Beach, CA 92660  
T: 714.755.8080  
E: [studio@studioberzunza.com](mailto:studio@studioberzunza.com)  
STUDIOBERZUNZA.COM



PROJECT:  
TRAN  
RESIDENCE  
23 WOODLAND LANE  
BRADBURY, CA

DRAWN BY  
K. PATEL  
CHECKED BY  
SHEET DESCRIPTION  
P.01 PLAN

REVISIONS	
NO.	DATE
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2	
3	
4	
5	

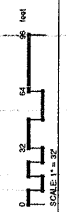
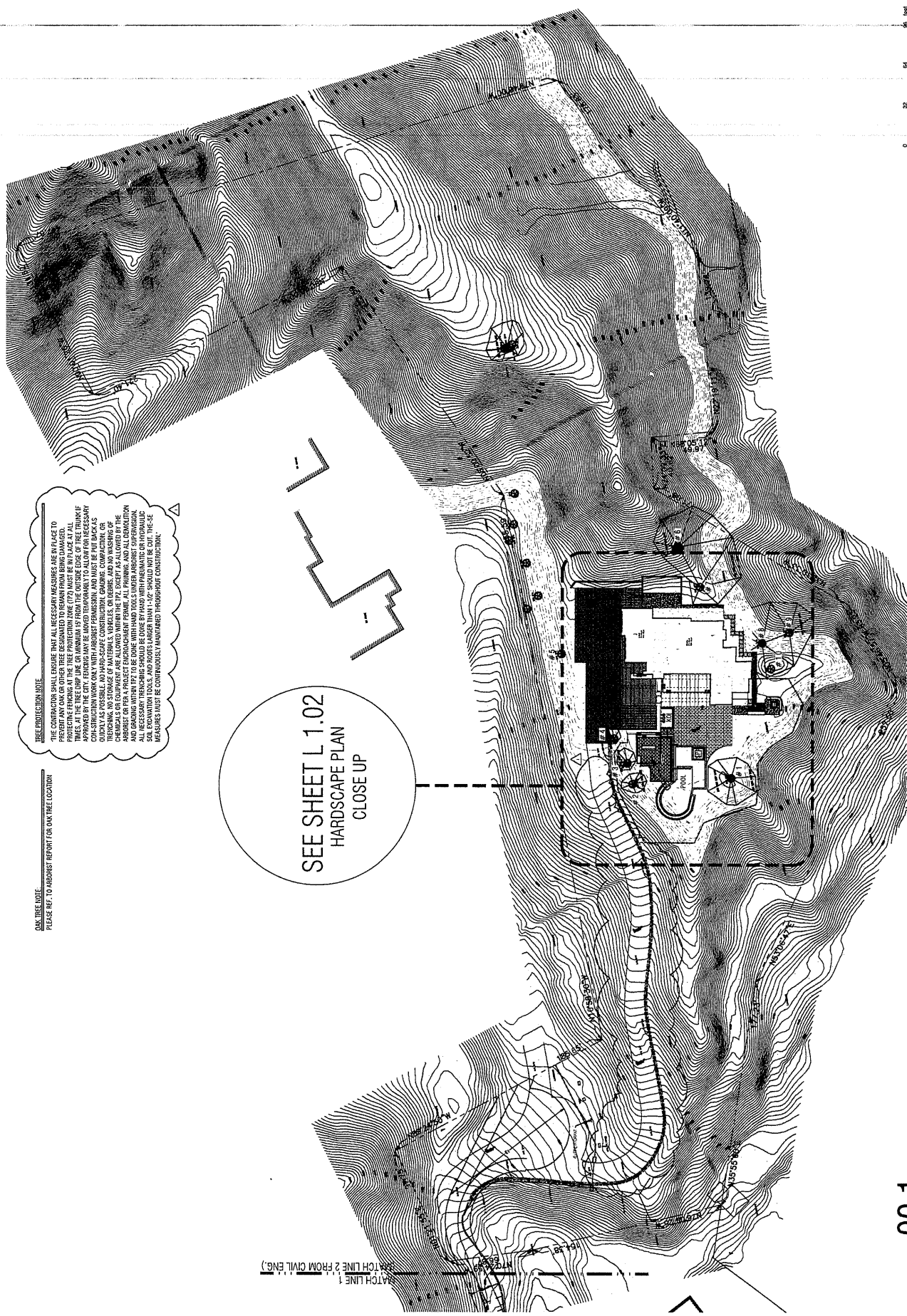


STUDIO BERZUNZA  
ARCHITECTS  
5000 BIRCH STREET, SUITE 3000  
NEWPORT BEACH, CALIFORNIA 92660  
TEL: 714.755.8080  
WWW.STUDIOBERZUNZA.COM

SHEET NUMBER

L1.00

PROJECT No. XXX-19  
DATE 07-1-2022



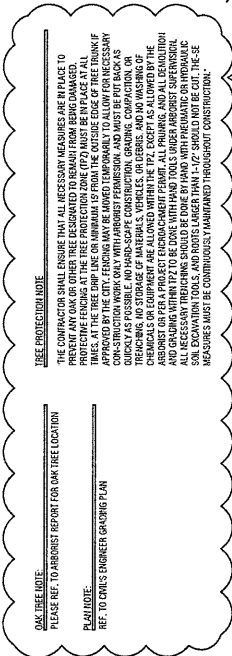
**TREE PROTECTION NOTE**

THE CONTRACTOR SHALL ENSURE THAT ALL NECESSARY MEASURES ARE IN PLACE TO PREVENT ANY OAK OR OTHER TREE DESIGNATED TO REMAIN FROM BEING DAMAGED. PROTECTIVE FENCING IN THE TREE PROTECTION ZONE (TPZ) MUST BE IN PLACE AT ALL TIMES. IF ANY FENCING IS DAMAGED OR REMOVED, IT MUST BE REPLACED IMMEDIATELY. APPROVED BY THE CITY. FENCING MAY BE MOVED TEMPORARILY TO ALLOW FOR NECESSARY CONSTRUCTION WORK ONLY WITH AGRICULTURAL PERMISSION, AND MUST BE PUT BACK AS SOON AS POSSIBLE. NO STORAGE OF MATERIALS, DEBRIS, OR EQUIPMENT IS ALLOWED WITHIN THE TPZ. EXCEPT AS ALLOWED BY THE CITY, NO EXCAVATION OR ERECTION OF STRUCTURES OR UTILITIES IS ALLOWED WITHIN THE TPZ. ALL NECESSARY FENCING SHOULD BE DONE BY HAND WITH PRECAUTION OR HYDRAULIC EXCAVATION TOOLS, AND ROADS LARGER THAN 1'-0" SHOULD NOT BE CUT. THE USE OF EXCAVATION TOOLS AND ROADS LARGER THAN 1'-0" SHOULD NOT BE CUT. THE USE OF EXCAVATION TOOLS AND ROADS LARGER THAN 1'-0" SHOULD NOT BE CUT. THE USE OF EXCAVATION TOOLS AND ROADS LARGER THAN 1'-0" SHOULD NOT BE CUT.

SEE SHEET L 1.02  
HARDSCAPE PLAN  
CLOSE UP

OAK TREE NOTE  
PLEASE REF. TO AGRICULTURAL REPORT FOR OAK TREE LOCATION

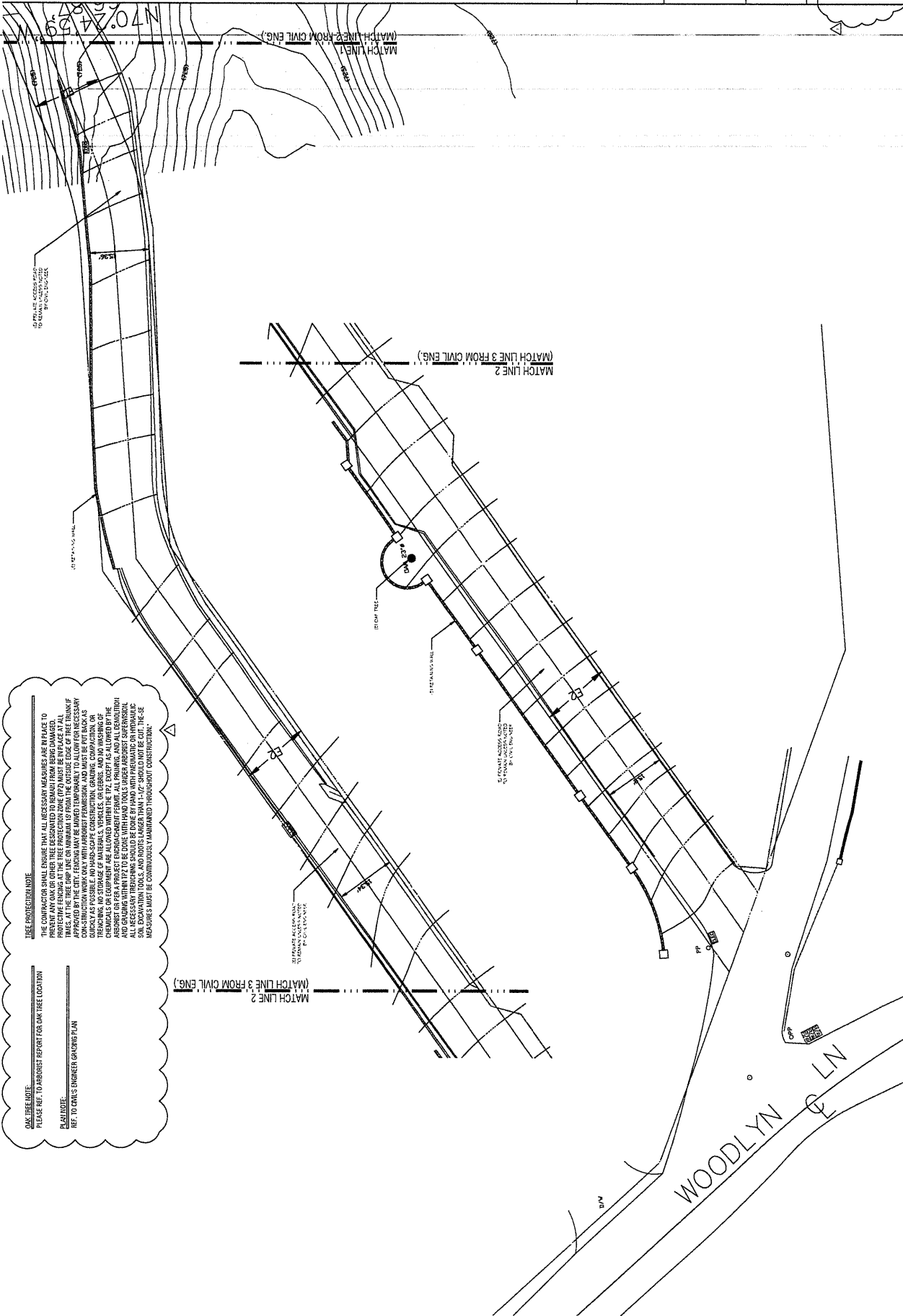
00.1 SITE PLAN



OAK TREE NOTE:  
 PLEASE REF. TO ARBORIST REPORT FOR OAK TREE LOCATION  
 PLAN NOTE:  
 REF. TO CIVIL'S ENGINEER GRADING PLAN

**TREE PROTECTION NOTE**

THE CONTRACTOR SHALL PREVENT ANY OAK OR OTHER TREES FROM BEING DAMAGED BY PROTECTIVE FENCING AT TIMES. AT THE TREE DRIP LINES. APPROVED BY THE CITY. IF CONSTRUCTION WORK OCCURS QUICKLY AS POSSIBLE. NO TRENCHING, NO STORAGE OF CHEMICALS OR EQUIPMENT, AND GRADING WITHIN TWO FEET OF A TREE TRUNK. ARBORIST OR PER A PROFESSIONAL ARBORIST. ALL NECESSARY TREENCHING TOOLS, SOIL EXCAVATION TOOLS, MEASURES MUST BE COMPLETED.



EXISTING PRIVATE ACCESS ROAD- NO CONSTRUCTION

SCHEMATIC

PROJECT No. XXXX-19  
DATE 02.1.2022

STUDIO  
BERZUNZA

5000 Birch St. Ste. 3000  
Newport Beach, CA 92660  
t: 714.795.8080  
e: [vladimir@studioberzunza.com](mailto:vladimir@studioberzunza.com)  
**STUDIOBERZUNZA.COM**



PROJECT:  
TRAN  
RESIDENCE  
23 WOODLYN LANE  
BRADBURY, CA

DRAWN BY W.BEJZUSKA	CHECKED BY W.BEJZUSKA	SHEET DESCRIPTION BRIDGE PILES
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REVISIONS		DATE
No.	PLAN CK	10-13-21
1		
2		
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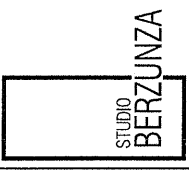
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 602 604 606 608 610 612 614 616 618 620 622 624 626 628 630 632 634 636 638 640 642 644 646 648 650 652 654 656 658 660 662 664 666 668 670 672 674 676 678 680 682 684 686 688 690 692 694 696 698 700  
 702 704 706 708 710 712 714 716 718 720 722 724 726 728 730 732 734 736 738 740 742 744 746 748 750 752 754 756 758 760 762 764 766 768 770 772 774 776 778 780 782 784 786 788 790 792 794 796 798 800  
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 902 904 906 908 910 912 914 916 918 920 922 924 926 928 930 932 934 936 938 940 942 944 946 948 950 952 954 956 958 960 962 964 966 968 970 972 974 976 978 980 982 984 986 988 990 992 994 996 998 1000  
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 1802 1804 1806 1808 1810 1812 1814 1816 1818 1820 1822 1824 1826 1828 1830 18

~~SHEET NUMBER~~

1.01

PROJECT No. XXXX-19  
DATE 02.1.2022





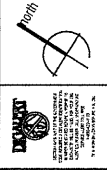
STUDIO BERZUNZA  
5900 Birch St. Ste. 5000  
Newport Beach, CA 92660  
T. 714.755.8080  
E. [info@studioberzunza.com](mailto:info@studioberzunza.com)  
STUDIOBERZUNZA.COM



PROJECT:  
TRAN  
RESIDENCE  
23 CROOK LANE  
BRADBURY, CA

DRAWN BY  
CHECKED BY  
SHEET DESCRIPTION

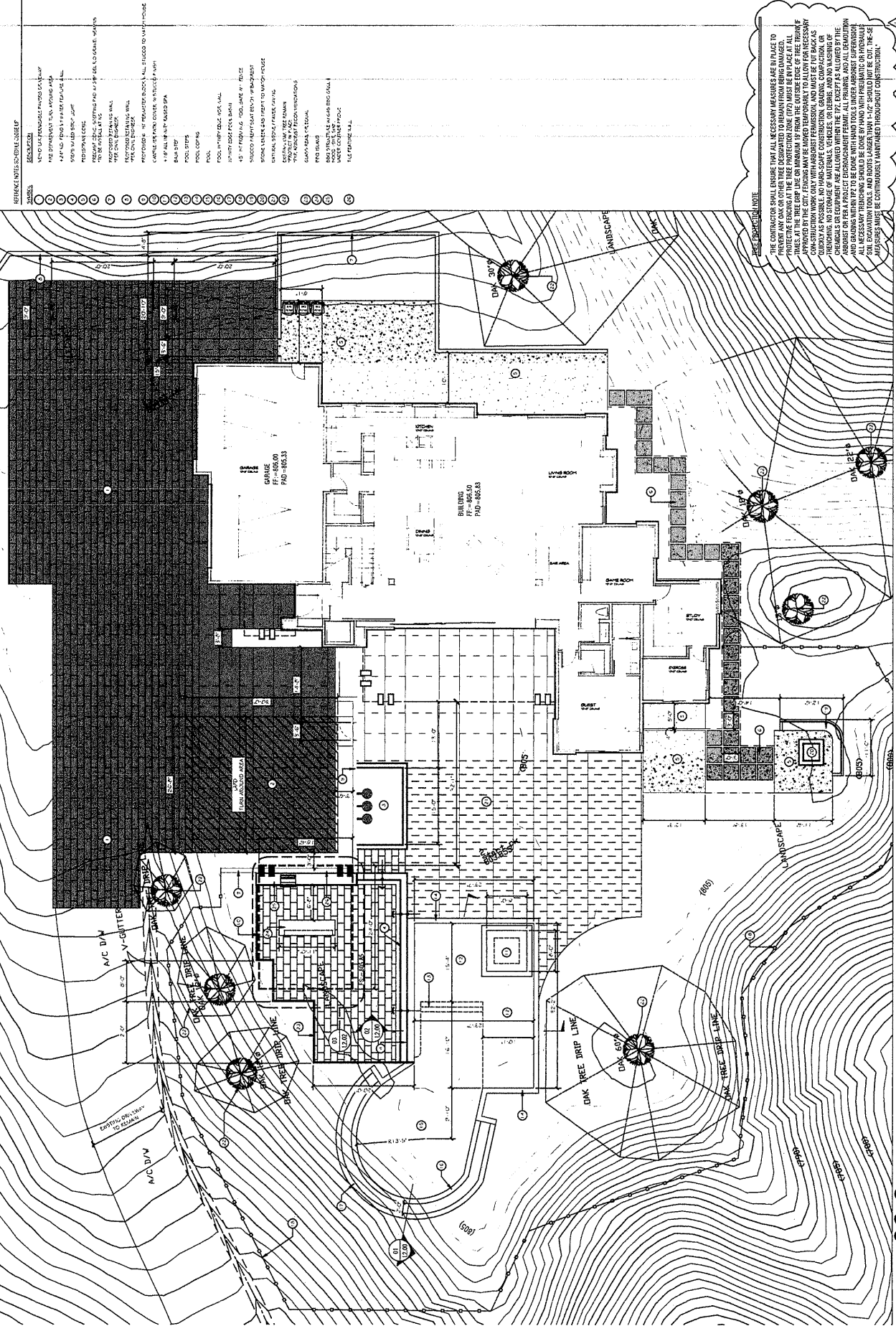
NO.	DATE
1	08-12-21
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REVISIONS  
DATE  
BY  
DESCRIPTION

SHEET NUMBER  
**L1.02**

PROJECT NO. XXX-19  
DATE 02-4-2022



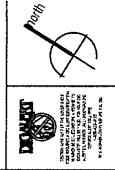
00.2 SITE PLAN-CLOSE UP

SCALE: 1/8" = 1'-0"



**REVISIONS**

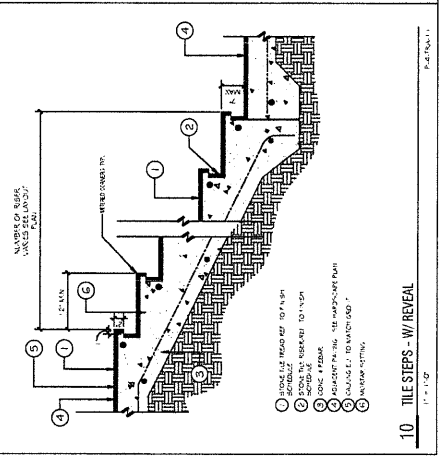
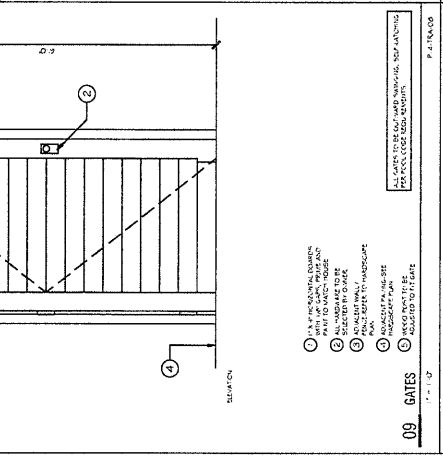
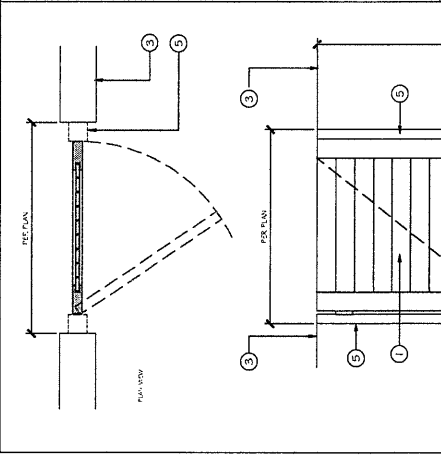
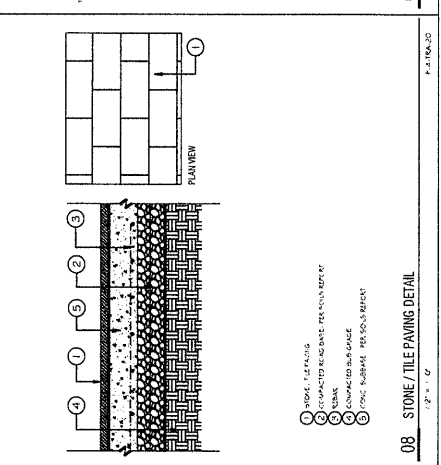
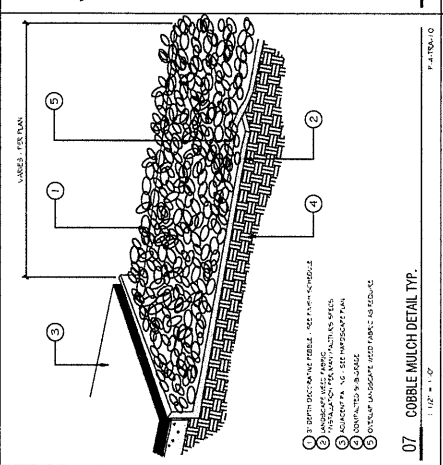
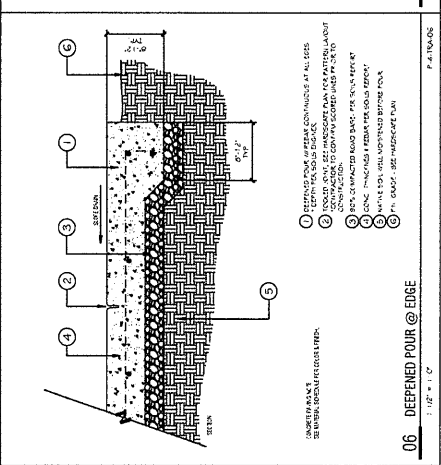
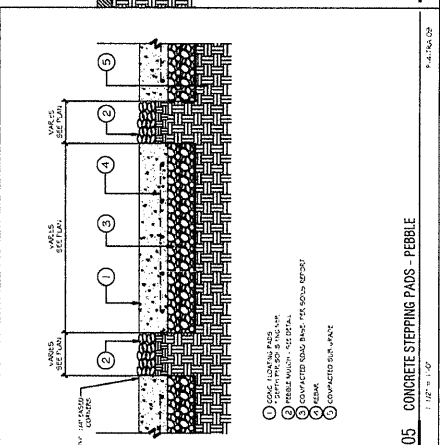
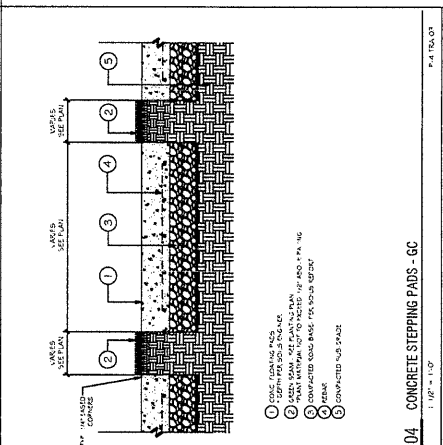
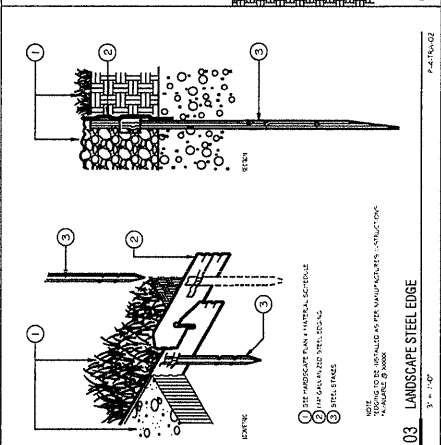
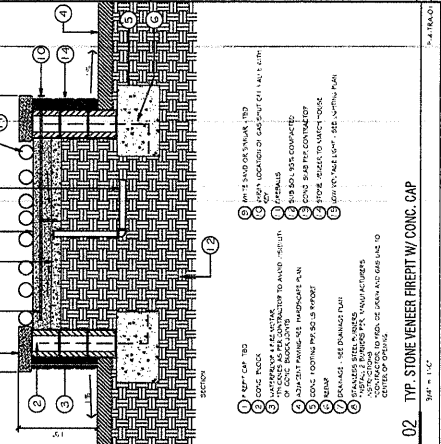
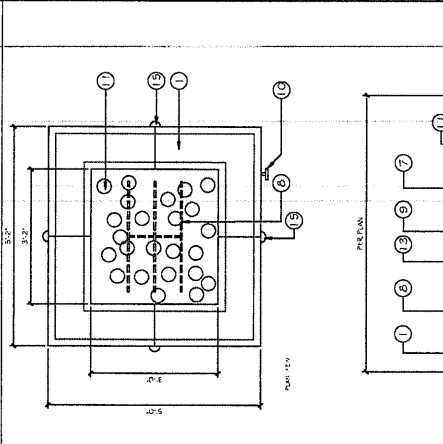
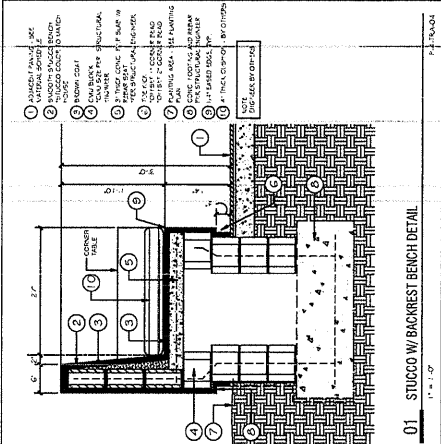
NO.	PLAN	DATE
1	PLAN	10-15-23



ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS IN PARENTHESES ARE FOR INFORMATION ONLY. DIMENSIONS IN PARENTHESES ARE FOR INFORMATION ONLY. DIMENSIONS IN PARENTHESES ARE FOR INFORMATION ONLY.

**SHEET NUMBER**

**L2.00**





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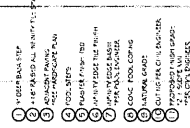
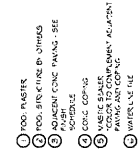


REVIEW

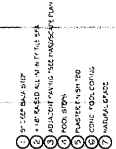
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SHEET NUMBER

PROJECT No. XXXX-19  
DATE 02-4-202


$$\partial^2 \mathcal{L} / \partial \theta^2 = 0$$


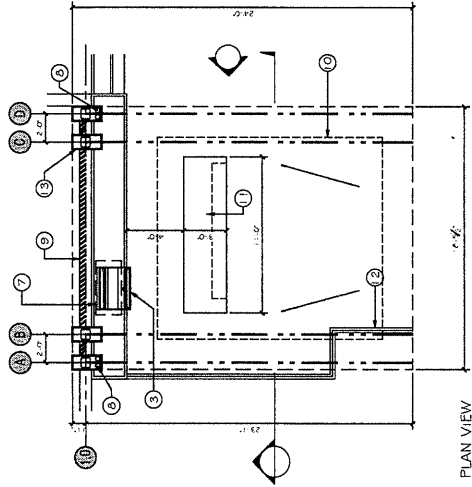
5.1 = 2/11


$$2.0 \times 10^{-2}$$

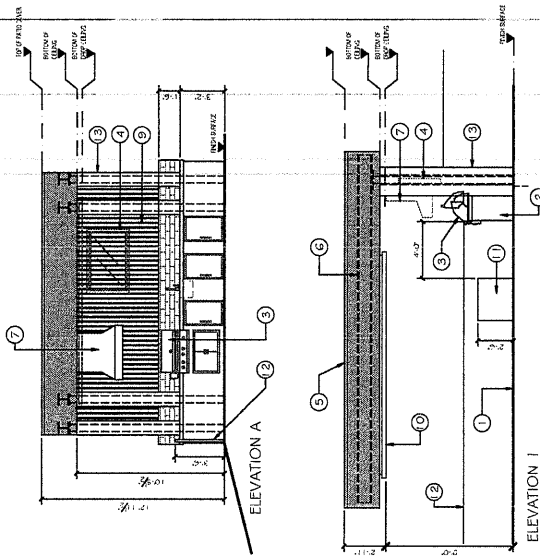
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THIS SPACE  
INTENTIONALLY  
LEFT BLANK



PLAN VIEW



ELEVATION I

- 1. ALUMINUM FRAMED GLASS DOOR
- 2. 1/2\"
- 3. 1/2\"
- 4. 1/2\"
- 5. 1/2\"
- 6. 1/2\"
- 7. 1/2\"
- 8. 1/2\"
- 9. 1/2\"
- 10. 1/2\"

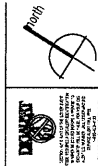
01. FREESTANDING PATIO COVER

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PROJECT:  
**TRAN  
RESIDENCE**  
23 WOODBURN LANE  
BRADBURY, CA  
DRAWN BY  
CHECKED BY  
SHEET DESCRIPTION

NO.	REVISIONS	DATE
1	PLAN CK	10-13-21
2		
3		
4		



1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
2. DIMENSIONS IN PARENTHESES ARE FOR INFORMATION ONLY.  
3. DIMENSIONS IN PARENTHESES ARE FOR INFORMATION ONLY.  
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9. DIMENSIONS IN PARENTHESES ARE FOR INFORMATION ONLY.  
10. DIMENSIONS IN PARENTHESES ARE FOR INFORMATION ONLY.

SHEET NUMBER

**L2.02**

STUDIO  
BERZU

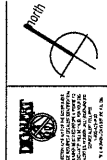
5000 Birch St. Ste. 3000  
Newport Beach, CA 92660  
E: 714.795.8080  
E: vladimir@studioderzunza.com



PROJECT:  
TRAN  
RESIDENCE  
223 WOODLYN LANE  
BRADBURY, CA

308 次物 N BY	CHECKED BY	SHEET DESCRIPTION
LEUNG YIN	LEUNG YIN	

REVISIONS		DATE
1	PLAN CK	10-13-21

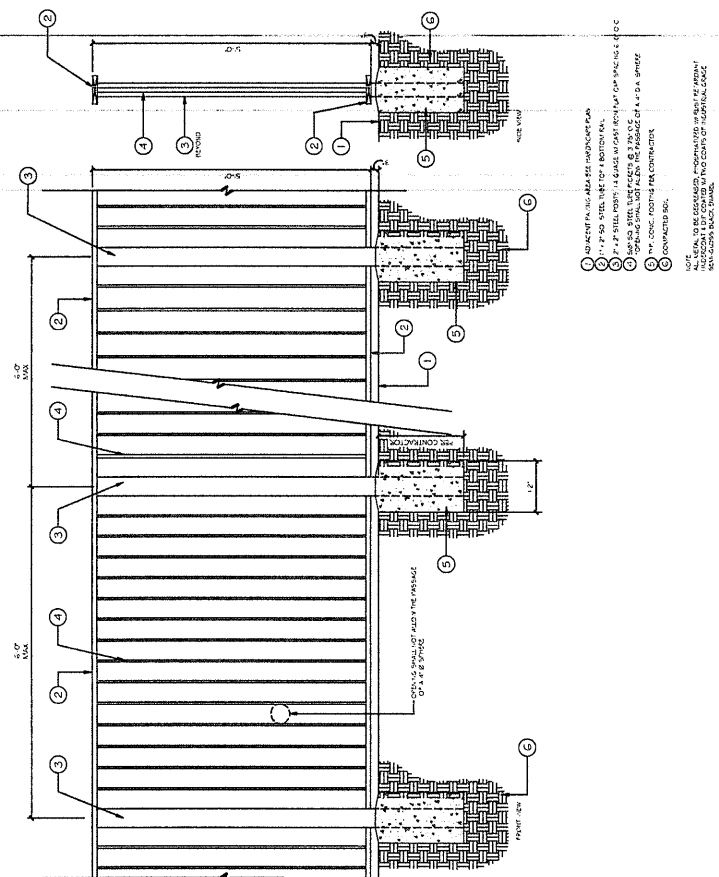


1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

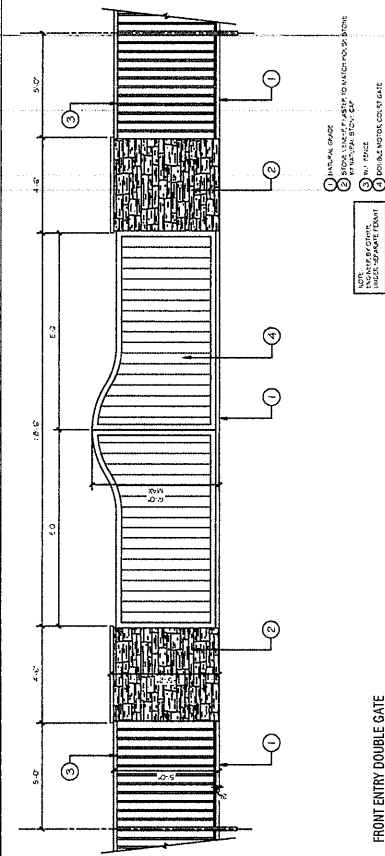
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## L2.03

PROJECT No. XXXX-19  
DATE 02-4-2022



01 TYP. IRON FENCE DETAIL



02 FRONT ENTRY DOUBLE GATE

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