

A G E N D A

PLANNING COMMISSION OF THE CITY OF BRADBURY

REGULAR MEETING

Wednesday, May 25, 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 Hearing, 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/85259085794>. One tap mobile is +16699009128,,85259085794# or dial +1 (669) 900-9128 and enter the Meeting ID: 852 5908 5794# or find your local number at <https://us02web.zoom.us/u/keQdY7hm9>.

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: Robert Jones
Vice-Chairperson: Chelsea Hunt
Commissioners: Frank Hernandez, Darlene Kuba, and Bill Novodor

3. SUPPLEMENTAL INFORMATION FROM STAFF REGARDING AGENDA ITEMS

- 4. AGENDA APPROVAL** Chairperson to approve the agenda as presented or as modified.

- 5. MINUTES** Approve the minutes for the regular meeting of April 27, 2022.

- 6. 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 for a personal financial impact that could result from participation in the decision-making process of development applications.

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

- 7. 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.

8. **PUBLIC HEARING**

506 DEODAR LANE AND 393 OLD RANCH ROAD

PLANNING COMMISSION RESOLUTION NO. PC 22-305

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 22-005 FOR MODIFICATIONS TO THE PLANS APPROVED BY PLANNING COMMISSION RESOLUTIONS 13-227.PC, PC 18-276, AND PC 19-286, FOR THE NEW RESIDENCE AND ACCESSORY STRUCTURES TO BE ONE-STORY WITH A BASEMENT WITH A TOTAL OF 42,123 SQUARE FEET, AND TO ADD THE ADJACENT PARCEL TO THE PROJECT FOR A NEW TENNIS COURT, PITCH-AND-PUTT AREA, SECONDARY ENTRY GATES AND DRIVEWAY, AND DECORATIVE GARDENS AT 506 DEODAR LANE AND 393 OLD RANCH ROAD

9. **ITEMS FROM STAFF AND COMMISSIONERS**

A. Development Project Status Report

B. Upcoming agenda items and other matters

10. **ADJOURNMENT**

The Planning Commission will adjourn this regular meeting to the regular meeting of **Wednesday, June 22, 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, May 20, 2022."



**Claudia Saldana, City Clerk
City of Bradbury**

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION
OF THE CITY OF BRADBURY, HELD ON APRIL 27, 2022 AT 7:00 PM
IN THE BRADBURY CIVIC CENTER**

Executive Order N-25-20: *Pursuant to Governor Newsom's Executive Order N-25-20, the City of Bradbury is allowing Planning Commissioners, Staff and the public to participate in this meeting by means of a Zoom video or telephone call. Participants will be able to hear the entire proceedings and be able 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.*

Meeting Called to Order and Pledge of Allegiance: The regular meeting of the Planning Commission of the City of Bradbury was called to order by Chairman Jones at 7:00 p.m. followed by the Pledge of Allegiance.

Roll Call: PRESENT: Chairman Jones, Vice-Chairman Hunt, Commissioners Kuba, Novodor and Hernandez
ABSENT: None
STAFF: City Manager Kearney, City Planner Kasama, City Clerk Saldana and Management Analyst Musa

Supplemental Information: City Planner Kasama stated that there were two supplemental items:

- (1) Letter from Bradbury Estates Homeowners Association (HOA) and Community Services District (CSD) regarding conditions of approval for 158 Sawpit Lane; and
- (2) Email from Judith Selby, 1442 Lemon Avenue, in support of the project at 1433 Lemon Avenue

Approval of Agenda: Commissioner Novodor moved to approve the agenda as presented. Commissioner Kuba seconded the motion which carried.

Approval of Feb 23, 2022 Minutes: Commissioner Kuba moved to approve the Planning Commission meeting minutes of February 22, 2022. Commissioner Novodor seconded the motion which carried.

Compliance with Fair Political Practices Act: 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:

Public Hearing for 28 Dovetail Lane – Resolution No. PC 22-301
Commissioners residing within 500 feet of 28 Dovetail Lane:
None

Public Hearing for 158 Sawpit Lane – Resolution No. PC 22-302
Commissioners residing within 500 feet of 158 Sawpit Lane:
None

Public Hearing for 1433 Lemon Ave – Resolution No. PC 22-303
Commissioners residing within 500 feet of 1433 Lemon Ave:
None

Motion:	Commissioner Kuba made a motion to order the Fair Political Practices Report for the April 27, 2022 Planning Commission meeting received and filed. Vice-Chairperson Hunt seconded the motion which carried.
Public Comment:	None
Public Hearing:	28 DOVETAIL LANE – RESOLUTION NO. PC 22-301
City Planner’s Report:	City Planner Kasama stated that Architect Twen Ma submitted plans for a new two-story, single-family residence with an overall height of 35 feet with 8,000 square feet of living space, a 720 square-foot attached three-car garage, a new swimming pool and jacuzzi. The subject property is zoned A-5. As part of the Bradbury Estates, the proposed project was reviewed and conditionally approved by the Homeowners Association and Community Services District.
Background:	The subject property is an irregular shaped lot with the rear or east portion being a mostly flat area developed with an 1,811 square-foot, one-story residence built in 1950, and a 3,100 square-foot accessory building comprised of 2,100 square feet of stables and a 1,000 square-foot, four-car garage. The property has access from Dovetail Lane by a paved driveway that enters the north side of the lot. Per the Los Angeles County Assessor’s data, the property has an area of approximately 2.6 acres.
Project Description:	The proposed project is to construct a new, two-story, contemporary-single-family residence with an overall height of 35 feet with approximately 8,000 square feet of living space, and a 720 square-foot attached three-car garage. The project will situate the new residence near the middle of the lot on the existing flat area to the west of the existing one-story 1,811 square-foot residence. A swimming pool and jacuzzi will be built at the north side of the lot. The existing residence will become a guest house. Grading will be minimal, balanced on-site, and in conformance with the City’s guidelines.
Landscaping:	The proposed landscaping will be on a relatively flat buildable area that has been used for equestrian activities and 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 mature oaks trees and other prominent trees around the building area, and these are to be preserved. A certified arborist visited the site in May 2021 and evaluated the trees around the building area. Tree protection is to be provided during construction, and conditions of approval are included in the Resolution to ensure compliance with all requirements.
Tree #1 – Coast Live Oak:	This is a spectacular specimen that happens to be prominently located on the property near the main entry. No construction related encroachments will occur aside from the resurfacing of the existing driveway and a concrete walkway into the front entry of the new home.

**Fence/Wall Height
Variance Request:**

The proposed perimeter fence and wall are designed to be seven (7) feet tall. The maximum height per the Development Code for perimeter walls and fences is six (6) feet. Entry gates are allowed to be seven (7) feet tall. The seven-foot height is a condition of the HOA/CSD and is in response to security concerns due to the level of traffic and activity on Bradbury Road/Wildrose Avenue, and the extensive open spaces of the subject site and adjacent properties.

**Environmental
Review:**

It is recommended that the project be determined to qualify as Categorically 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, and Section 15305 for minor alterations in land use limitations for the wall and fence height.

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 22-301 as presented or modified by the Commission.

Public Hearing Open:

Chairman Jones opened the public hearing and asked those wishing to speak in favor or opposition to come forward and be heard.

Public Testimony:

Mr. Twen Ma of Twen Ma Architects, 17200 Red Hill Avenue, Irvine, CA 92613, presented the project to the Planning Commission.

Nancy McGrain, 302 Bradbury Road, stated that she was in support of the project. Ms. McGrain was very grateful that the Coast Live Oak (Tree #1) was going to be protected and saved.

**Public Hearing
Closed:**

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

**Motion to Adopt
Resolution No.
PC 22-301 for
28 Dovetail Lane:**

Commissioner Kuba made a motion to adopt Resolution No. 22-301:

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 22-002 FOR A NEW TWO-STORY 8,000 SQUARE-FOOT RESIDENCE WITH AN OVERALL HEIGHT OF 35 FEET AND WITH A 720 SQUARE-FOOT ATTACHED THREE-CAR GARAGE, AND TO HAVE THE EXISTING 1,811 SQUARE-FOOT ONE-STORY RESIDENCE BE A GUEST HOUSE, AND WITH VARIANCE NO. V 22-001 FOR A PERIMETER WALL AND FENCE HEIGHT OF SEVEN FEET AT 28 DOVETAIL LANE

Vice-Chairperson Hunt seconded the motion, which was carried by the following roll call vote:

Approved:

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

NOES: None

The motion passed by a 5:0 vote

Public Hearing: 158 SAWPIT LANE – RESOLUTION NO. PC 22-302

City Planner's Report: City Planner Kasama stated that Architect James V. Coane submitted plans for approximately 10,325 square feet of two-story and basement additions to the single-family residence at 158 Sawpit Lane. The subject property is zoned A-5 and is subject to the City's Hillside Development Standards. As part of the Bradbury Estates, the proposed project was reviewed and approved by the Homeowners Association and Community Services District.

Background: The subject property is an irregular shaped lot with an existing two-level residence on a graded building area at the rear or northerly portion of the lot. The residence is accessed by a paved driveway from Sawpit Lane that runs along the southwest side of the property. Per the Los Angeles County Assessor's data, the property has an area of approximately 6.43 acres with a single-family residence of 4,769 square feet that was built in 1979.

Project Description: The proposed project is a remodel of the residence and the addition of 509 square feet to the first floor; add a 6,625 square-foot second floor; and add 3,192 square feet to the basement level. Minimal grading is anticipated, and excavation for the basement and additions will be balanced on-site, and in conformance with the City's guidelines and Hillside Development Standards. No landscaping work or tree removals are expected.

Environmental Review: It is recommended that the project be determined to qualify as Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301(e)(2) of the CEQA Guidelines for additions to an existing single-family residence.

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 22-302 as presented or modified by the Commission.

Public Hearing Open: Chairman Jones opened the public hearing and asked those wishing to speak in favor or opposition to come forward and be heard.

Public Testimony: Mr. James V. Coane of James V. Coane & Associates, 30 N. Raymond Avenue #611, Pasadena, CA 91103, stated that the additions are going to have ultra-modern details and there is a courtyard/garden in the center. The basement is extending under the existing house.

Public Hearing Closed: There being no further public testimony, Chairman Jones declared the public hearing closed.

**Motion to Adopt
Resolution No.
PC 22-302 for
158 Sawpit Lane:**

Commissioner Kuba made a motion to adopt Resolution No. 22-302:

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 22-003 FOR 10,325 SQUARE-FEET OF TWO-STORY AND BASEMENT ADDITIONS AT 158 SAWPIT LANE

Commissioner Novodor seconded the motion, which was carried by the following roll call vote:

Approved:

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

NOES: None

The motion passed by a 5:0 vote

Public Hearing:

1433 Lemon Avenue – RESOLUTION NO. PC 22-303

City Planner's Report:

City Planner Kasama stated that Mr. Van Ly recently purchased the property at 1433 Lemon Avenue. The house needs extensive interior and exterior work due to termite damage and other deferred maintenance problems. While doing this, Mr. Ly is proposing to remodel the exterior of the house. The subject property is zoned A-1, and per the Los Angeles County Assessor's data, has an area of approximately 1.26 acres with a four-bedroom, four-bathroom, 4,335 square-foot residence built in 1977.

Project Description:

The proposed project is to remodel the exterior of the existing residence to a contemporary Country-Mediterranean style. No additional floor area is proposed with the remodel.

**Environmental
Review:**

It is recommended that the project be determined to qualify as Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines for the remodel of an existing single-family residence.

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 22-303 as presented or modified by the Commission.

Public Hearing Open:

Chairman Jones opened the public hearing and asked those wishing to speak in favor or opposition to come forward and be heard.

Public Testimony:

Mr. Herman Mercado, Designer, presented the project to the Planning Commission.

Mrs. Judy Selby, 1442 Lemon Avenue, sent an email to the City Planner stating that her family is in favor of the project.

**Public Hearing
Closed:**

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

**Motion to Adopt
Resolution No.
PC 22-303 for
1433 Lemon Ave:**

Commissioner Kuba made a motion to adopt Resolution No. 22-303:

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 22-004 FOR THE REMODELING OF THE EXTERIOR OF THE RESIDENCE AND GARAGE AT 1433 LEMON AVENUE

Chairman Jones seconded the motion, which was carried by the following roll call vote:

Approved:

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

NOES: None

The motion passed by a 5:0 vote

Items from Staff:

City Planner Kasama presented the Development Project Status Report for April 2022. The Planning Commission had no questions regarding the Status Report.

City Manager Kearney stated that after a two-year hiatus due to COVID-19, Bradbury Night Out has been scheduled for Thursday, July 28, 2022 from 6-8 p.m.

**Items from
Commissioners:**

None

**Future Agenda Items
and Other Matters:**

Review of Draft Ordinance amending various provisions of Title IX (Development Code) of the Bradbury Municipal Code relating to Senate Bill 9 and Secondary Living Quarters.

Adjournment:

At 7:32 pm Chairman Jones adjourned the meeting to Wednesday, May 25, 2022 at 7:00 p.m.

Robert Jones – Chairman

ATTEST:

Claudia Saldana - City Clerk

Memo

To: Chairperson and Members of the Planning Commission;
City Manager and City Planner
From: Claudia Saldana, City Clerk
Date: 05/20/22
Re: **May 25, 2022 Planning Commission Meeting**

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.

PUBLIC HEARING:

PLANNING COMMISSION RESOLUTION NO. PC 22-305

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 22-005 FOR MODIFICATIONS TO THE PLANS APPROVED BY PLANNING COMMISSION RESOLUTIONS 13-227.PC, PC 18-276, AND PC 19-286, FOR THE NEW RESIDENCE AND ACCESSORY STRUCTURES TO BE ONE-STORY WITH A BASEMENT WITH A TOTAL OF 42,123 SQUARE FEET, AND TO ADD THE ADJACENT PARCEL TO THE PROJECT FOR A NEW TENNIS COURT, PITCH-AND-PUTT AREA, SECONDARY ENTRY GATES AND DRIVEWAY, AND DECORATIVE GARDENS AT 506 DEODAR LANE AND 393 OLD RANCH ROAD

Commissioners residing within 500 feet of 506 Deodar Lane and 393 Old Ranch Road: *None*



Robert Jones, Chairperson (District 4)
Chelsea Hunt, Vice Chairperson (District 5)
Frank Hernandez, Commission Member (District 1)
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: May 25, 2022

**SUBJECT: 506 DEODAR LANE AND 393 OLD RANCH ROAD
PLANNING COMMISSION RESOLUTION NO. PC 22-305**

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 22-005 FOR MODIFICATIONS TO THE PLANS APPROVED BY PLANNING COMMISSION RESOLUTIONS 13-227.PC, PC 18-276, AND PC 19-286, FOR THE NEW RESIDENCE AND ACCESSORY STRUCTURES TO BE ONE-STORY WITH A BASEMENT WITH A TOTAL OF 42,123 SQUARE FEET, AND TO ADD THE ADJACENT PARCEL TO THE PROJECT FOR A NEW TENNIS COURT, PITCH-AND-PUTT AREA, SECONDARY ENTRY GATES AND DRIVEWAY, AND DECORATIVE GARDENS AT 506 DEODAR LANE AND 393 OLD RANCH ROAD

AGENDA ITEM NO. 8

SUMMARY

The new residence under construction at 506 Deodar Lane (formerly 399 Old Ranch Road) was initially approved by the Planning Commission on October 23, 2013 (Resolution No. 13-227.PC). The Commission approved a first set of modifications to the plans on June 27, 2018 (Resolution No. PC 18-276) and a second set of modifications was approved on October 23, 2019 (Resolution No. PC 19-286). The three prior resolutions and agenda reports are attached (Attachments B, C & D). A third modification to the plans has been submitted to redesign the new residence as a one-story house and redesign the basement and accessory structures. This modification also adds the

adjacent parcel at 393 Old Ranch Road to the project for a new tennis court, pitch-and-putt area, additional entry gates and driveway, and extensive gardens. The proposed/modified plans are attached (Attachment H). The proposed modifications maintain the architecturally distinctive design and effective utilization of the properties and satisfies the required architectural review findings. It is recommended that the Planning Commission adopt the attached draft Resolution No. PC 22-305 (Attachment A) for conditional approval of the project and modifications.

BACKGROUND

506 Deodar Lane and 393 Old Ranch Road are regular-shaped lots zoned A-5 and are in the Bradbury Estates. Both properties were formerly used for agricultural activities. The proposed modifications have been conditionally approved by the Bradbury Estates Homeowner Association and Community Services District at their meetings on May 16, 2022. The approval letter is attached (Attachment E). The following are the property characteristics. The Assessor Map and Aerial Photo are attached (Attachment F).

Address	506 Deodar Lane (formerly 399 Old Ranch Road)
Assessor Parcel Number	8527-025-001
Zone	A-5 – Agriculture Residential Estate
General Plan Designation	Agricultural Estate Residential – Five Acres
Lot Area	5.14 Acres
Lot Width	448.77 Feet
Lot Depth	499.33 Feet

Address	393 Old Ranch Road
Assessor Parcel Numbers	8527-025-002
Zone	A-5 – Agriculture Residential Estate
General Plan Designation	Agricultural Estate Residential – Five Acres
Lot Area	5.16 Acres
Lot Width	441.29 Feet
Lot Depth	509.51 Feet

PROJECT DESCRIPTION AND ANALYSIS

The initial project was approved in 2013 for a new, two-story, contemporary-style residence of 30,114 square feet, a guest house of 2,497 square feet, and various accessory structures and site amenities. This third modification is for the new house to be one-story with a basement. The architectural style remains contemporary. The total area of the house, guest suites, pool house, garages, and storage areas is to be 42,123 square feet. This modification also adds the adjacent parcel at 393 Old Ranch Road to the project for a new tennis court, pitch-and-putt area, additional entry gates and driveway, and extensive gardens.

Planning and Zoning

The properties are zoned A-5. The proposed project and modifications are allowed with Architectural Review approval. The composition of the residence and the changes from the plans approved in 2019 are listed on the attached applicant's schedules of the square footages (Attachment G). The following table indicates that the project with the proposed modifications meets the development standards of the A-5 zone:

Development Feature	A-5 Zone Requirement	Proposed Project	Meets Requirement?
Lot Area	5 acres	10.30 acres	Yes
Lot Width	250 feet	890.06 feet	Yes
Street Frontage	150 feet	889.62 feet	Yes
Front Setback	50 feet	50 feet	Yes
Side Setback	25 feet	25 feet	Yes
Rear Setback	25 feet	25 feet	Yes
Dwelling Size	2,500 sq. ft.	33,122 sq. ft.	Yes
Height	28 feet	28 feet	Yes
Parking	4 garage spaces	16 spaces	Yes

Architectural Review

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

The proposed/modified new residence is a quality design that is architecturally coherent and consistent with newer residences in this area and situated to be sufficiently distant from surrounding developments so as not to impose on the neighbors or their privacy. The design 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 is on properties that were previously graded and used for agricultural activities. The proposed landscaping plans have been reviewed by the City's Landscape Architect and are required to be in conformance with the City's water efficiency requirements. A current arborist report is to be required and the arborist's findings and recommendations are to be complied with to the satisfaction of the City's Landscape Architect, including tree protection during construction. Detailed landscaping and irrigation plans are to be provided for plan check and conditions of approval are included in the attached draft resolution to ensure compliance with these requirements.

Engineering

The proposed project is on properties that were previously graded and used for agricultural activities and are accessible by existing paved roadways. Some grading work will be done to facilitate construction and landscaping but is required to be balanced on site. Contemporary erosion and drainage control features will be added to the site. Detailed and precise grading and drainage plans are to be provided for plan check and conditions of approval are included in the attached draft resolution to assure compliance.

ENVIRONMENTAL REVIEW

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

FINDINGS

The Planning Commission must make a series of findings when issuing decisions on Architectural Reviews, Neighborhood Compatibility, and Ridgeline Preservation. The proposed project and modifications meet 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. The recommended findings and reasons are included in the attached draft resolution, and it is recommended that the Planning Commission approve the proposed project and modifications as they are 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 and modifications. 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 modifications and that they are Categorically Exempt under CEQA and approve a motion to adopt the attached Resolution No. PC 22-305 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 or modifications and/or a Categorical Exemption under CEQA, and approve a motion to deny the proposed project or modifications 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 or modifications 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, June 22, 2022, and direct the applicant to provide the necessary information to the City by Monday, June 6, 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 modifications and that they are Categorical Exempt under CEQA and approve a motion to adopt the attached Resolution No. PC 22-305 as presented.

ATTACHMENTS

- A. Draft Resolution No. PC 22-305
- B. Resolution No. 13-227.PC & October 23, 2013 Agenda Report
- C. Resolution No. PC 18-276 & June 27, 2018 Agenda Report
- D. Resolution No. PC 19-286 & October 23, 2019 Agenda Report
- E. Bradbury Estates Approval Letter
- F. Assessor Map & Aerial Photos
- G. Applicant's Schedules of Square Footages
- H. Proposed Plans

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ATTACHMENT A

PLANNING COMMISSION RESOLUTION NO. PC 22-305

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 22-005 FOR MODIFICATIONS TO THE PLANS APPROVED BY PLANNING COMMISSION RESOLUTIONS 13-227.PC, PC 18-276, AND PC 19-286, FOR THE NEW RESIDENCE AND ACCESSORY STRUCTURES TO BE ONE-STORY WITH A BASEMENT WITH A TOTAL OF 42,123 SQUARE FEET, AND TO ADD THE ADJACENT PARCEL TO THE PROJECT FOR A NEW TENNIS COURT, PITCH-AND-PUTT AREA, SECONDARY ENTRY GATES AND DRIVEWAY, AND DECORATIVE GARDENS AT 506 DEODAR LANE AND 393 OLD RANCH ROAD

PLANNING COMMISSION RESOLUTION NO. PC 22-305

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 22-005 FOR MODIFICATIONS TO THE PLANS APPROVED BY PLANNING COMMISSION RESOLUTIONS 13-227.PC, PC 18-276, AND PC 19-286, FOR THE NEW RESIDENCE AND ACCESSORY STRUCTURES TO BE ONE-STORY WITH A BASEMENT WITH A TOTAL OF 42,123 SQUARE FEET, AND TO ADD THE ADJACENT PARCEL TO THE PROJECT FOR A NEW TENNIS COURT, PITCH-AND-PUTT AREA, SECONDARY ENTRY GATES AND DRIVEWAY, AND DECORATIVE GARDENS AT 506 DEODAR LANE AND 393 OLD RANCH ROAD

WHEREAS, the Planning Commission considered Architectural Design Review No. AR 22-005 that was filed by Mr. Tomas Balderas of Horizon Pacific on behalf of the property owners, Mr. and Mrs. Han Tan, for modifications to the previously approved plans for a new, single-family residence and accessory structures at 506 Deodar Lane, and to add the adjacent parcel at 393 Old Ranch Road to the project for a new tennis court and other recreational and ancillary features. The properties are zoned A-5 and are in the Bradbury Estates.

WHEREAS, the Bradbury Estates Homeowner Association and Community Services District considered the modified plans at their meetings on May 16, 2022, and conditionally approved the modifications to the project.

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 May 25, 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, and that the findings stated in Resolution No. 13-227.PC for approval of the initial proposal remain applicable:

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 location of the new structures is mostly the same as that of the previous improvements. The modified plans expand the area covered by the

structures but since the properties have been almost entirely graded for agricultural activities, any new grading can be balanced on site and tree removals will be minimal.

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 modified design is a one-story residence with a basement. The contemporary design which will comply with the 28-foot height limit is compatible with the surrounding developments.

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 initial and modified design orients the residence into the lot. There will be minimal fenestration facing the neighbors and abundant landscaping along the perimeters of the properties.

4. The requirements of the ridgeline and view preservation regulations have been met. The proposed new residence as modified 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 proposed new residence as modified 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.

6. The requirements of the tree preservation and landscaping regulations have been met. The proposed residence as modified should not necessitate the removal of any oak trees or other prominent trees. An arborist report shall be prepared prior to the resumption of construction, and the arborist's recommendations for protection and preservation of prominent trees shall be complied with or mitigated. The landscaping plan(s) will provide for plants and materials that are appropriate for the site and area.

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 will comply with the maximum building height limit of 28 feet. The new residence as modified will be on existing graded areas and sufficiently distant from surrounding developments.

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 as modified will

comply with the maximum building height limit of 28 feet, which is less than the maximum potential height of 35 feet for 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 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 a new, single-family residence and accessory structures in an urbanized area.

SECTION E. The Planning Commission hereby approves Architectural Review No. AR 22-005 for the project and modifications based on the information depicted on the submitted plans and subject to the applicable conditions stated in Resolution No. 13-227.PC and the following conditions, which shall apply to both parcels, and all of which shall be complied with to the satisfaction of the City Manager or designees. If there is any conflict or contradiction among the conditions stated in Resolution No. 13-227.PC and the following conditions, the following conditions shall prevail:

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 May 25, 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 prior Resolutions and the Acknowledgment Form(s) 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. The tennis court proposed for 393 Old Ranch Road is to comply with all setbacks; 50 feet from the Deodar Lane roadway and 25 feet from the property line between 506 Deodar Lane and 393 Old Ranch Road.

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 meeting shall be held with representatives of the City Development Team prior to issuance of building permits for the modified plans. 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.

Bradbury Estates Conditions

8. The project is required to satisfy and comply with the following conditions issued by the Bradbury Estates Homeowner Association (HOA) and Community Services District (CSD) at their meeting on May 16, 2022:

- a. Limit driveways to three, one on Deodar Lane and two on Old Ranch Road.
- b. Demolish all structures on 393 Old Ranch Road, including the masonry fence between 506 Deodar Lane and 393 Old Ranch Road within 60 days of approval of the project by the Planning Commission.
- c. Complete the masonry walls and landscaping at the parkway areas to match the parkway and walls at 506 Deodar Lane. Maintenance of the parkways needs to be performed throughout the construction process and thereafter.
- d. Defined entrance design(s) for Old Ranch Road along with detailed landscaping and lighting plans for the parkways shall be submitted for the HOA and CSD Boards to review and approve. Synthetic grass is required within ten feet of the back of curb, and crushed rock or other ground cover may be presented after that dimension.
- e. The above-described work shall be completed prior to any City permitted work or inspections.
- f. Provide a sewer lateral to the street on Old Ranch Road for future connection.
- g. These conditions shall be placed on the permitted plans for construction.
- h. A construction timeline shall be presented to the CSD Board and updated bi-monthly.

Engineering Conditions

9. The applicant shall submit Precise Grading Plans for the project showing building footprints, pad elevations, finished grades, drainage routes, all block and 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.

10. Along with the Grading Plan, the applicant shall submit a Demolition Plan which identifies the extent of the removals and any structures which are to remain. The existing utilities shall be indicated on the plan and their disposition as part of the construction. An Erosion Control Plan shall be submitted with the Demolition Plan and shall identify the Best Management Practices (BMP) to eliminate any illicit discharges during storm events and such BMPs shall be installed and operable for all phases of demolition, grading, and construction. The erosion control measures may be included on the Demolition Plan if space permits.

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. Any existing regional storm drains adjacent to or within the property shall be analyzed to confirm that it is adequate for any proposed discharges from the proposed development. Existing and proposed hydraulic calculations for any regional storm drains shall be included in the report. Any required easements for the regional storm drains (if any) shall be granted by separate document.

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 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.

14. The applicant shall connect to the existing sewer line within Old Ranch Road and reimburse the Bradbury Estates Community Services District (CSD) as identified in the District's Sewer Reimbursement District calculations. The location of the existing sewer mainline and the existing sewer laterals shall be indicated on the Grading Plan. If a new sewer lateral is to be constructed, it shall also be indicated on the Grading Plan. Sewer clean-outs shall be installed at the property lines (minimum).

15. The applicant shall remove and abandon any and all sewer septic system components to the satisfaction of the City's Building Official and the Los Angeles County Health Department.

16. Prior to issuance of any permits, the applicant shall verify that the proposed development is annexed into the Los Angeles County Sanitation District.

17. Prior to final inspections and occupancy, the applicant shall verify that any required sewer connection fees have been paid to the City of Bradbury and the County of Los Angeles Department of Public Works, Sewer Maintenance District.

18. The applicant shall obtain a public works permit for all work in or adjacent to a 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.

19. The applicant shall be responsible for all required street improvements as required by the Bradbury Estates Community Services District (CSD).

20. 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.

21. 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.

22. This project is subject to Low Impact Development (LID) regulations, and the applicant must submit a site-specific drainage concept and stormwater quality plan to mitigate post-development stormwater and implement LID design principles in full compliance with the Los Angeles County DPW LID Manual. A fully executed "Maintenance Covenant for LID Requirements" shall be recorded with the L.A. County Registrar/Recorder and a certified copy shall be submitted to the City prior to final inspection approval and the issuance of a 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 the following:

- 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.

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.

23. 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 Methodology. The proposed storm drain improvements shall be privately maintained by the property owner.

Landscaping Conditions

24. The applicant shall submit detailed landscaping, irrigation, and hardscape plans for the project prepared by a licensed landscape architect with complete water efficiency calculations and forms in accordance with the City's Water Efficient Landscape Ordinance (WELO) and updates for review and approval of the City's Landscape Architect.

25. An arborist report shall be prepared (updated if applicable) by a certified arborist for both parcels prior to plan check approval. The arborist's recommendations for protection or removal of oak trees or other prominent trees shall be complied with or mitigated and included in the applicable plans for plan check submittal. Trees to be preserved must be protected from damage during construction as well as actions that might affect their health and viability following completion of the project. The construction drawings shall show and include notes requiring chain-link fencing at drip lines of all trees to be preserved, including such trees on neighboring properties. The project Landscape Architect, Architect, Arborist, and Civil Engineer shall coordinate throughout completion of design, construction documents, and construction to ensure existing trees are shown accurately and trees to be preserved are protected. The contractor shall observe and implement all mitigation measures required by the City's Landscape Architect and tree protection notes shall be specified on the plans.

26. The Grading Plan shall indicate impacts on existing trees, drainage patterns, and possible erosion control measures. Site storm drainage is to be captured on the property and allowed to percolate into the ground to the extent possible based on the City

Engineer's direction. In developing the grading layout, the project Civil Engineer must allow existing elevations at bases of trees to remain at current levels because any cut or fill more than 1" to 2" could destabilize or kill trees. In addition, grading shall not allow storm water to settle around the bases of trees as good drainage is essential for tree health.

27. 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 City's Landscape Architect in the field prior to the start of construction.

28. 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 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.

29. A complete Irrigation Plan prepared by a licensed landscape architect or certified irrigation designer shall be included in the plan check submittal, showing and specifying manufacturer, model, and size for all drip and spray equipment, piping, control valves, backflow prevention, "smart" irrigation controllers, flow meter/master valves, and other equipment. Water meter(s) with size and static pressure, and connection to irrigation system must be indicated, and separate water meters or sub-meters to measure irrigation water use separately from domestic use shall be provided. The plan shall designate controller station numbers and flow in gallons per minute for each remote-control valve. Irrigation shall be laid out to conform to edges of planter beds to minimize overflow onto paving, buildings, or adjacent landscaping, and different hydrozones shall be on separate control valves. Note that the updated WELO requires rotary type heads rather than gear-driven rotors for all spray-type sprinkler heads, and drip irrigation for any planter areas that are 10 feet or less in any dimension.

30. Hardscape design and materials must conform to the plans, including permeable pavers rather than poured concrete in all tree root zones, and paving, walls, utilities, and other improvements must be designed to minimize impacts on root systems and canopies of trees to remain to prevent short- and long-term decline. This applies to trees on site and on neighboring properties.

31. The landscape design and construction drawings shall coordinate with the Demolition, Grading, and Utility Plans and the plans shall show that 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

32. The planting design and plant palette shall be in accordance with Los Angeles County Fire Department requirements, and if required by the LACFD, an up-to-date Fuel Modification Plan with LACFD comments shall be included in the construction documents in order for the City to approve the landscape construction drawings.

33. 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.

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

35. Planting and irrigation design must conform to the City's Water Efficient Landscape Ordinance (WELO) and updates. 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 WELO.

36. Per the City's WELO standards, a soil test and soil management plan including soil texture, infiltration rate, pH, etc., and amendment recommendations for landscape areas shall be provided at the same time as plan check submittal. Soil samples shall be taken in areas that will be landscaped following preliminary grading to accurately test and amend the soil that will be used for planting. A note requiring soil testing and soil management must be included on the plans, and any soil amendments shall be specified on the plans, and the following note shall be included even on plans for bidding purposes only, "Contractor shall install amendments as recommended in the soil analysis report and management plan."

SECTION F. 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 G. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 25th day of May, 2022.

Chairperson

ATTEST:

City Clerk

I, Claudia Saldana, City Clerk, hereby certify that the foregoing Resolution No. PC 22-305 was duly adopted by the Planning Commission of the City of Bradbury, California, at a regular meeting held on the 25th day of May, 2022, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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ATTACHMENT B

***Resolution No. 13-227.PC
And
October 23, 2013 Agenda Report***

506 Deodar Lane

RESOLUTION NO. 13-227. PC

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF BRADBURY, CALIFORNIA, SETTING FORTH ITS
~~FINDINGS OF FACT AND DECISION RELATIVE TO~~
ARCHITECTURAL REVIEW APPLICATION NO. AR 13-283,
NEIGHBORHOOD COMPATIBILITY APPLICATION NO. NC
13-102 APPROVING THE NEW CONSTRUCTION OF A HOME
AND ACCESSORY STRUCTURES AT 399 OLD RANCH ROAD
(FORMERLY 506 DEODAR LANE)**

WHEREAS, The Planning Commission considered an application filed by Megan Johnson, Ehrlich Architects, on behalf of the property owner Mr. Han Tan to construct a new single family residence (30,114 square feet) and guest house (2,497 square feet), along with site amenities (water features and tennis court) and overall site landscaping on the property located at **399 Old Ranch Road (formerly 506 Deodar Lane)**, A-5 zone district, Estate 5-acre General Plan Designation.

WHEREAS, the Municipal Code of the City of Bradbury provides that the Planning Commission shall announce its findings and decisions in zoning matters.

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 public hearing has been conducted on **October 23, 2013** in accordance with the provisions of the Municipal Code relative to this matter.

SECTION B. The Planning Commission declares that the information in the staff report and testimony given at the public hearing are incorporated in this resolution and comprise the basis upon which the findings have been made.

SECTION C. The Planning Commission finds that the project meets the required findings described in Bradbury Municipal Code Section 9.04.030.030C (Architectural Review) as follows:

- 1. The proposed development is designed and will be developed to preserve to the greatest extent practicable the natural features of the land, including existing topography and landscaping.** The location of the new structures is primarily in the same location as the existing improvements on the site, thereby reducing the amount of required grading and tree removal.
- 2. 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 existing site is developed with low profile ranch-style buildings. The new project is a modern architectural style. It is a split level style and is one- to two-story above grade, at no time exceeding two stories one above the other. It meets the height requirements and due to the flat roof, is under the limit of 28 feet.

3. **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 orientation of the site plan is inward to the property. The portions of the new structures that are closest to neighboring properties have minimal fenestration and significant landscaping to protect privacy.

4. **The requirements of Ridgeline and View Preservation have been met.** The site is located in a relatively flat neighborhood that is already developed. No ridgeline or view concerns will be triggered.

5. **The proposed development is designed and will be developed in a manner to the extent reasonably practicable so the it does not unreasonably interfere with the neighbor's existing view, view of ridgelines, valleys or vistas.** The site is located in a relatively flat neighborhood that is already developed. No ridgeline or view concerns will be triggered.

6. **The requirements of the Tree Preservation and the Landscaping conditions have been met.** As proposed and as subsequently conditioned, all code requirements for tree preservation and landscaping will be met.

SECTION D. The project meets the required findings described in Bradbury Municipal Code Section 9.04.050.040 (Neighborhood Compatibility) as follows:

1. **Natural Amenities.** The improvements to the property shall respect and preserve to the greatest extent practicable the natural features of the land, including existing topography and landscaping. The location of the new structures is primarily in the same location as the existing improvements on the site, thereby reducing the amount of required grading and tree removal.

2. **Neighborhood Character.** Reasonable compatibility with the existing neighborhood character in terms of the scale of development of surrounding residences, particularly those within 500' of the proposed development parcel boundaries. While many elements can contribute to the scale of the residential structure, designs should minimize the appearance of over or excessive building substantially in excess of existing structures in the neighborhood. The square footage of the structure and the total lot coverage shall reflect the uncrowded character of the City and the respective neighborhood. The height of the structures shall maintain to the extent practicable, some consistency with the height of the structures on neighboring properties. The proposal has a low 15% lot coverage, height of only 22 feet, and is designed to fit into the slope contours of the existing site to minimize grading.

3. **Privacy.** Design proposals shall respect the existing privacy of adjacent properties by maintaining an adequate amount of separation between the proposed structure and adjacent properties, and the design of balconies, decks and windows shall respect the existing privacy of adjacent properties. There are no off-site residential structures within 100 feet of this project. Conditions of the HOA regarding lighting and screening around the tennis court address any privacy and intrusion concerns.

SECTION E. The proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction) and Section 15332 (In-Fill Development) of the CEQA Guidelines.

SECTION F. The Planning Commission hereby approves the proposed project subject to the information shown on the submitted plans and subject to the following conditions:

General conditions:

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 October 23, 2013 and dated 10/2/2013 5:23:55 p.m. as determined by the City Planner at the time of plan check review adopted herein by reference. (Planning Commission Policy)
2. In accordance with Government Code Section 66474.9(b) (1), the applicant and/or property owner shall defend, indemnify, and hold harmless the City, and its officers, agents and employees, from any claim, action, or proceeding to attack, set-aside, void or annul, the approval of this project brought within the time period provided by Government Code Section 66499.37. In the event the city and/or its officers, agents and employees are made a party of any such action:
 - (a) Applicant and/or property owner shall provide a defense to the City defendants or at the City's option reimburse the City its costs of defense, including reasonable attorney's fees, incurred in defense of such claims.
 - (b) Applicant and/or property owner shall promptly pay any final judgment rendered against the City defendants. The City shall promptly notify the applicant of any claim, action of proceeding, and shall cooperate fully in the defense thereof. (Planning Commission Policy)
3. Regardless of any information or proposed development shown on the plans, all site improvements shall comply with all applicable City regulations, including requirements of the Building, Fire, Planning and Engineering Departments. (Development Code Requirements). It is possible that certain amendments will need to be made to the plans during the building and

engineering plan check process. These amendments can be made without further review by the Planning Commission if they are not substantively different to what is shown on the plans referenced in Section 1 above which led to the findings contained in this resolution of approval.

4. The decision of the Planning Commission is subject to a ten (10) day period within which any City Council member or person or entity owning property within 500 feet of the subject property may file a written appeal with the City Clerk of the Planning Commission's decision provided that a processing fee is paid to the City (see Chapter 9.02.050 BMC) & (Section 9.02.020.020 BMC)
5. In the event that the proposed development has not begun the construction process (defined as the submission of construction plans to the Building Department for plan check) within one year from the date of this approval (June 27, 2014), this entitlement shall automatically become null and void. A request for an extension of the time period may be filed with the City at least 30 days prior to the expiration date. (Section 9.02.020.050)
6. The owner of the subject property must file an Affidavit of Acceptance of the conditions set forth in the Planning Commission Resolution of Approval regarding the proposed project prior to the submission of the plans to the Department of Building and Safety. (Planning Commission Policy)

Planning Conditions:

7. A building permit cannot be issued until a zoning code amendment becomes effective amending Section 9.05.060.040 G of the Bradbury Municipal Code regarding roof pitch. If this does not occur, a variance will be required.
8. The maximum height of the proposed dwelling unit shall not exceed 28 feet as measured from the surrounding finished pad grade to the highest ridge beam as shown on the submitted plans. (Development Code Requirement).
9. No mechanical equipment shall be installed on the roof. (Design Guidelines)
10. All exterior building and landscape lighting shall be non-glare and shall be shaded so as not direct lighting off the subject property. (Section 9.06.030.100 BMC)
11. Tennis court lighting shall be fully shielded (HOA).
12. The exterior appearance and color of the project shall substantially comply with the plans and materials submitted to the Planning Commission. (Planning Commission Policy)

13. The tennis court fencing shall be either black or green vinyl chain link (HOA).
14. A wrought-iron fence shall be installed around the swimming pool with self-closing gates to meet code (HOA)
15. Property generators shall be located in underground vaults. (HOA)
16. The proposed landscape plan shall be reviewed and approved by the City's contract landscape consultants to ensure compliance with Chapter 9.06.095 – Water Efficient Landscape Standards. The applicant is required to pay applicable fees for plan check and required inspections. In addition, the landscape plan must be approved by the Los Angeles County Fire Department regarding compliance with the Fire Department's Fuel Modification Plan. (Section 9.06.090.040(C BMC))
17. If existing mature trees are removed they must be replaced at a ratio of 2:1. The minimum size of the replacement trees shall be 24-inch box. (Section 9.06.090.040 BMC & Planning Commission policy)
18. The trash enclosure must house a minimum of two (2) three-yard bins and must be covered to deter bears and other wildlife from getting into the bins.

Community Service District Conditions:

19. Install CSD approved concrete rolled berm curbs for the entire property frontage on Old Ranch Road and Deodar Lane.
20. Grind and/or replace one half of the roadway for the entire frontage of Old Ranch Road and Deodar Lane with the approved CSD asphalt section.
21. Include the civil engineer's stamped plans for the attached roadway and curb details in the plan submittal packet.
22. Lace out the existing Deodar trees under the supervision of a licensed arborist prior to the start of any work. This should be done to all mature trees that will be kept on the property.
23. Provide a dedicated architectural page in the building plan check package to show the primary entry gate and second service gates. The page should call out a minimum twenty (20) feet of decorative paving in front of the gates, a detailed elevation of the gate itself calling out the material, size and finishes. Entry gate lighting shall not cause glare onto the roadway but be directed downward, upward or a glass as to not cause glare. Entry gate signage shall read the address number and if desired, either the property owner's name or the name of the estate. Service gates shall only read the address and the

words "service gate". The Main entry Gate itself shall be transparent with the service gates being of solid material. The property line walls need to be shown along with any columns. Property line walls should not exceed seven (7) feet and the gate columns no more than eight (8) feet high. All materials and finishes need to be shown for the walls including any step backs of W.I or other material.

24. Parkway landscaping shall be installed prior to foundation inspections. The first ten (10) feet of parkway shall be grass with larger planting from ten (10) feet to the face of the walls.
25. The open drainage channel paralleling Deodar Lane shall be converted to a closed pipe to accommodate the flow with a clean-out at the connection point and a swing gate at its outlet.
26. Roadway easements if required shall be dedicated to the CSD.
27. All utilities shall be installed underground.
28. A sewer line shall be run from the septic system to the roadway for future connection to a sewer system.
29. The General Contractor and/or Project Manager shall be required to supply the security service with the names of all contractors, sub-contractors, materials men and any other visitors to the site to allow the security service time to prepare roadway passes. This same list needs to be provided to the City of Bradbury for purposes of licensing. All vehicles coming through the gates shall be license and insured. The roadways in the community are private and anyone violating the traffic and/or security laws or seen abusing the privileges shall be turned away.
30. All construction parking shall be on-site.
31. Drainage improvements may be required, and they shall be designed and constructed to the satisfaction of the City Engineer and the Building Official. Particular attention shall be made to insure that the proposed project adequately provides for contributory drainage and that surface run-off shall be retained on-site. (Building Code Regulations & City Engineer requirements)

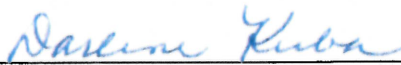
Building/Engineering Conditions:

32. The Building Department may require a soils report and geology report. The applicant shall satisfy this requirement to the satisfaction of the City's Building Official. (Building Code Regulations)

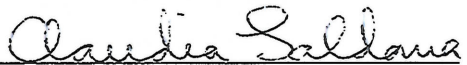
33. The grading shall be balanced on-site no import or export of fill material shall be permitted without Planning Commission approval. (Building Code Regulations, HOA)
34. The proposed location and solution identified on Sheet L1.00 for the low-impact development compliant storm water retention is subject to the review and approval of the City Engineer.
35. Any un-compacted soils shall be re-graded in accordance with the Soils Engineer's recommendations and to the satisfaction of the City Engineer and the Building Official. (Building Code Regulations).
36. Planning Department Construction Observation and Plan Check Fees are required to be paid at the time Building Permits are obtained.
37. A pre-construction meeting shall take place prior to any work being started. The meeting shall be attended by city officials designated by the City Manager, the Bradbury CSD, the property owner and his/her representatives who have a role during the construction phase of the project.

SECTION F. The City Clerk shall certify to the adoption of this resolution.

PASSED APPROVED AND ADOPTED this 23rd day of October, 2013.



Darlene Kuba, Chairperson

ATTEST: 
City Clerk

I, Claudia Saldana, City Clerk, hereby certify that the foregoing Resolution No. 13-227. PC was duly adopted by the Planning Commission of the City of Bradbury, California at a regular meeting held on the 23rd day of October, 2013 by the following vote:

AYES: Chairperson Kuba, Vice-Chairperson Esparza,
Commissioners Hernandez, Dunst and Novodor
NOES: None
ABSTAIN: None
ABSENT: None



Darlene Kuba Chairperson (District 3)
Susan Esparza Vice Chairperson (District 4)
Frank Hernandez, Commission Member (District 1)
Karen Dunst, Commission Member (District 5)
Bill Novodor Commission Member (District 2)

City of Bradbury Planning Commission Agenda Report

TO: Honorable Chairperson and Members of the Planning Commission

FROM: Anne McIntosh, City Planner

DATE: October 23, 2013

**SUBJECT: 399 OLD RANCH ROAD (FORMERLY 506 DEODAR LANE)
ARCHITECTURAL REVIEW APPLICATION NO. AR 13-283
NEIGHBORHOOD COMPATIBILITY APPLICATION NO. NC 13-105**

AGENDA NO. 6-B

PROJECT DESCRIPTION

The property owner, Mr. Han Tan, is requesting the demolition of existing site improvements – including house, pool house, garage and stables - for the construction of a new single family residence (30,114 square feet) and guest house (2,497 square feet), along with site amenities (water features and tennis court) and overall site landscaping (see Sheets A1.02 and A1.01 of the plan packet). The applicant is Megan Johnson of Ehrlich Architects on behalf of Mr. Tan. Ms. Johnson will make a presentation to the Commission of the submittal package.

ENVIRONMENTAL REVIEW

The proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction) and Section 15332 (In-Fill Development) of the CEQA Guidelines.

ANALYSIS

The property is zoned A-5 and allows for the uses proposed with a Major Architectural Review Permit and Neighborhood Compatibility approval from the Planning Commission.

The project site is located in the Bradbury Estates Community Services District and is subject to the review of the Bradbury Estates Homeowner's Association. The CSD and HOA reviewed this project at their meeting of September 9, 2013. See attached comment letter dated September 10, 2013. The comments provide specific requirements and suggestions for roadway improvements and development features that are already included in the plans. The CSD and HOA unanimously recommended approval of the project as conditioned.

Following is a summary of the site characteristics and proposed improvements:

Parcel #	8527025001
Zone	A-5
General Plan Designation	Estate – 5 acre
Gross site area	5.14 acres
Gross lot width	455 feet
Gross lot depth	493 feet
Net area of site (easements for road/utilities)	4.9 acres
Net lot width	455 feet
Net lot depth (easements for road/utilities)	470 feet
Net lot coverage	15 percent
Landscaped area	4.9 acres
Average lot slope Sheet A0.04	9.9936 percent (slope calculation on plans)
Surrounding land uses and zoning Sheet A0.01	The subject property is surrounded on all sides by property zoned A-5 and developed for residential purposes.
Building Area Gross Sheets A1.03-05	32,611 square feet
Main House Gross <ul style="list-style-type: none"> Basement floor – living area Basement floor – garage/mech. First floor Second floor 	30,114 square feet <ul style="list-style-type: none"> 2,489 square feet 8,665 square feet 15,446 square feet 3,514 square feet
Area House Gross <ul style="list-style-type: none"> First floor Second floor 	2,497 square feet <ul style="list-style-type: none"> 1,081 square feet 1,416 square feet

Following is a table that shows how the proposal meets the development standards for the A-5 zone:

Development feature	A-5 Zone requirements	Proposed	Meets Requirements?
Minimum Lot Area	5.0 acre	5.14 acre	Yes, exceeds
Minimum Lot Width	250 feet	455 feet	Yes, exceeds
Residential Density	One single-family dwelling +accessory	One single-family dwelling +accessory	Yes
Minimum Dwelling Size	2,500 square feet	30,114 square feet	Yes, exceeds
Guesthouse	One, up to 2,500 square feet	One, 2,497 square feet	Yes
Front setback	50 feet	50 feet	Yes
Side setbacks (each)	25 feet	25 feet	Yes
Rear setback	25 feet	50 feet	Yes, exceeds

Development feature	A-5 Zone requirements	Proposed	Meets Requirements?
Height limit <i>Sheets A3.01-03</i>	28 feet (or 35 feet)	Main house – 24 feet Guest house – 22 feet	Yes
Roof Pitch <i>Sheet A1.06</i>	3.5 to 12	0 % text amendment in progress*	*Requires text amendment
Hillside - >10% slope <i>Sheet A0.04</i>	Additional requirements	Does not require hillside – 9.99% slope	Yes
Tree preservation <i>Sheet A0.05 Arborist report</i>	Required to comply with 9.06.090 BMC	Tree preservation of nine mature Deodar cedars, three mature coastal live oaks. Some removal of non-specimen trees	Yes To be reviewed during plan check
Grading and Drainage <i>Sheet L1.00</i>	Compliance with LID Ordinance Approval by City Engineer	Proposed Grading and Drainage Plan and proposed underground stormtech SC-740 chamber	Yes, to be reviewed during plan check
Fire Access <i>Sheet A9.01</i>	Required to be approved by LA County Fire		
Landscape <i>Sheets L1.01, L2.01-04</i>	Required to comply with 9.06.095 BMC	Tree preservation plan and new landscape plan to be reviewed by Armstrong and Walker during plan check	Yes To be reviewed during plan check
Retaining walls	6 feet maximum	6 feet maximum	Yes
Parking	6 spaces required	16 spaces	Yes, exceeds
Design requirements <i>Sheets A2.01-02, A5.00-01</i>	Distinctive style Unifying elements	Modern Uniform arch style and landscape elements	Yes Yes

Staff believes that the proposed development is of superior architectural quality and site design. The project meets the required findings described in Bradbury Municipal Code Section 9.04.030.030C (Architectural Review) as follows:

- 1. The proposed development is designed and will be developed to preserve to the greatest extent practicable the natural features of the land, including existing topography and landscaping.** The location of the new structures is primarily in the same location as the existing improvements on the site, thereby reducing the amount of required grading and tree removal.
- 2. 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 existing site is developed with low profile ranch-style buildings. The

new project is a modern architectural style. It is a split level style and is one- to two-story above grade, at no time exceeding two stories one above the other. It meets the height requirements and due to the flat roof, is under the limit of 28 feet.

3. **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 orientation of the site plan is inward to the property. The portions of the new structures that are closest to neighboring properties have minimal fenestration and significant landscaping to protect privacy.
4. **The requirements of Ridgeline and View Preservation have been met.** The site is located in a relatively flat neighborhood that is already developed. No ridgeline or view concerns will be triggered.
5. **The proposed development is designed and will be developed in a manner to the extent reasonably practicable so the it does not unreasonably interfere with the neighbor's existing view, view of ridgelines, valleys or vistas.** The site is located in a relatively flat neighborhood that is already developed. No ridgeline or view concerns will be triggered.
6. **The requirements of the Tree Preservation and the Landscaping conditions have been met.** As proposed and as subsequently conditioned, all code requirements for tree preservation and landscaping will be met.

The project meets the required findings described in Bradbury Municipal Code Section 9.04.050.040 (Neighborhood Compatibility) as follows:

- A. **Natural Amenities.** The improvements to the property shall respect and preserve to the greatest extent practicable the natural features of the land, including existing topography and landscaping. The location of the new structures is primarily in the same location as the existing improvements on the site, thereby reducing the amount of required grading and tree removal.
- B. **Neighborhood Character.** Reasonable compatibility with the existing neighborhood character in terms of the scale of development of surrounding residences, particularly those within 500' of the proposed development parcel boundaries. While many elements can contribute to the scale of the residential structure, designs should minimize the appearance of over or excessive building substantially in excess of existing structures in the neighborhood. The square footage of the structure and the total lot coverage shall reflect the uncrowded character of the City and the respective neighborhood. The height of the structures shall maintain to the extent practicable, some consistency with the height of the structures on neighboring properties. The proposal has a low 15% lot coverage, height of only 22 feet, and is designed to fit into the slope contours of the existing site to minimize grading.
- C. **Privacy.** Design proposals shall respect the existing privacy of adjacent properties by maintaining an adequate amount of separation between the

proposed structure and adjacent properties, and the design of balconies, decks and windows shall respect the existing privacy of adjacent properties. There are no off-site residential structures within 100 feet of this project. Conditions of the HOA regarding lighting and screening around the tennis court address any privacy and intrusion concerns.

ALTERNATIVES

The Planning Commission will open the public hearing and solicit testimony on the proposed project. At that time, the Planning Commission has the following alternatives:

Option 1. Close the public hearing and find that the requested Architectural Design Review approvals are consistent with the City's Design Guidelines and development standards subject to certain conditions and approve the staff recommendation.

Option 2. Continue the public hearing open, find that the requested plan approvals may be appropriate with certain design modification. Direct the applicant to revise the plans and continue the public hearing to a date certain.

Option 3. Close the public hearing, find that the proposed development plans are not consistent with the City's Design Guidelines, Development Standards and the use of the materials is not compatible with the surrounding neighborhood and deny the project as proposed.

RECOMMENDATION

Staff recommends that the Commission adopt the attached draft resolution, which approves the environmental categorical exemption and conditionally approves the proposed development Architectural Review Application No. AR 13-283, Neighborhood Compatibility Application No. NC 13-105.

Attachments:

- A. Draft Planning Commission Resolution PC 13-###
- B. Applicant's Architectural Review package, including required plans
- C. Letter dated September 10, 2013 from the Bradbury Estates
- D. Letter from adjacent neighbors – Mr. and Mrs. Richard T. Hale, Jr.

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ATTACHMENT C

***Resolution No. PC 18-276
And
June 27, 2018 Agenda Report***

506 Deodar Lane

PLANNING COMMISSION RESOLUTION NO. PC 18-276

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 MODIFICATIONS TO THE ARCHITECTURAL PLANS PREVIOUSLY APPROVED UNDER PLANNING COMMISSION RESOLUTION NO. 13-227.PC FOR ARCHITECTURAL REVIEW NO. AR 13-283 AND NEIGHBORHOOD COMPATIBILITY APPLICATION NO. NC 13-105 FOR A NEW, TWO-STORY, 27,370 SQUARE-FOOT SINGLE-FAMILY RESIDENCE WITH A 5,238 SQUARE-FOOT BASEMENT, A 10,382 SQUARE-FOOT, 27-CAR GARAGE, AND 2,989 SQUARE FEET OF MECHANICAL EQUIPMENT AND STORAGE SPACE AT 506 DEODAR LANE

WHEREAS, the Planning Commission considered modifications for the development at 506 Deodar Lane, the plans for which had been approved by the adoption of Planning Commission Resolution No. 13-227.PC for Architectural Review No. AR 13-283 and Neighborhood Compatibility Application No. 13-105.

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-notice public hearing has been conducted at the regular meeting on June 27, 2018, 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 given at the public hearing are incorporated in this Resolution and comprise the bases on which the findings have been made.

SECTION C. The Planning Commission declares that the project and modifications meet the required findings stated in Section 9.34.050 of Chapter 34 (Architectural Review, Significant) of the Bradbury Development Code, and that the findings as stated in Resolution No. 13-227.PC are applicable to the modified project.

SECTION D. The Planning Commission declares that the project and modifications meet the required criteria stated in Section 9.40.050 of Chapter 40 (Neighborhood Compatibility) of the Bradbury Development Code, and that the findings as stated in Resolution No. 13-227.PC are applicable to the modified project.

SECTION E. The Planning Commission finds and declares that the property is situated such that the proposed project and modifications will not affect a view or vista from the main structure of a preexisting developed property, and therefore, the proposed project and modifications are not subject to the limitations of Chapter 43 (Ridgeline Preservation) of the Bradbury Development Code.

SECTION F. The Planning Commission finds that the proposed project and modifications are Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303(a) of the CEQA Guidelines ~~as new construction of one single-family residence.~~

SECTION G. In accordance with Government Code Section 66474.9(b)(1), the applicant and/or property owner shall defend, indemnify, and hold harmless the City, and its officers, agents and employees, from any claim, action, or proceeding to attack, set-aside, void or annul, the approval of this project brought within the time period provided by Government Code Section 66499.37. In the event the City and/or its officers, agents and employees are made a party of any such action:

1. Applicant and/or property owner shall provide a defense to the City defendants or at the City's option reimburse the City its costs of defense, including reasonable attorney's fees, incurred in defense of such claims; and

2. Applicant and/or property owner shall promptly pay any final judgment rendered against the City defendants. The City shall promptly notify the applicant of any claim, action of proceeding, and shall cooperate fully in the defense thereof.

SECTION H. The Planning Commission hereby approves the proposed project and modifications as depicted on the submitted plans and subject to the applicable conditions stated in Resolution No. 13-227.PC, all of which shall be complied with to the satisfaction of the City Manager or designees.

SECTION I. In accordance with Chapter 16 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.

SECTION J. Pursuant to Development Code Section 9.07.050 (Time limits and extensions), if the applicant and/or property owner has not exercised this entitlement (i.e., submittal of plans for plan check by the Department of Building and Safety) within one (1) year of the date of this approval (i.e., by June 27, 2019), this entitlement shall expire and be null, void, and of no effect. In accordance with Chapter 7 of the Bradbury Development Code, a request for an extension of the time period for exercising this entitlement may be filed with the City 30 days prior to its extension, and one (1) extension of up to one (1) year may be granted by the applicable review authority.

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

- SIGNATURES ON THE NEXT PAGE -

PASSED, APPROVED, AND ADOPTED this 27th day of June, 2018.

Darlene Kuba

Chairperson

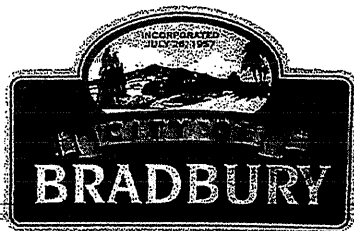
ATTEST:

Claudia Saldana

City Clerk

I, Claudia Saldana, City Clerk, hereby certify that the foregoing Resolution No. PC 18-276 was duly adopted by the Planning Commission of the City of Bradbury, California, at a regular meeting held on the 27th day of June, 2018, by the following vote:

AYES: Chairperson Kuba, Vice-Chairperson Novoden,
NOES: None Commissioners Dunst, Hernandez, Jones
ABSTAIN: None
ABSENT: None
RECUSED: None



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

City of Bradbury Planning Commission Agenda Report

TO: Honorable Chairperson and Members of the Planning Commission

FROM: Jim Kasama, City Planner *[Signature]*

DATE: June 27, 2018

SUBJECT: RESOLUTION NO. PC 18-276 – 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 MODIFICATIONS TO THE ARCHITECTURAL PLANS PREVIOUSLY APPROVED UNDER PLANNING COMMISSION RESOLUTION NO. PC 13-227 FOR ARCHITECTURAL REVIEW NO. AR 13-283 AND NEIGHBORHOOD COMPATIBILITY APPLICATION NO. NC 13-105 FOR A NEW, TWO-STORY, 27,370 SQUARE-FOOT SINGLE-FAMILY RESIDENCE WITH A 5,238 SQUARE-FOOT BASEMENT, A 10,382 SQUARE-FOOT, 27-CAR GARAGE, AND 2,989 SQUARE FEET OF MECHANICAL EQUIPMENT AND STORAGE SPACE AT 506 DEODAR LANE

AGENDA ITEM NO. 8

BACKGROUND

On October 23, 2013, the Planning Commission adopted Resolution No. 13-227.PC (attached) for the approval of Architectural Review No. AR 13-283 and Neighborhood Compatibility Application No. NC 13-102, for the construction of a new, 30,114 square-foot, single-family residence and accessory structures, which included a guest house, tennis court, swimming pool, and decorative water features at 506 Deodar Lane (formerly 399 Old Ranch Road). The October 23, 2013, agenda report is attached.

The project is in the Bradbury Estates Community Services District (CSD) and was subject to review by the Bradbury Estates CSD and Homeowner Association (HOA). The CSD and HOA reviewed the original design at their meetings of September 9, 2013, and recommended conditional approval, including roadway improvements and certain development features that have been incorporated into the project. These conditions of approval remain applicable.

The project is under construction, but due to changes in personal circumstances, the owner, Mr. Han Tan is proposing to modify the design of the project. The guest house is to be a guest wing of the main residence, the tennis court is to be eliminated, the swimming pool is to be reoriented, and carports will be added for visitor and day-to-day parking. The proposed changes are depicted on sheet G0.00a of the attached plans.

The modified plans were presented to the Bradbury Estates Homeowner Association (HOA) at their meeting on May 14, 2018. The HOA Board unanimously approved the proposed modifications. The HOA approval letter is attached.

ANALYSIS

The property is zoned A-5. Refer to the attached October 23, 2013, agenda report for the initial project description and analysis. The proposed modifications may be approved if the Planning Commission determines that the design changes meet the findings required for approval of a Significant Architectural Review and Neighborhood Compatibility Application. The following is a summary of the site characteristics and proposed improvements:

Parcel #	8527-025-001
Zone	A-5
General Plan Designation	Agricultural Estate – 5 Acres
Gross site area	5.14 acres
Gross lot width	455 feet
Gross lot depth	493 feet
Net area of site (less easements for roads and utilities)	4.9 acres
Net lot width	455 feet
Net lot depth	470 feet
Net lot coverage	15 percent
Landscaped area	4.9 acres
Average lot slope	9.9936 percent
Surrounding land uses and zoning	The subject property is surrounded by A-5 zoned parcels that are developed with single-family residences
Total Building Area	45,979 square feet
Main House Area <ul style="list-style-type: none"> • First floor • Second floor • Basement living area • Basement garage & storage 	32,608 square feet <ul style="list-style-type: none"> • 19,204 square feet • 8,166 square feet • 5,238 square feet • 13,371 square feet

The following table compares the proposed development with the A-5 zoning standards:

Development Features	A-5 Zone Standards	Proposed Project	Meets A-5 Requirements?
Minimum Lot Area	5.0 acres	5.14 acres	Yes
Minimum Lot Width	250 feet	455 feet	Yes
Residential Density	One SFR & one ALQ	One SFR with an attached guest wing	Yes
Dwelling Size	2,500 s.f. minimum	32,608 square feet	Yes
Guesthouse	One, up to 2,500 s.f.	Attached guest wing	Yes
Front setback	50 feet	50 feet	Yes
Side setbacks (each)	25 feet	25 feet	Yes
Rear setback	25 feet	50 feet	Yes
Height limit	35 feet	28 feet	Yes
Hillside Regulations	If greater than 10% slope	Not applicable 9.99% slope	Yes
Tree preservation	Required to comply with Chapter 118	Preserving nine mature Deodars and three mature coast live oaks.	Yes Subject to review during plan check
Grading and Drainage	Compliance with LID Standards and approval by City Engineer	LID Grading and Drainage, including an underground Stormtech SC-740 retention chamber	Yes Subject to review during plan check
Fire Access	Required to be approved by LA County Fire	Approved by LA County Fire	Yes Subject to review during plan check
Landscaping	Required to comply with Chapter 121	Tree preservation and landscape plans approved by Armstrong and Walker	Yes Subject to review during plan check
Retaining walls	Six-foot maximum	Six-foot maximum	Yes
Parking	Six spaces required	29 garage spaces, nine carport spaces & three open spaces	Yes
Design requirements	Distinctive style with unifying elements	Modern style with complementary architectural features and landscaping elements	Yes Subject to review during plan check

ENVIRONMENTAL REVIEW

~~The proposed modifications to the project are Categorically Exempt from the provisions of~~
the California Environmental Quality Act (CEQA) pursuant to Section 15303(a) of the CEQA Guidelines – New construction or conversion of small structures, including a single-family residence.

This class of Categorical Exemptions is stated as being for limited numbers of new, small facilities or structures, but includes the development of one, single-family residence, or a second dwelling unit, and in urbanized areas, up to three single-family residences. The class also applies to the development of a duplex or similar multi-family residential structures of up to six units. Based on these parameters, the proposed project and the proposed modifications qualify for this class of exemption.

NOTICING

Notices of the public hearing for the proposed modifications were mailed to the owners of properties within 500 feet of the subject property by June 15, 2018.

FINDINGS

The proposed development, including the proposed modifications are of superior architectural quality and site design. The project, with the modifications is compatible with its neighborhood, and satisfies the required findings for approval of a Significant Architectural Review and a Neighborhood Compatibility Application. The findings are stated in the attached Resolution No. 13-227.PC, and are still applicable. This is stated in the attached Resolution No. PC 18-276.

PLANNING COMMISSION ALTERNATIVES

The Planning Commission is to conduct a public hearing to solicit testimony on the proposed project and modifications. The Planning Commission will have the following choice of actions:

Option 1. Close the public hearing and determine that the proposed project and modifications meet the findings for approval and a Categorical Exemption under CEQA, and approve a motion to adopt Resolution No. PC 18-276.

Option 2. Close the public hearing and determine that the proposed project and/or the proposed modifications do not meet the findings for approval or a Categorical Exemption under CEQA, and approve a motion to deny the proposed project and/or modifications, and direct staff to draft the appropriate resolution for adoption at the next meeting.

Option 3. If the Commission determines that the proposed project and/or modifications with certain limited alterations can be made to meet the findings for approval and a Categorical Exemption under CEQA, then the Commission is to approve a motion to continue the public hearing as open to the July 25, 2018, regular meeting, and direct the applicant to revise the plans accordingly and submit such revised plans to the City at least two weeks prior to the date of the meeting for reconsideration by the Planning Commission.

RECOMMENDATION

It is recommended that the Commission utilize Option 1 and adopt the attached Resolution No. PC 18-276.

ATTACHMENTS

Draft Planning Commission Resolution No. PC 18-276
Planning Commission Resolution No. 13-227.PC
Planning Commission Agenda Report for October 23, 2013 Meeting
Bradbury Estates HOA Approval Letter of May 16, 2018
Proposed Modified Plans

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ATTACHMENT D

***Resolution No. PC 19-286
And
October 23, 2019 Agenda Report***

506 Deodar Lane

PLANNING COMMISSION RESOLUTION NO. 19-286

~~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 MODIFICATIONS TO THE ARCHITECTURAL PLANS PREVIOUSLY APPROVED UNDER PLANNING COMMISSION RESOLUTION NOS. 13-227.PC AND PC 18-276 FOR ARCHITECTURAL REVIEW NO. AR 13-283 AND NEIGHBORHOOD COMPATIBILITY REVIEW NO. NC 13-105 THAT INCREASES THE TOTAL AREAS OF THE NEW, TWO-STORY RESIDENCE TO APPROXIMATELY 29,778 SQUARE FEET, AND THE GARAGE AND MECHANICAL/STORAGE BUILDINGS TO APPROXIMATELY 14,004 SQUARE FEET, AND THE GUEST WING AND POOL HOUSE/CABANA/EXERCISE ROOM AREAS TO BE RELOCATED 60 FEET TOWARD THE WESTERLY SIDE PROPERTY LINE AT 506 DEODAR LANE

WHEREAS, the Planning Commission considered modifications of the plans for 506 Deodar Lane, which had been approved by the adoption of Planning Commission Resolution Nos. 13-227.PC and PC 18-276 for Architectural Review No. AR 13-283 and Neighborhood Compatibility Review No. NC 13-105.

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 October 23, 2019, 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 reports, 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 and modifications meet the required findings stated in Section 9.34.050 of Chapter 34 (Architectural Review, Significant) of the Bradbury Development Code, and that the findings as stated in Resolution No. 13-227.PC remain applicable to the modified project.

SECTION D. The Planning Commission declares that the project and modifications meet the required criteria stated in Section 9.40.040 of Chapter 40 (Neighborhood Compatibility) of the Bradbury Development Code, and that the findings as stated in Resolution No. 13-227.PC remain applicable to the modified project.

SECTION E. The Planning Commission finds and declares that the property is situated such that the proposed project and modifications will not affect a view or vista

from the main structure of a preexisting developed property, and therefore, Chapter 43 (Ridgeline Preservation) of the Bradbury Development Code is not applicable to the proposed project and modifications.

SECTION F. The Planning Commission finds that the project and modifications are Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303(a) of the CEQA Guidelines as new construction of one, single-family residence in an urbanized area.

SECTION G. 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.

SECTION H. The Planning Commission hereby approves the proposed project and modifications as depicted on the submitted plans and subject to the applicable conditions stated in Resolution No. 13-227.PC, all of which shall be complied with to the satisfaction of the City Manager or designees.

SECTION I. 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.

2. Pursuant to Development Code Chapter 7 (Permit/Entitlement Implementation and Time Extensions), if the applicant and/or property owner has not exercised this entitlement (i.e., submittal of plans for plan check 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 J. The City Clerk shall certify to the adoption of this Resolution.

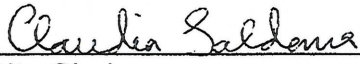
- SIGNATURES ON THE NEXT PAGE -

PASSED, APPROVED, AND ADOPTED this 23rd day of October, 2019.



Chairperson

ATTEST:



City Clerk

I, Claudia Saldana, City Clerk, hereby certify that the foregoing Resolution No. PC 19-286 was duly adopted by the Planning Commission of the City of Bradbury, California, at a regular meeting held on the 23rd day of October, 2019, by the following vote:

AYES: Vice-Chairman Hernandez, Commissioners Jones, Hunt
NOES: None
ABSTAIN: None
ABSENT: Chairman Novoder, Commissioner Kuba
RECUSED: None



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

City of Bradbury Planning Commission Agenda Report

TO: Honorable Chairperson and Commission Members
FROM: Jim Kasama, City Planner
DATE: October 23, 2019
SUBJECT: 506 DEODAR LANE – RESOLUTION NO. PC 19-286

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 MODIFICATIONS TO THE ARCHITECTURAL PLANS PREVIOUSLY APPROVED UNDER PLANNING COMMISSION RESOLUTION NOS. 13-227.PC AND PC 18-276 FOR ARCHITECTURAL REVIEW NO. AR 13-283 AND NEIGHBORHOOD COMPATIBILITY REVIEW NO. NC 13-105 THAT INCREASES THE TOTAL AREAS OF THE NEW, TWO-STORY RESIDENCE TO APPROXIMATELY 29,778 SQUARE FEET, AND THE GARAGE AND MECHANICAL/STORAGE BUILDINGS TO APPROXIMATELY 14,004 SQUARE FEET, AND THE GUEST WING AND POOL HOUSE/CABANA/EXERCISE ROOM AREAS TO BE RELOCATED 60 FEET TOWARD THE WESTERLY SIDE PROPERTY LINE AT 506 DEODAR LANE

AGENDA ITEM NO. 8

BACKGROUND

On October 23, 2013, the Planning Commission adopted Resolution No. 13-227.PC (attached) for the approval of Architectural Review No. AR 13-283 and Neighborhood Compatibility Review No. NC 13-105, for a new, 30,114 square-foot residence and accessory structures that include a guest house, tennis court, swimming pool, and decorative water features at 506 Deodar Lane (formerly 399 Old Ranch Road). The October 23, 2013, agenda report is attached.

The project is in the Bradbury Estates Community Services District (CSD) and is in the jurisdictions of the CSD and Bradbury Estates Homeowner Association (HOA). The CSD and HOA reviewed the original design at their meetings on September 9, 2013, and recommended conditional approval, including roadway improvements and certain development features that have been incorporated into the project.

The project was under construction, but due to changes in family circumstances, modifications to the design were proposed. The modified plans were presented to the HOA at their meeting on May 14, 2018 and were approved. The Planning Commission approved the modifications at the June 27, 2018, regular meeting with the adoption of Resolution No. PC 18-276 (attached). The first modifications allow for a two-story, 27,370 square-foot residence and guest quarters with a 5,238 square-foot basement, a 10,382 square-foot garage, and 2,989 square feet of mechanical equipment and storage space. The CSD conditions of approval remain applicable. The June 27, 2018, agenda report is attached.

The owners have acquired the adjacent property to the west and are proposing a second set of modifications. These modifications will relocate the guest wing and pool house/cabana/exercise room areas 60 feet to the west toward the adjacent property. This relocation enables some enlargement of various rooms, and for the structural design to be modified to eliminate changes in floor levels. Attached is a letter from the architect describing the modifications. These modifications were reviewed and approved by the HOA at its meeting on October 14, 2019. The HOA letter is attached.

ANALYSIS

The property is zoned A-5, and the descriptions and analyses of the original design and the first set of modifications are presented in the attached October 23, 2013, and June 27, 2018, agenda reports. The proposed second set of modifications may be approved if the Planning Commission determines that the changes meet the findings required for approval of a Significant Architectural Review and Neighborhood Compatibility Review. The following is a summary of the site characteristics and improvements proposed by the second set of modifications:

Address	506 Deodar Lane
Assessor Parcel Number	8527-025-001
Zone	A-5
General Plan Designation	Agricultural Estate Residential – Five Acres
Site Area	5.14 Acres Gross / 4.9 Acres Net
Average Slope	9.9936 Percent
Lot Width	455 Feet Gross / 455 Feet Net
Lot Depth	493 Feet Gross / 470 Feet Net
Total Building Area	48,814 Square Feet
Lot Coverage	Approximately 18 Percent
Landscape Area	Approximately 4.01 Acres

The following table presents the A-5 development standards:

Development Feature	A-5 Zone Requirement	Proposed Project	Meets Requirement?
Lot Area	5 Acres	5.14 Acres	Yes
Lot Width	250 Feet	455 Feet	Yes
Density	1 SFR & 1 ALQ	1 SFR & Guest Wing	Yes
Main Dwelling Size	Minimum 2,500 SF	35016 SF	Yes
Accessory Dwelling	Maximum 2,500 SF	Attached Guest Wing	Yes
Front Setback	50 feet	50 Feet	Yes
Side Setback	25 feet	At Least 25 Feet	Yes
Rear Setback	25 feet	50 Feet	Yes
Height Limit	35 feet	28 Feet	Yes
Hillside Standards	If More Than 10%	NA – 9.99%	Yes
Tree Preservation	Per Chapter 118	No Additional Removals	Yes
Grading	Per City Engineer	Minor Additional Grading	Yes
Fire Access	Per Fire Dept.	Per Fire Dept.	Yes
Landscaping	Per Chapter 121	Exceeds Requirements	Yes
Retaining Walls	Maximum 6 Ft Ht	Maximum 6 Ft Ht	Yes
Parking	6 Garage Spaces	27 Garage Spaces	Yes
Design Requirements	Distinct Style	Contemporary	Yes

ENVIRONMENTAL REVIEW

It is recommended that the project and any modifications be determined to be Categorically 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.

NOTICING

Notices of the public hearing for the proposed second set of modifications were mailed to the owners of properties within 500 feet of the subject property by October 11, 2019.

FINDINGS

The proposed project, including the proposed modifications are architecturally distinctive and effectively utilizes the site. The project with the modifications is compatible with the neighborhood and satisfies the required findings for approval of a Significant Architectural Design Review and a Neighborhood Compatibility Review. The findings as stated in Resolution No. 13-227.PC remain applicable, and this is stated in the attached draft Resolution No. PC 19-286.

PLANNING COMMISSION ALTERNATIVES

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

Option 1. Close the public hearing and determine that the findings are satisfied for conditional approval of the proposed modifications, and that the modifications are Categorically Exempt under CEQA and approve a motion to adopt the attached Resolution No. PC 19-286 as presented or as modified by the Commission.

Option 2. Close the public hearing and determine that the findings are not satisfied for approval of the proposed modifications and/or a Categorical Exemption under CEQA, and approve a motion to deny the proposed modifications 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 modifications 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, November 27, 2019, and direct the applicant to provide the necessary information to the City by Monday, November 11, 2019.

RECOMMENDATION

Option 1 is recommended; that the Planning Commission close the public hearing and determine that the findings are satisfied for conditional approval of the proposed modifications and that the modifications are Categorically Exempt under CEQA and approve a motion to adopt Resolution No. PC 19-286 as presented.

ATTACHMENTS

Draft Resolution No. PC 19-286
Resolution No. 13-227.PC
October 23, 2013 Agenda Report
Resolution No. PC 18-276
June 27, 2018 Agenda Report
Architect's Letter
HOA Letter
Proposed Modified Plans

ATTACHMENT E

***Bradbury Estates Approval Letter
506 Deodar Lane and 393 Old Ranch Road***



1 Deodar Lane
Bradbury, CA 91008

1001
May 16, 2022

Bradbury Planning Commission
600 Winston Ave.
Bradbury, CA 91008

RE: 506 Deodar Lane / 393 Old Ranch Road

At our regularly scheduled Board meeting the following conditions were set on the revised project.

1. Limit driveways to three, one on Deodar Lane and two on Old Ranch Road.
2. Demolish all structures on 393 Old Ranch Road including the masonry fence between property lines within sixty (60) days from approval of the Planning commission scheduled for May 25, 2022.
3. Complete the masonry walls and landscaping in the parkway areas to match the parkway and walls at 506 Deodar Lane. Maintenance of the parkways need to be performed throughout the construction process.
4. The applicant needs to bring back a defined entrance on Old Ranch Road along with detailed landscape and lighting plans for the parkways for the boards review and approval. Synthetic Grass is required within ten feet from the back of curb, crushed rock or other ground cover may be presented after that dimension.
5. The above-described work needs to be completed prior to any permitted work or inspections.
6. Provide a sewer lateral to the street on Old Ranch Road for future connection.
7. The board had no problem with the reduction in house size or reducing the structures to one story.
8. These conditions need to be placed on the permitted plans for construction.
9. A construction timeline needs to be presented to the board and updated by-monthly.

Sincerely,
The Board of Directors
Bradbury Community Services District

ATTACHMENT F

***Assessor Map and Aerial Photo
506 Deodar Lane and 393 Old Ranch Road***

[illegible]

SCALE 1" = 200'

SCALE 1" = 200'

22

DETAIL
NO SCALE

CODE
3403
3367

FOR PREV. ASSM'T SEE:
8586 - 5,6,7 & 8

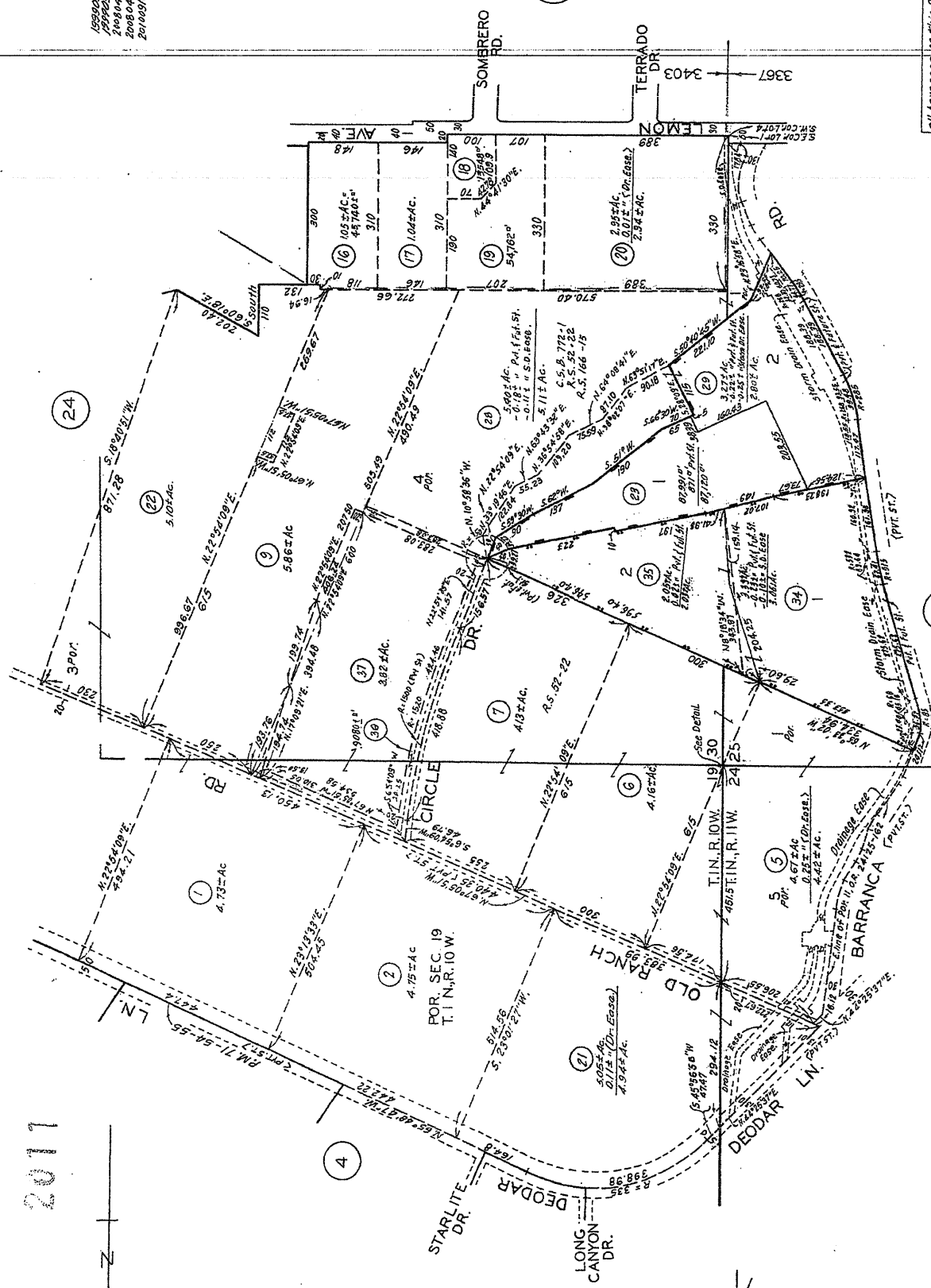
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AZUSA DE DUARTE
PARCEL MAP

PARCEL MAP .. P. M. 187-83-84 ..

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

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BK.
8526



506 Deodar Ln. & 393 Old Ranch Rd.



01/14/2022

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ATTACHMENT G

*Applicant's Schedules of Square Footages
506 Deodar Lane and 393 Old Ranch Road*



May 9, 2022

City of Bradbury
Jim Kasama
Planning Department City Planner
600 Winston Ave.
Bradbury, CA 91008

Re: Bradbury Residence
Mr. and Mrs. Han Tan
506 Deodar Lane
Bradbury, CA 91008

The following are Delta 9 architectural drawing **revisions** dated 05.09.22.

Square Footage Decreased:

The previous HOA & Planning Commission submittal was made on October 2019 and approved with a total square footage of 48,814 square feet. Our current Delta 9 submittal has a total of 42,123 square feet, a reduction in 6,691 square feet.

Main House

- The interior of the Main House Basement Garage was redesigned. No square footage was added to the Basement Garage footprint.
- Additional livable square footage was added in the Basement Garage by adding a Wine Cellar, Gym, Lounge area, a billiards area, and a couple of restrooms. As a result, the Basement Garage was reduced from a 27-car Garage to a 17-car Garage.
- The north-west and north-east of the Main House was redesigned. The footprint of the Main House first floor generally remained the same.
- The entire Second Floor Main House was eliminated.

Guest House

- The entire Guest House interior was redesigned.
- The entire second floor Guest House was eliminated.
- The exterior façade elevations of the Guest House was redesigned.

Pool House

- The entire Pool House interior was redesigned.
- The entire second floor Pool House was eliminated.
- The exterior façade elevations of the Pool House was redesigned.

12501 Imperial Hwy., Suite 210 / Norwalk / California 90650
Tel: (909) 315 – 0019



2-Car Garage

- The 2-Car Garage expanded towards the west with an approximate 100 square feet being added.

Guest Suite

- A new 700 sq. ft. single story Guest Suite was added adjacent to the 2-Car Garage.

Miscellaneous

- The Landscape design was revised.
- The exterior Equipment Yard was re-oriented to accommodate an exterior Patio at the east side of the Main House.
- The general roof design remained as previously approved, with a roof connecting the Main House, Guest House and Pool House.

Tomas Balderas, Project Manager
Horizon Pacific (Builder)
(Submitted on behalf of Schmidt Architecture)
(562) 619-0799

END

506 Deodar Lane

Approved on 10/23/2019Increased/Decreased sq. ft.Requested Modifications**Main House**

First Floor: 15,189 sq. ft.
Second Floor: 5,404 sq. ft.

Increased 1,074 sq. ft.
Decreased 5,206 sq. ft.

(Kept 198 sf @ 2nd Floor Service Rm)

Main House

First Floor: 16,263 sq. ft.
Second Floor: 0 sq. ft.

Guest House

First Floor: 2,744 sq. ft.
Second Floor: 2,424 sq. ft.

Increased 694 sq. ft.
Decreased 2,424 sq. ft.

Guest House

First Floor: 3,438 sq. ft.
Second Floor: 0 sq. ft.

Pool House

First Floor: 2,091 sq. ft.
Second Floor: 1,926 sq. ft.

Decreased 289 sq. ft.
Decreased 1,926 sq. ft.

Pool House

First Floor: 1,802 sq. ft.
Second Floor: 0 sq. ft.

Guest Suite

First Floor: Not a part of previous submittal

Increase 708 sq. ft.

Guest Suite

First Floor: 708 sq. ft.

Basement Garage

Restrooms Not a part of previous submittal

Increased 541 sq. ft.

Basement Garage

New restrooms: 541 sq. ft.

2-Car Garage

1,063 sq. ft.

Increased 137 sq. ft.

2-Car Garage

1,200 sq. ft.

Total Square Footage Decreased= 6,691 sq. ft.



May 11, 2022

City of Bradbury
Jim Kasama
Planning Department City Planner
600 Winston Ave.
Bradbury, CA 91008

**Re: 393 Old Ranch Road
Bradbury, CA 91008**

The following is a narrative for the property at 393 Old Ranch Rd (APN 8527025001) which is approximately 5.2 acres. This narrative is based on the colored Landscape Site Plan which shows both the 393 Old Ranch Road and 506 Deodar Lane properties.

- A tennis court will be located at the north-east corner of the lot with adjacent retaining walls east of the tennis court.
- An entry gate will be located along the south-west corner of Old Ranch Road and another entry gate along Deodar Lane.
- A Pitch and Putt will be located on the north-west side of the property.
- Pine trees will be located on the west side of the property to screen the adjacent property.
- A driveway will be located along the west side of the property.
- A driveway connecting both 393 Old Ranch Road and 506 Deodar Lane will be located along the south of the properties.
- Most of the remaining site will have walkways and be landscaped.
- The perimeter Site Walls for 393 Old Ranch Road along Old Ranch Road and Deodar Lane were both previously approved by HOA on October 2019 but the design of the south-west entry gate has been revised. Landscape Architect will provide colored exterior elevations for these Site Walls. Although these colored exterior Site Wall elevations are not a part of this submittal package as of 5/11/22, we will have them as part of submittal package to Jim Kasama on 5/17/22.

Tomas Balderas, RA, NCARB
Project Manager
Horizon Pacific (Builder)
(Submitted on behalf of Schmidt Architecture)
(562) 619-0799

END

12501 Imperial Hwy., Suite 210 / Norwalk / California 90650
Tel: (909) 315 – 0019

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ATTACHMENT H

Proposed Plans

506 Deodar Lane and 393 Old Ranch Road

Bradbury Residence



BUILDING TYPE 1-B	OCCUPANCY CLASSIFICATION R-3, S-2	SPRINKLERS REQUIRED YES	STORIES 1
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PROJECT SUMMARY		
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16	10/10/1984	TD/NO/16
17	10/10/1984	TD/NO/17
18	10/10/1984	TD/NO/18
19	10/10/1984	TD/NO/19
20	10/10/1984	TD/NO/20
21	10/10/1984	TD/NO/21
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100	10/10/1984	TD/NO/100

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ABBREVIATIONS

SYMBOLS

Fig. 10. *Map of the study area*

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SCHMIDT
2100 Ryman Avenue
Studio City • California • 91604
www.schmidtarchitecture.com



BRADBURY RESIDENCE
Mr. & Mrs. Han Tan
506 Deodar Lane - Bradbury - California - 91008

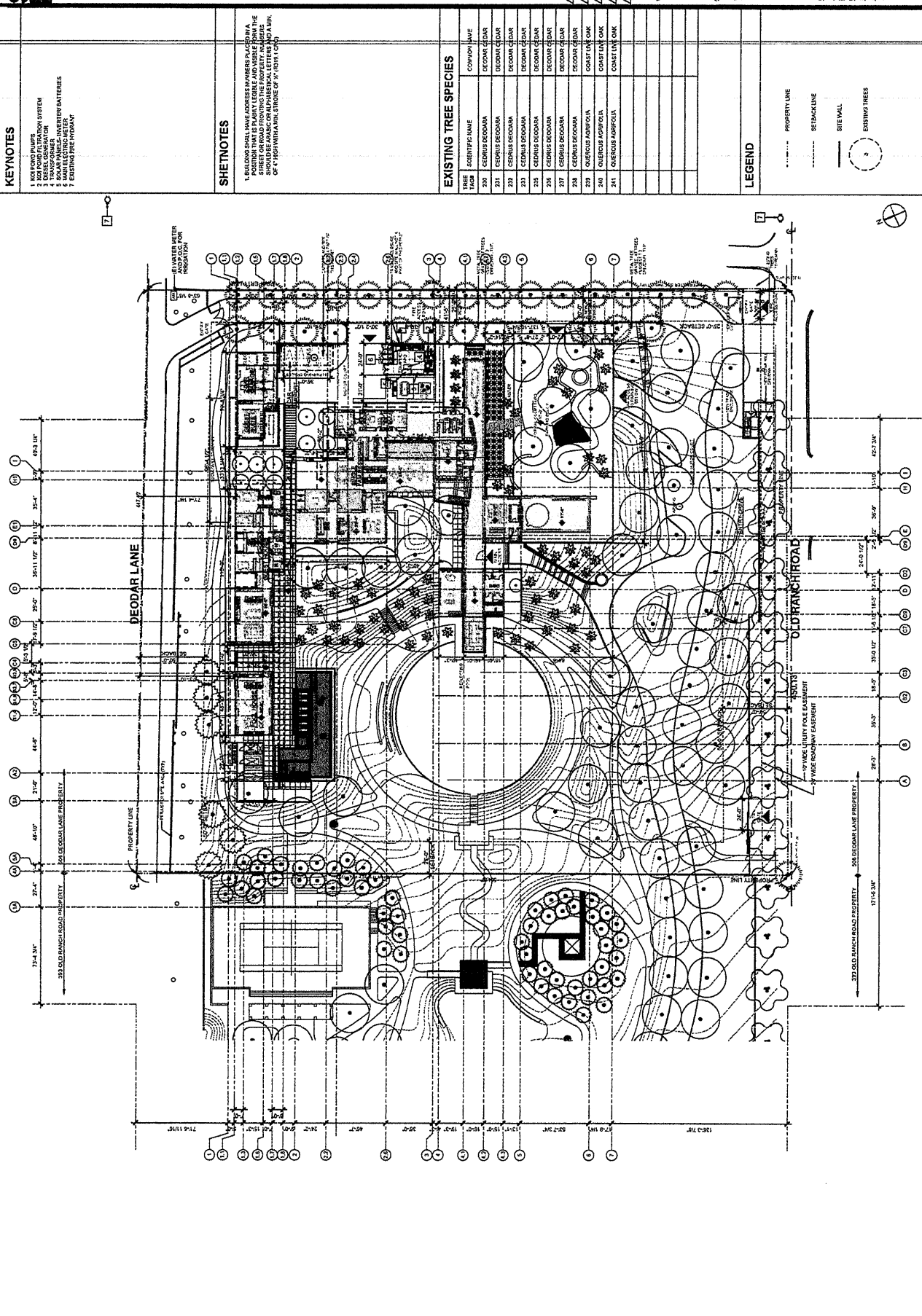
2018.05.14	NOA SUBMITTAL
2018.06.27	PLANNING COMMISSION SUBMITTAL
2018.11.13	BUILDING DEPARTMENT RE-SUBMITTAL
2019.03.25	BUILDING DEPARTMENT PLAN CHECK RE-SUBMITTAL
2019.10.01	NOA SUBMITTAL
2019.10.08	PLANNING COMMISSION SUBMITTAL
2022.06.09	PLANNING COMMISSION

THE RESEARCH OF THE UNIVERSITY OF CALIFORNIA, BERKELEY, HAS REVEALED THAT THE USE OF A SINGLE-DOSE, 100-MG TABLET OF VALIUM (DIAZEPAM) IS AS EFFECTIVE AS THE 5-MG, 10-MG, AND 20-MG TABLETS IN THE TREATMENT OF ANXIETY DISORDERS. THIS FINDING IS BASED ON A STUDY OF 100 PATIENTS WITH ANXIETY DISORDERS WHO WERE TREATED WITH VALIUM FOR 12 WEEKS. THE STUDY SHOWED THAT THE 100-MG TABLET WAS AS EFFECTIVE AS THE 5-MG, 10-MG, AND 20-MG TABLETS IN THE TREATMENT OF ANXIETY DISORDERS. THE 100-MG TABLET WAS ALSO FOUND TO BE AS EFFECTIVE AS THE 5-MG, 10-MG, AND 20-MG TABLETS IN THE TREATMENT OF ANXIETY DISORDERS. THE 100-MG TABLET WAS ALSO FOUND TO BE AS EFFECTIVE AS THE 5-MG, 10-MG, AND 20-MG TABLETS IN THE TREATMENT OF ANXIETY DISORDERS.

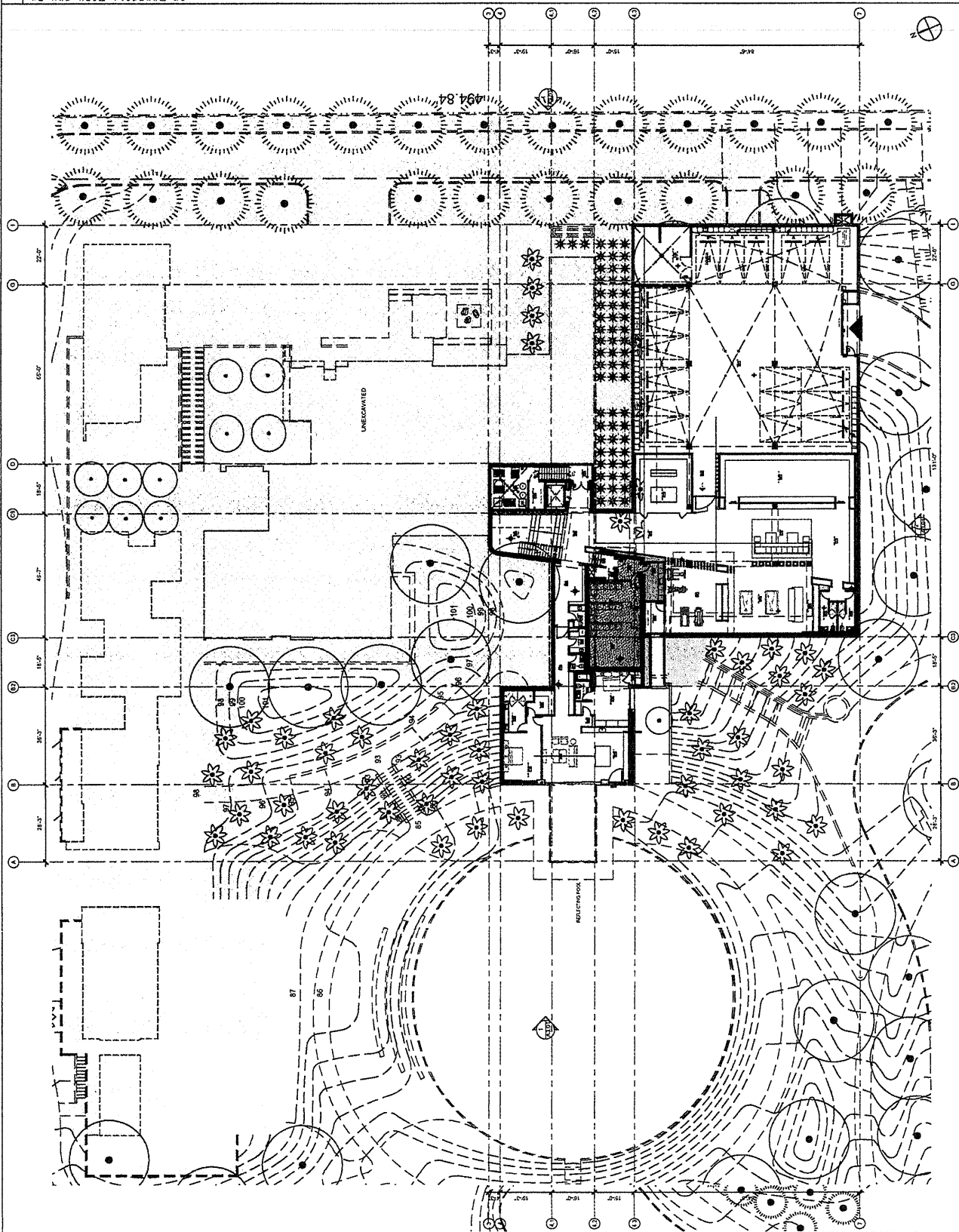
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3. STAIRWAYS COMPLIANT PER [R171.7 OF CIRC 2016]
4. ACCESSIBLE SPACE ENCLOSED UNDER STAIRS SHALL BE SEALED AND PROTECTED WITH 1/2" GYP. BOARD. [R172.7 CIRC]
5. FIRE-RESISTIVE ASSEMBLIES FOR THE PROTECTION OF STAIRWAYS SHALL BE COMPLIANT AS INFO. [R173.7 CIRC]
6. OVERHANG APPENDAGES WITH OVERHANG PROJECTIONS CANCELLED
7. ALL EXTERIOR WALLS SHALL BE PROTECTED BY 1/4" FIRE RESISTIVE 7" EXT. CEMENT PLASTER OR 5/8" TYPE X GYP SHEATHING [R174.7 CIRC]
8. ENCLOSED ROOF EAVES AND SOFFITS COMPLIANT PER [R172.7 CIRC]

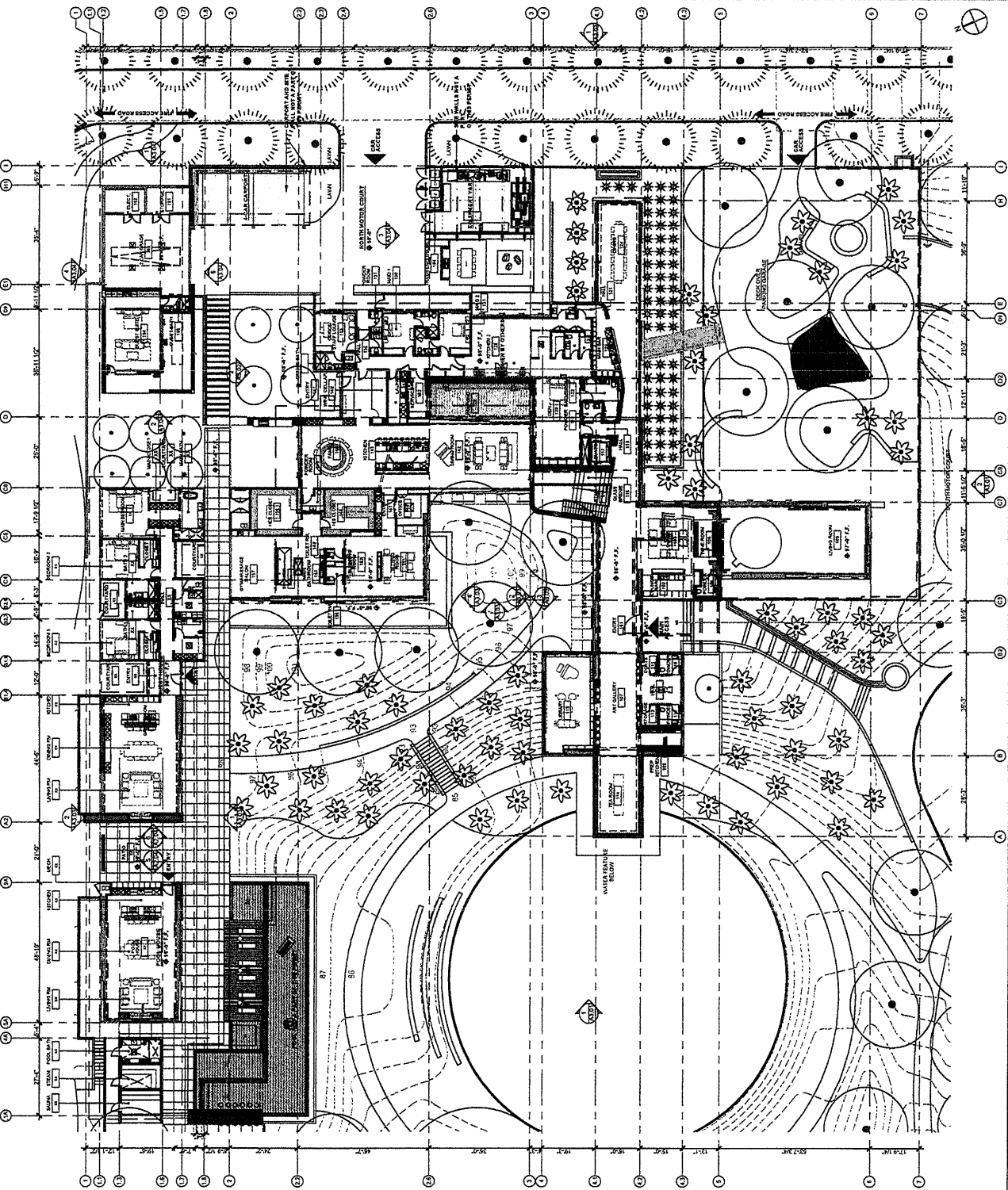


BASEMENT FLOOR PLAN

SCALE	1
1/16" = 1'-0"	

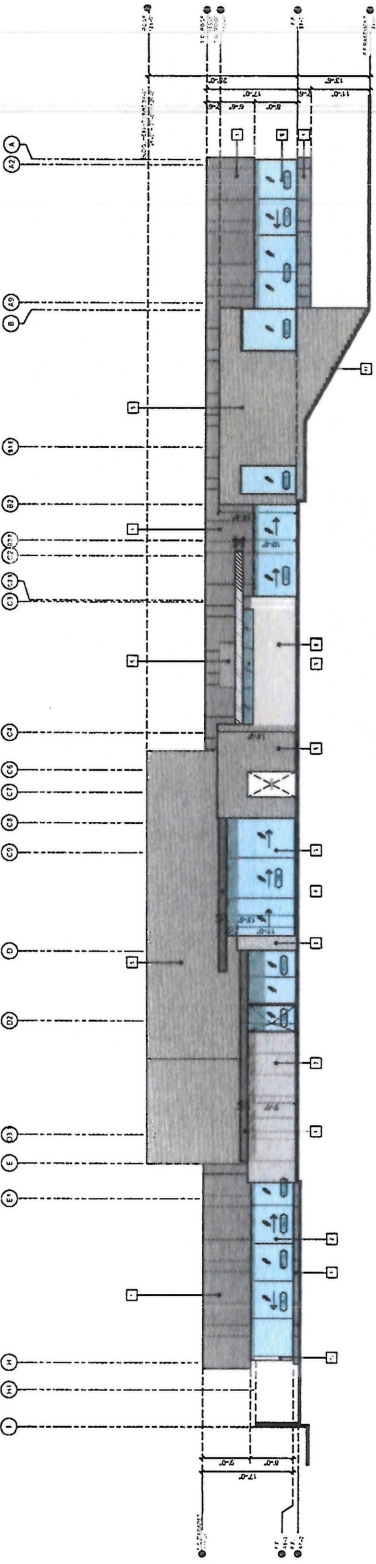
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ASIDE	UNDERGROUND RAIL CRAWLING PLANT
	WATER FEATURE
	1 HOUR RATED POLE MOUNT
	7' SQUARE RAILWELL CAPACITY
	FOR ROOF DRAINAGE & COLLECTION
	LEVEL CHANGE
	PREFABRICATION
	SETBACK

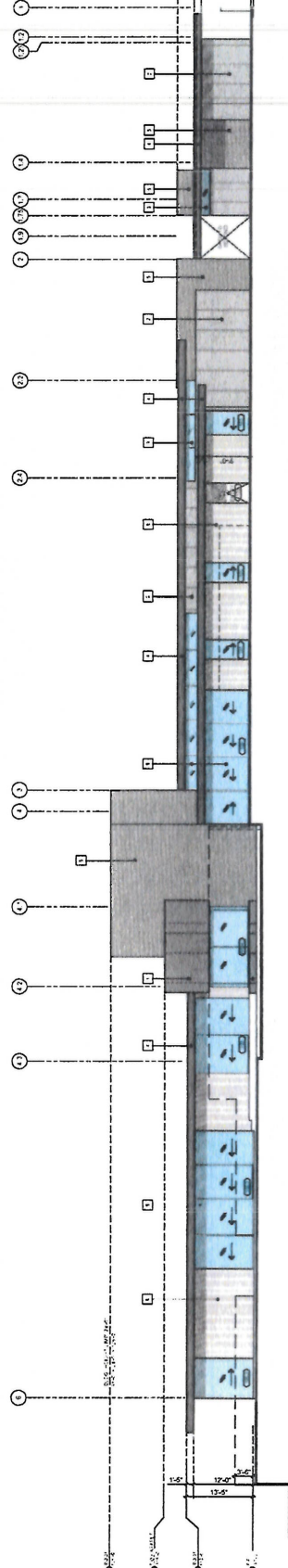


FIRST FLOOR PLAN	SCALE	1
	1/16" = 1'-0"	

SCALE.
1" = 1'-0"



NORTH ELEVATION	SCALE	2
	30' = 1" = 10'	



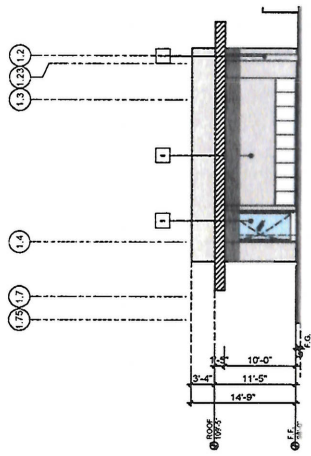
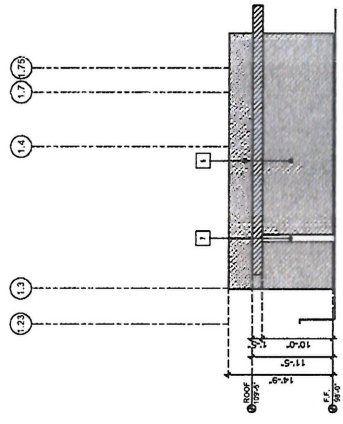
EAST ELEVATION	SCALE	1
	3/32" = 1'-0"	

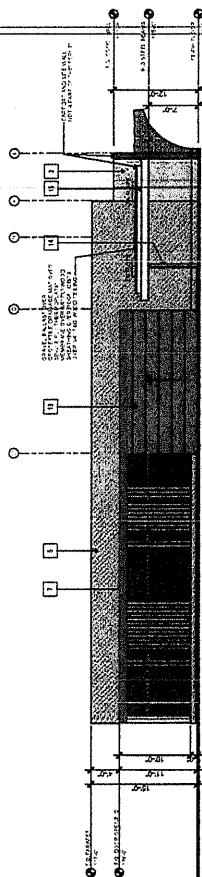
15	STEEL BEAMS - FRAMES & PAINT
16	BEEL-GUARD PLY - BLACK
17	BEEL-GUARD PLY - BLACK
18	WOOD TRIM & JOIST
19	LOVEYED EXTENSIVE DOOR
20	WOOD TRIM & JOIST
21	BEEL-GUARD PLY - BLACK
22	BEEL-GUARD PLY - BLACK
23	BEEL-GUARD PLY - BLACK
24	BEEL-GUARD PLY - BLACK
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96	BEEL-GUARD PLY - BLACK
97	BEEL-GUARD PLY - BLACK
98	BEEL-GUARD PLY - BLACK
99	BEEL-GUARD PLY - BLACK
100	BEEL-GUARD PLY - BLACK

1. INVITED ARTIST, JEWELLER, AND INVITED CRAFTSMAN SHOULD ASSEMBLE SHALL BE PORTFOLIO FOR BROS.
2. THE RESIDENT ARTISTS FOR THE REPRESENTATION OF MINORITIES, MAJORITIES BY THE RAJASTHAN STATE COUNCIL OF ARTS, NEW DELHI 110011.
3. ARTIST SHOULD SUBMIT THE ARTWORKS TO THE RAJASTHAN STATE COUNCIL OF ARTS, NEW DELHI 110011.
4. SELECTED ARTIST/ARTISTS SHALL BE INVITED TO VISIT RAJASTHAN AND PARTICIPATE IN THE ARTS EXHIBITION IN VARIOUS CITIES OF RAJASTHAN AND PARTICIPATE IN THE ARTS EXHIBITION IN VARIOUS CITIES OF RAJASTHAN AND PARTICIPATE IN THE ARTS EXHIBITION IN VARIOUS CITIES OF RAJASTHAN.
5. SELECTED ARTIST/ARTISTS SHOULD SUBMIT THE ARTWORKS TO THE RAJASTHAN STATE COUNCIL OF ARTS, NEW DELHI 110011.
6. SELECTED ARTIST/ARTISTS SHOULD SUBMIT THE ARTWORKS TO THE RAJASTHAN STATE COUNCIL OF ARTS, NEW DELHI 110011.
7. SELECTED ARTIST/ARTISTS SHOULD SUBMIT THE ARTWORKS TO THE RAJASTHAN STATE COUNCIL OF ARTS, NEW DELHI 110011.
8. SELECTED ARTIST/ARTISTS SHOULD SUBMIT THE ARTWORKS TO THE RAJASTHAN STATE COUNCIL OF ARTS, NEW DELHI 110011.

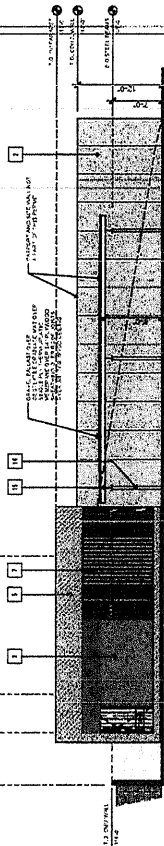
SHEET NOTES

KEYNOTES

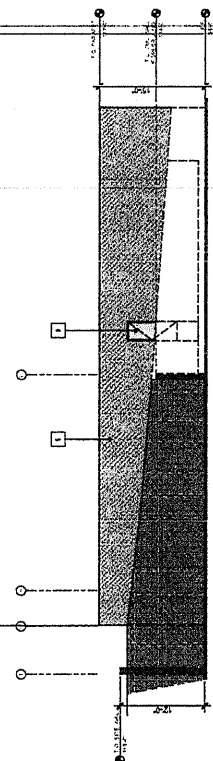
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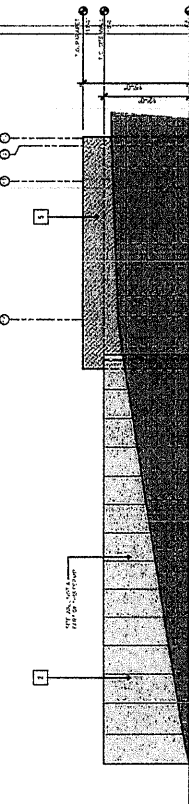
GUEST SUITE, 2-CAR GARAGE & CARPORT- SOUTH ELEVATION	SCALE	
	1/8" = 1'-0"	4



GUEST SUITE & CARPORT- WEST ELEVATION	SCALE	3
	1/8" = 1'-0"	



2-CAR GARAGE & GUEST SUITE- NORTH ELEVATION	SCALE 1/8" = 1'-0"	2
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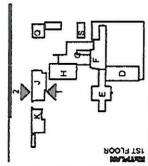
2-CAR GARAGE & GUEST SUITE- EAST ELEVATION

1	CEMENT/PAINT, DARK GREY	8	STEEL GUARD RAIL	16	STEEL TRIMMING-PINKIE & PAINT
2	WOODEN PLAZA CONCRETE	9	STEEL GUARD RAIL	17	WOOD FENCE
3	PORCELAINE PLAZA	10	STEEL GUARD RAIL	18	WOOD FENCE
4	WOODEN PLAZA	11	STEEL GUARD RAIL	19	WOOD FENCE
5	WOODEN PLAZA	12	STEEL GUARD RAIL	20	WOOD FENCE
6	WOODEN PLAZA	13	STEEL GUARD RAIL	21	WOOD FENCE
7	WOODEN PLAZA	14	STEEL GUARD RAIL	22	WOOD FENCE
8	WOODEN PLAZA	15	STEEL GUARD RAIL	23	WOOD FENCE
9	WOODEN PLAZA	16	STEEL GUARD RAIL	24	WOOD FENCE
10	WOODEN PLAZA	17	STEEL GUARD RAIL	25	WOOD FENCE
11	WOODEN PLAZA	18	STEEL GUARD RAIL	26	WOOD FENCE
12	WOODEN PLAZA	19	STEEL GUARD RAIL	27	WOOD FENCE
13	WOODEN PLAZA	20	STEEL GUARD RAIL	28	WOOD FENCE
14	WOODEN PLAZA	21	STEEL GUARD RAIL	29	WOOD FENCE
15	WOODEN PLAZA	22	STEEL GUARD RAIL	30	WOOD FENCE
16	WOODEN PLAZA	23	STEEL GUARD RAIL	31	WOOD FENCE
17	WOODEN PLAZA	24	STEEL GUARD RAIL	32	WOOD FENCE
18	WOODEN PLAZA	25	STEEL GUARD RAIL	33	WOOD FENCE
19	WOODEN PLAZA	26	STEEL GUARD RAIL	34	WOOD FENCE
20	WOODEN PLAZA	27	STEEL GUARD RAIL	35	WOOD FENCE
21	WOODEN PLAZA	28	STEEL GUARD RAIL	36	WOOD FENCE
22	WOODEN PLAZA	29	STEEL GUARD RAIL	37	WOOD FENCE
23	WOODEN PLAZA	30	STEEL GUARD RAIL	38	WOOD FENCE
24	WOODEN PLAZA	31	STEEL GUARD RAIL	39	WOOD FENCE
25	WOODEN PLAZA	32	STEEL GUARD RAIL	40	WOOD FENCE
26	WOODEN PLAZA	33	STEEL GUARD RAIL	41	WOOD FENCE
27	WOODEN PLAZA	34	STEEL GUARD RAIL	42	WOOD FENCE
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35	WOODEN PLAZA	42	STEEL GUARD RAIL	50	WOOD FENCE
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63	WOODEN PLAZA	70	STEEL GUARD RAIL	78	WOOD FENCE
64	WOODEN PLAZA	71	STEEL GUARD RAIL	79	WOOD FENCE
65	WOODEN PLAZA	72	STEEL GUARD RAIL	80	

[illegible]

SHEET NOTES

KEYNOTES



BRADBURY RESIDENCE
Mr. & Mrs. Han Tan
506 Decodar Lane - Bradbury - California - 91008

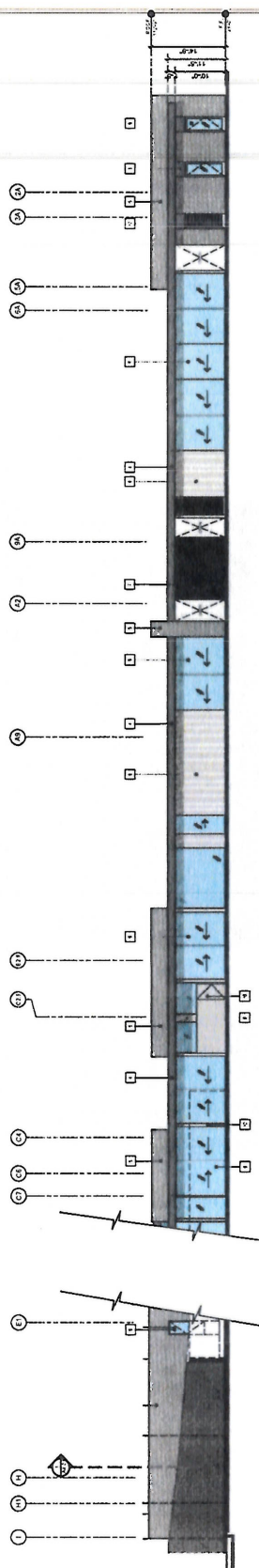
2018.05.14	H.O.A. SUBMITTAL
2018.06.27	PLANNING COMMISSION SUBMITTAL
2018.11.13	BUILDING DEPARTMENT SUBMITTAL
2019.03.06	BUILDING DEPARTMENT PLAN CHECK RE-SUBMITTAL
2019.10.01	H.O.A. SUBMITTAL
2019.10.03	PLANNING COMMISSION SUBMITTAL
2022.05.09	PLANNING COMMISSION SUBMITTAL

1. *Proteinuria* is a common feature of DM.

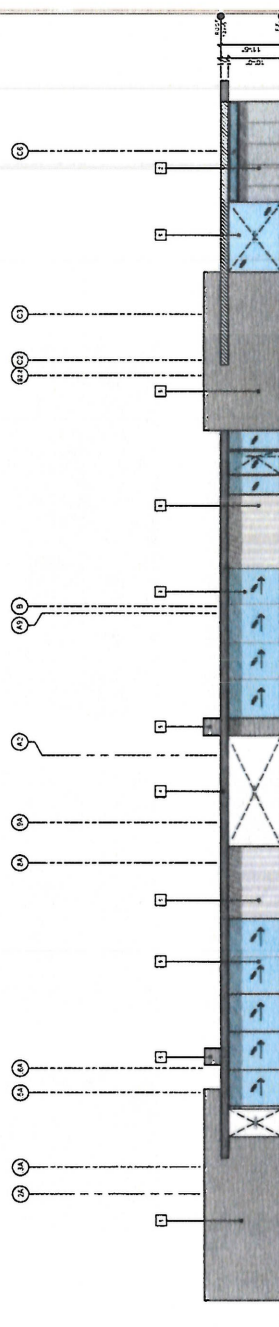
OVERALL EXTERIOR
NORTH & SOUTH
ELEVATIONS

DRAWN	MC AG TB
FILE	
DATE	-
SCALE	
JOB	1543
SHEET NO	

A3.05



NORTH ELEVATION	SCALE	2
	3/32" = 1'-0"	



SOUTH ELEVATION	SCALE	1
	10' = 1" = 0.75"	

[illegible]

- [illegible]

KEYNOTES

SHEET NOTES



506 DEODAR LANE BRADBURY

01 ROOFS:

"GRAVEL"
COLOR - GREY

02 EAVE FACIAS:

"DUNN-EDWARDS" PAINTS
COLOR - DE6357 BLACK TIE

03 DOORS/WINDOWS:

"FLEETWOOD"
COLOR - BLACK ANODIZED

04 STEEL GUARDRAILS/STEEL BEAMS:

"RUSTOLEUM" PAINT
COLOR - SATIN BLACK

05 BUILDING CLADDING-STONE:

"HONED MARBLE"
COLOR - NUBLADO

06 EXTERIOR TILE FLOORING:

"PORCELAIN"
COLOR - CROMIE POLVERE 05 MATTE

07 BUILDING/GARDEN WALLS:

"POURED-IN-PLACE CONCRETE" W/SNAP TIES
COLOR - NATURAL

08 EXTERIOR WOOD SCREEN:

"TEAK"
COLOR - NATURAL

09 BUILDING CLADDING-WOOD:

"TEAK"
COLOR - NATURAL

10 BUILDING CLADDING-CEMENTIOUS PANEL:

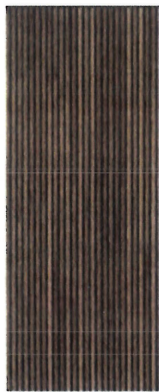
"SWISS PEARL"
COLOR - XPRESSIV DARK GREY 8220

11 POOL INFINITY EDGE CLADDING:

"CHISELED GRANITE"
COLOR - BLACK



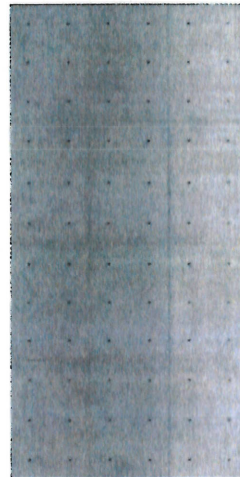
10



09



08



07



06



05



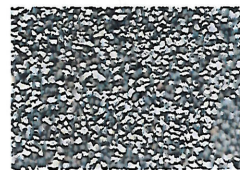
04



03



02



01



11



Conceptual Landscape Plan

8' high lpe wood sliding gate

8' high cast concrete
feature entry wall
with lighting.



Existing
Liquidambar tree



Ginkgo Tree



Jacaranda Tree

Old Ranch Road

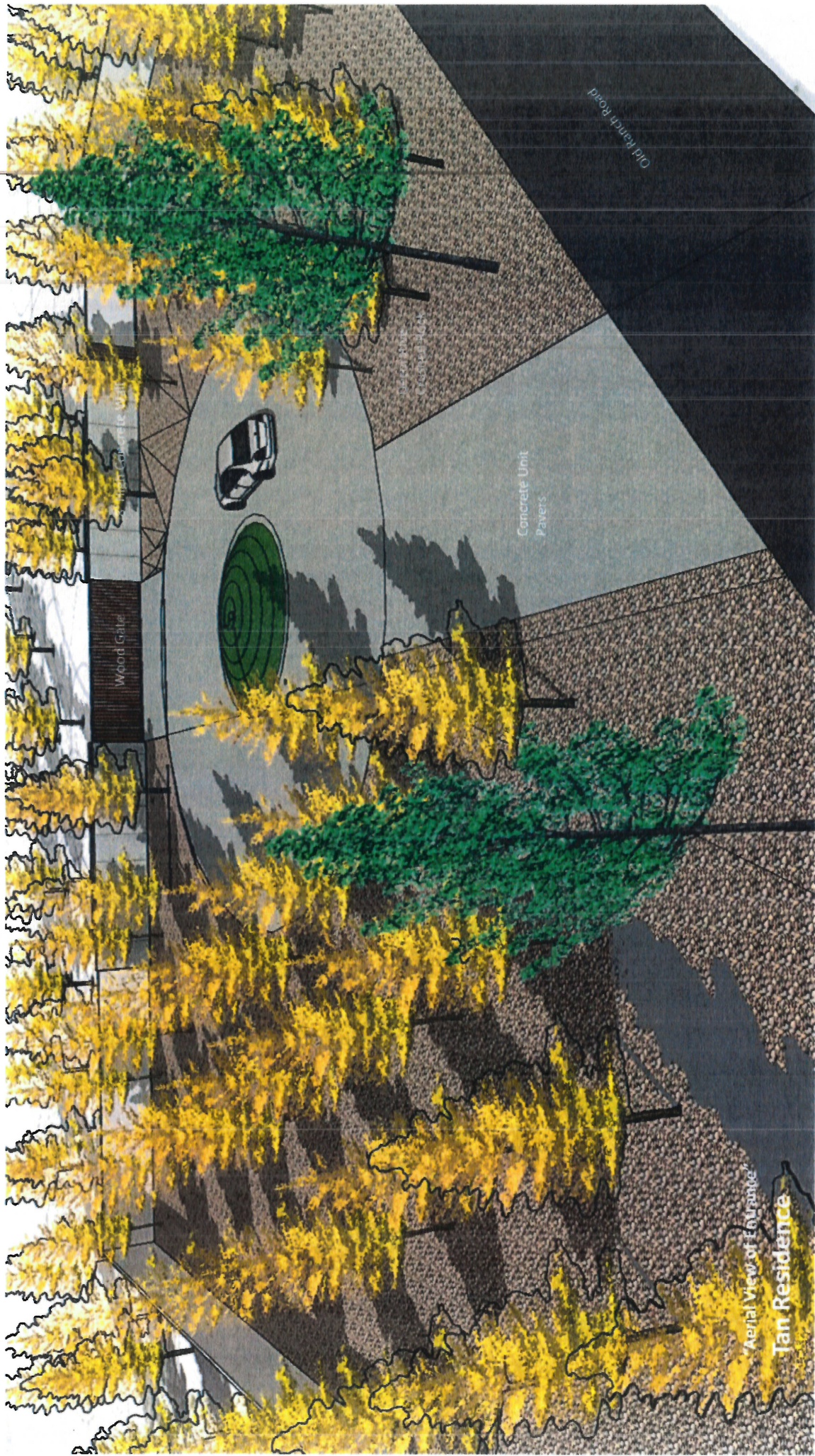
Circle Drive

6'-6" to 8' max. high white stucco screen wall to match
existing wall on east Tan lot. Wall shall be steps to
accommodate slope grade change along Old Ranch Road.

Existing stepped stucco wall
to remain for east Tan lot

Existing Jacaranda tree to remain

"Old Ranch Road Entrance & Streetscape" Tan Residence



"Aerial View of Entrance"
Tan Residence



"Northern View of Entrance"
Tan Residence

Old Ranch Road

Concrete Unit Pavers

Decorative
Grass Paving

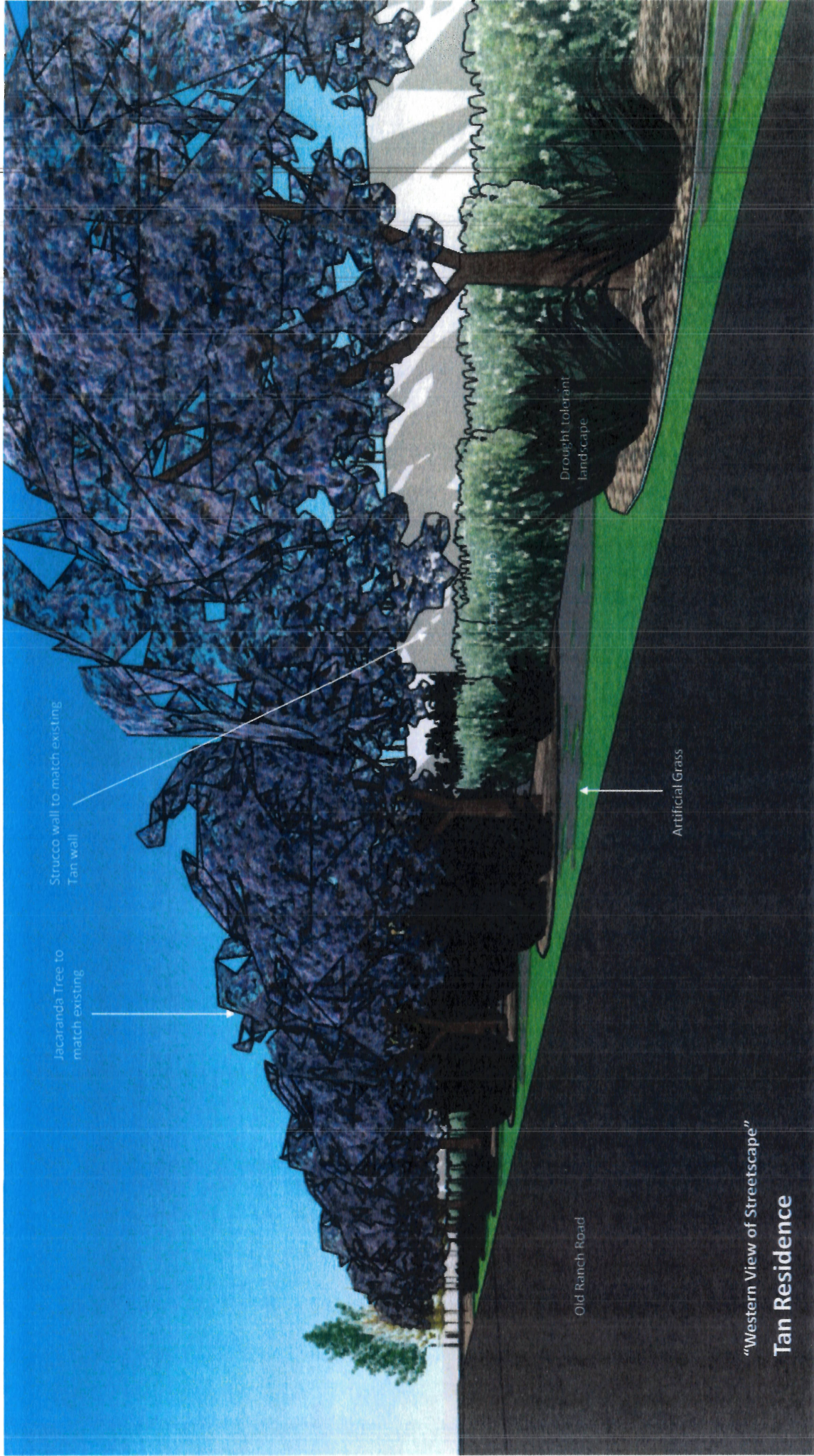
Existing
Liquor License

Ginkgo Trees

Existing
Liquor License



"View of Entrance"
Tan Residence



“Western View of Streetscape”
Tan Residence