

A G E N D A

PLANNING COMMISSION OF THE CITY OF BRADBURY

REGULAR MEETING

Wednesday, February 22, 2023 – 7:00 P.M.

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

In accordance with California law, the City is allowing the public to participate in this Planning Commission Meeting by means of a Zoom video or telephone call. You will be able to hear the entire proceedings (other than a Closed Session) and to speak during Public Comment, Public Hearings, and other authorized times. Members of the public must maintain silence and mute their microphones and telephones except during those times. The Zoom Meeting information is: <https://us02web.zoom.us/j/83196947339>. One tap mobile is +16699009128,,83196947339# or dial +1 669 900 9128 and enter the Meeting ID: 831 9694 7339 or find your local number at <https://us02web.zoom.us/j/kvOH8BSS>.

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: Chelsea Halbmann
Vice-Chairperson: Darlene Kuba
Commissioners: Frank Hernandez and Robert Jones

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 July 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**

660 DEODAR LANE – PLANNING COMMISSION RESOLUTION NO. PC 23-308

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 23-001 TO ADD A 1,550 SQUARE-FOOT PATIO COVER AND TRELLIS WITH AN OVERALL HEIGHT OF 28 FEET TO THE REAR OF THE EXISTING RESIDENCE, AND FOR A NEW 1,820 SQUARE-FOOT SWIMMING POOL WITH SPA AND 2,000 SQUARE FEET OF NEW POOL AREA DECKING AT 660 DEODAR LANE

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, March 22, 2023.**

"I, Diane Jensen, Assistant City Clerk, hereby certify that this agenda was duly posted at the Bradbury Civic Center entrance no later than 5:00 p.m. on Friday, February 17, 2023."



Diane Jensen, Assistant City Clerk
City of Bradbury

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

California Government Code Section 54953(e)(1): *Pursuant to California Government Code Section 54953(e)(1), 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 Chairperson Hunt at 7:00 p.m. followed by the Pledge of Allegiance.

Roll Call: PRESENT: Chairperson Hunt, Vice-Chairperson Kuba (remote), Commissioners Novodor (remote), Hernandez and Jones

ABSENT: None

STAFF: City Manager Kearney (remote), City Planner Kasama, City Clerk Saldana and Management Analyst Musa

Supplemental Information: City Planner Kasama stated that there was none.

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

Approval of Planning Meeting Minutes: Commissioner Jones moved to approve the minutes for the Special Meeting of **May 23, 2022**. Commissioner Hernandez seconded the motion, which carried.

Chairperson Hunt moved to approve the minutes for the Regular Meeting of **May 25, 2022**. Commissioner Jones seconded the motion, which carried. Commissioner Novodor abstained.

Vice-Chairperson Kuba moved to approve the minutes for the Regular Meeting of **June 22, 2022**. Chairperson Hunt seconded the motion, which carried. Commissioner Jones abstained.

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 1388 Sharon Hill Lane – Resolution No. PC 22-306
Commissioners residing within 500 feet of 1388 Sharon Hill Lane:
None

Public Hearing for 1456 Lemon Avenue – Resolution No. PC 22-307
Commissioners residing within 500 feet of 1456 Lemon Avenue:
None

Motion: Vice-Chair Kuba made a motion to order the Fair Political Practices Report for the July 27, 2022 Planning Commission meeting received and filed. Commissioner Jones seconded the motion which carried.

Public Comment: None

Public Hearing for 1388 Sharon Hill: RESOLUTION NO. PC 22-306: 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 RENEW THE CONDITIONAL APPROVAL OF ARCHITECTURAL REVIEW NO. AR 14-009 (PLANNING COMMISSION RESOLUTION NO. 14-237) FOR A 242 SQUARE-FOOT BATHROOM AND SAUNA ADDITION, 924 SQUARE-FOOT CABANA WITH FIREPLACE AND BARBECUE, AND A 177 SQUARE-FOOT GAZEBO AT 1388 SHARON HILL LANE

City Planner's Report: City Planner Kasama stated that Architect John Sheng applied on behalf of the owner, Ju Liao, to renew the approval of Architectural Review No. AR 14-009 (Planning Commission Resolution No. PC 14-237) so that the partially constructed bathroom and sauna addition, cabana with fireplace and barbecue, and a gazebo can be completed at 1388 Sharon Hill Lane.

Project Description: The proposed project is to renew the architectural review approval of a 242 square-foot bathroom and sauna addition, a 924 square-foot cabana with fireplace and barbecue, and a 177 square-foot gazebo.

Zone: The subject property is zoned A-2 and Specific Plan No. SP 05-01. The approval of Architectural Review No. AR 14-009 can be renewed if the structures comply with the zoning and specific plan regulations, and meet the findings for architectural review approval.

Background: Architectural Review No. AR 14-009 for a new swimming pool and spa, cabana with fireplace and barbecue, gazebo, bathroom and sauna addition, and arbor was approved on December 3, 2014. Construction, however, did not proceed smoothly, and was suspended a number of times. The swimming pool and spa, and arbor were completed in late 2021, but the permits and approvals for the other structures expired. Renewal of the approval for the bathroom, cabana, and gazebo will include updating of the plans and construction to meet current building and planning codes.

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 of the CEQA Guidelines for the construction of accessory structures.

Recommendation: It is recommended that the Planning Commission adopt Resolution No. PC 22-306 to renew the approval of Architectural Review No. AR 14-009.

Public Hearing Opened: Chairperson Hunt opened the public hearing open and asked those wishing to speak in favor or opposition to come forward and be heard.

Public Testimony: Mr. John Cheng, Architect, 1917 La Mesita Drive, Hacienda Heights, CA 91745, stated that the property owner was not aware of the time limits for construction and inspections.

City Planner Kasama replied that there has to be construction activity every six months.

There was also a problem with dirt around the oak trees.

Chairperson Hunt asked Mr. Cheng why construction stopped in 2017. Mr. Cheng replied it was because of the pandemic. Chairperson Hunt pointed out that the pandemic did not start until 2020.

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

Discussion: Chairperson Hunt inquired if all of the violations were corrected and if the owner is ready to adhere to all of the conditions. City Planner Kasama replied yes. The owner was in the audience.

Chairperson Hunt stated that 17 trees were removed. Are there any more trees to be removed? The answer was no.

Motion to Approve Project at 1388 Sharon Hill Lane and Adopt Resolution No. PC 22-306: Commissioner Jones made a motion to determine that the findings can be made for conditional approval of the proposed project and that the project is Categorically Exempt under CEQA and to adopt Resolution No. PC 22-306 for 1388 Sharon Hill Lane. Commissioner Novodor seconded the motion, which was carried by the following roll call vote:

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

NOES: None

ABSENT: None

The motion passed by a 5:0 vote

Public Hearing for 1456 Lemon Ave.: RESOLUTION NO. PC 22-307: 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 22-006 TO EXPAND THE EXISTING 660 SQUARE-FOOT, THREE-CAR GARAGE TO A 1,188 SQUARE-FOOT, FOUR-CAR GARAGE WITH VARIANCE NO. V 22-022 TO MAINTAIN THE EXISTING 28'-6" EAST SIDE SETBACK ALONG THE PRIVATE DRIVEWAY IN LIEU OF THE 50-FOOT REQUIREMENT AT 1456 LEMON AVENUE

City Planner's Report: City Planner Kasama stated that Jorge Leonardo of Saxony Design Build, Inc. submitted Architectural Review Application No. AR 22-006 and Variance V 22-002 on behalf of the owners, Rob and Jordan Boldt, to expand the existing 660 square-foot, three-car garage by adding 528 square feet to have a 1,188 square-foot, four-car garage, and maintain the 28'-6" east side setback along the private driveway at 1456 Lemon Avenue.

Project Description:	The proposed project is to expand the existing 660 square-foot, three-car garage by adding 528 square feet to have a 1,188 square-foot, four-car garage with an east side setback of 28'-6" that maintains the existing setback along the private driveway. The proposed design matches the approved design for the remodeling of the residence and maintains the existing height of approximately 13 feet.
Zone:	The subject property is zoned A-1. The proposed garage expansion with the variance for the east side setback complies with the development standards and design guidelines, and is allowed with approval of the Architectural Review and Variance.
Background:	The subject property is a rectangular lot fronting on Lemon Avenue with an area of approximately 1.35 acres. Access to the residence and garage is on the east side of the property by a private driveway. The remodeling of the residence was conditionally approved by the Planning Commission at the December 2, 2020 meeting. The approved design included the addition of an 18-foot tall, entry gateway tower between the residence and garage, for which a variance was granted for an east side setback of 22 feet in lieu of the 50-foot requirement. The requested variance was determined to be appropriate based on the 18'-7" setback of the residence, and that the entry tower would be behind this portion of the residence.
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 Sections 15301 and 15305 of the CEQA Guidelines for, respectively, an addition to an existing structure and a minor variance.
Recommendation:	It is recommended that the Planning Commission adopt Resolution No. PC 22-307 to conditionally approve the proposed project.
Public Hearing Opened:	Chairperson Hunt opened public hearing open and asked those wishing to speak in favor or opposition to come forward and be heard.
Public Testimony:	The property owners, Mr. and Mrs. Boldt, stated that they have four children and the purpose for the garage expansion is to have space for more cars in the future and not to park in the driveway. The garage will also be used for storage. The original garage was built for smaller cars and vans don't even fit.
Public Hearing Closed:	There being no further public testimony, Chairperson Hunt declared the public hearing closed.
Discussion:	<p>Commissioner Jones wanted to know what is going to happened to the trees. City Planner Kasama stated that small fruit trees are not protected.</p> <p>Commissioner Hernandez inquired if there were any comments from the neighbors. City Planner Kasama replied that there were no concerns. The City Planner also stated that the garage is not fronting Lemon Avenue.</p>

**Motion to Approve
Project at 1456 Lemon
Avenue and Adopt
Resolution No.
PC 22-307:**

Vice-Chairperson Kuba made a motion to determine that the findings can be made for conditional approval of the proposed project and that the project is Categorically Exempt under CEQA and to adopt Resolution No. PC 22-307 for 1456 Lemon Avenue. Commissioner Jones seconded the motion, which was carried by the following roll call vote:

Approved:

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

NOES: None

ABSENT: None

The motion passed by a 5:0 vote

Items from Staff:

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

City Manager Kearney reminded the Commissioners that Bradbury Night Out is tomorrow, Thursday, July 28, 2022 from 6 to 8 p.m.

**Items from
Commissioners:**

None

**Future Agenda Items
and Other Matters:**

None

Adjournment:

At 7:23 p.m. Chairperson Hunt adjourned the meeting to Wednesday, August 24, 2022 at 7:00 p.m.

Chelsea Hunt – Chairperson

ATTEST:

Claudia Saldana - City Clerk

Memo

To: Chairperson and Members of the Planning Commission;
City Manager and City Planner

From: Diane Jensen, Assistant City Clerk

Date: February 15, 2023

Re: **February 22, 2023 Regular 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 for a personal financial impact that could result from participation in the decision-making process of the following development application:

Agenda Item No. 8:

660 Deodar Lane – RESOLUTION NO. PC 23-308

Commissioners residing within 500 feet of 660 Deodar Lane: *None*



Chelsea Halbmann, Chairperson (District 5)
Darlene Kuba, Vice Chairperson (District 3)
Frank Hernandez, Commission Member (District 1)
Robert Jones, Commission Member (District 4)

City of Bradbury Planning Commission Agenda Report

TO: Honorable Chairperson and Commission Members
FROM: Jim Kasama, City Planner
DATE: February 22, 2023
SUBJECT: 660 DEODAR LANE – RESOLUTION NO. PC 23-308

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 23-001 TO ADD A 1,550 SQUARE-FOOT PATIO COVER AND TRELLIS WITH AN OVERALL HEIGHT OF 28 FEET TO THE REAR OF THE EXISTING RESIDENCE, AND FOR A NEW 1,820 SQUARE-FOOT SWIMMING POOL WITH SPA AND 2,000 SQUARE FEET OF NEW POOL AREA DECKING AT 660 DEODAR LANE

AGENDA ITEM NO. 8

SUMMARY

Mr. Aner Iglesias, the property owner, submitted Architectural Review application number AR 23-001 to add a 1,550 square-foot patio cover and trellis with an overall height of 28 feet to the rear of the existing residence, and for a new 1,820 square-foot swimming pool with spa and 2,000 square feet of new pool area decking at 660 Deodar Lane.

The subject property is an irregular-shaped lot fronting on Deodar Lane with an area of approximately 1.88 acres (82,000 square feet). Attached are the Assessor Map and Aerial Photos (Attachment B). According to the Los Angeles County Assessor's information, the two-story, 7,430 square-foot residence was built in 2002, and has six bedrooms and eight bathrooms.

The proposed improvements will fully comply with the Development Code and are designed to match the existing residence. It is recommended that the Planning Commission adopt the attached draft Resolution No. PC 23-308 (Attachment A) to conditionally approve the proposed project.

PROJECT DESCRIPTION

The proposed project is to add a 1,550 square-foot patio cover and trellis with an overall height of 28 feet over the existing patio at the rear of the existing residence. A new 1,820 square-foot swimming pool with spa is to be installed to the rear of the residence, and 2,000 square feet of new pool area decking will connect the existing rear patio with the new pool. The proposed design matches the existing residence. Photos are included in the attached plans – Attachment C.

ANALYSIS

The property is zoned A-5 and is in the Bradbury Estates. The proposed project complies with the development standards and design guidelines and is allowed with approval of the Architectural Review. The project was conditionally approved by the Bradbury Estates on October 17, 2022. Their conditions of approval are in Attachment D. The following table is of the pertinent site characteristics:

Address	660 Deodar Lane
Assessor Parcel Number	8527-024-005
General Plan Designation	Agriculture / Estate Residential – Five Acres
Zoning District	A-5 Agriculture Residential Estate
Lot Area	1.88 Acres – 82,000 Square Feet
Lot Frontage	308 Feet along Deodar Lane
Lot Depth	Approximately 600 Feet

The following table indicates that the proposed project meets the applicable development standards of the A-5 zone:

Development Feature	A-5 Zone Standard	Proposal	Complies?
Front Setback	Minimum 50 Feet	125 Feet	Yes
East Side Setback	Minimum 25 Feet	25 Feet	Yes
West Side Setback	Minimum 25 Feet	25 Feet	Yes
Rear Setback	Minimum 25 Feet	370 Feet	Yes
Height	Maximum 28 Feet	28 Feet	Yes

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

The proposed patio cover addition will be over an existing patio deck adjacent to the rear of the existing residence. The design and height of the patio cover will match the residence. The patio cover will be slightly lower than the top of the existing residence and will not affect any views. The new swimming pool and decking will be on an existing, relatively flat, open area that is readily accessible from the back of the house. Minimal grading is needed for the swimming pool and decking. Any grading shall be in accordance with City standards and subject to City review and approval. No new landscaping is proposed with this project. Conditions of approval are included in the attached draft resolution (Attachment A) to require that any significant grading and new landscaping be in compliance with all applicable standards.

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(e) of the CEQA Guidelines for accessory structures, including patio covers and swimming pools.

FINDINGS

The Planning Commission must make a series of findings when issuing decisions on Architectural Reviews, which include Neighborhood Compatibility and compliance with Ridgeline Preservation provisions. The proposed project meets the required findings stated in Section 9.34.040 of Chapter 34 of the Bradbury Development Code for Architectural Review. The recommended findings and justifications are included in the attached draft resolution (Attachment A), and it is recommended that the Planning Commission approve the proposed project, which complies with the City's development standards and is designed in accordance with the City's design guidelines.

PLANNING COMMISSION ALTERNATIVES

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

Option 1. Close the public hearing and determine that the findings can be made for conditional approval of the proposed project and that the project is Categorically Exempt under CEQA and approve a motion to adopt the attached Resolution No. PC 23-308 as presented or as modified by the Commission.

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

Option 3. If the Planning Commission determines that the proposed project as presented cannot be approved, but with additional information could satisfy the requisite findings for approval and a Categorical Exemption under CEQA, then the Commission

may approve a motion to continue the public hearing as open to the regular meeting of Wednesday, March 22, 2023, and direct the applicant to provide the necessary information to the City by Monday, March 6, 2023.

RECOMMENDATION

Option 1 is recommended; that the Planning Commission close the public hearing and determine that the findings can be made for conditional approval of the proposed project and that the project is Categorical Exempt under CEQA and approve a motion to adopt the attached Resolution No. PC 23-308 as presented.

ATTACHMENTS

- A. Resolution No. PC 23-308
- B. Assessor Map & Aerial Photos
- C. Proposed Plans
- D. Bradbury Estates Conditions of Approval

ATTACHMENT A

PLANNING COMMISSION RESOLUTION NO. PC 23-308

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 23-001 TO ADD A 1,550 SQUARE-FOOT PATIO COVER AND TRELLIS WITH AN OVERALL HEIGHT OF 28 FEET TO THE REAR OF THE EXISTING RESIDENCE, AND FOR A NEW 1,820 SQUARE-FOOT SWIMMING POOL WITH SPA AND 2,000 SQUARE FEET OF NEW POOL AREA DECKING AT 660 DEODAR LANE

PLANNING COMMISSION RESOLUTION NO. PC 23-308

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 23-001 TO ADD A 1,550 SQUARE-FOOT PATIO COVER AND TRELLIS WITH AN OVERALL HEIGHT OF 28 FEET TO THE REAR OF THE EXISTING RESIDENCE, AND FOR A NEW 1,820 SQUARE-FOOT SWIMMING POOL WITH SPA AND 2,000 SQUARE FEET OF NEW POOL AREA DECKING AT 660 DEODAR LANE

WHEREAS, the Planning Commission considered Architectural Design Review No. AR 23-001 that was filed by the property owner, Mr. Aner Iglesias, to add a 1,550 square-foot patio cover and trellis with an overall height of 28 feet to the rear of the existing residence, and for a new 1,820 square-foot swimming pool with spa and 2,000 square feet of new pool area decking at 660 Deodar Lane, which is zoned A-5.

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

SECTION A. The Planning Commission finds that a duly noticed public hearing has been conducted at the regular meeting on February 22, 2023, in accordance with the provisions of the Bradbury Municipal Code relative to this matter.

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

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

1. That the proposed development is designed and will be developed to preserve to the greatest extent practicable the natural features of the land, including the existing topography and landscaping. The proposed patio cover and trellis will be built over an existing patio, and the new swimming pool and decking will be built on a relatively flat open area adjacent to the existing patio.

2. That the proposed development is designed and will be developed in a manner which will be reasonably compatible with the existing neighborhood character in terms of scale of development in relation to surrounding residences and other structures. The proposed patio cover and swimming pool are in scale with other developments on the surrounding properties and will match the existing residence and will comply with the required minimum setbacks that provide for sufficient distance from the surrounding developments so as not to impose on the neighbors.

3. That the proposed development is designed and will be developed in a manner which will preserve to the greatest extent practicable the privacy of persons residing on adjacent properties. The proposal is to add a patio cover and swimming pool at the rear of the existing residence. The proposed location is sufficiently distant from the surrounding properties so as not to impose on the neighbors.

4. The requirements of the ridgeline and view preservation regulations have been met. The patio cover will be approximately 28 feet tall to match the existing residence, and in compliance with the maximum building height limit of 28 feet. The location is such that the height will not interfere with any important views of the neighboring properties.

5. That the proposed development is designed and will be developed in a manner to the extent reasonably practicable so that it does not unreasonably interfere with neighbors' existing views, view of ridgelines, valleys, or vistas. The location of the proposed patio cover is sufficiently distant from neighboring developments so as not to interfere with views of the hills and ridgelines to the north of the property.

6. The requirements of the tree preservation and landscaping regulations have been met. The proposed patio cover and swimming pool will not necessitate the removal of any oak trees or other prominent trees.

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 patio cover is consistent with other developments in the area and the proposed height complies with the maximum building height limit of 28 feet.

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 patio cover complies with the maximum building height limit of 28 feet and is consistent with the heights of newer structures in the area.

8. That the proposed development is designed and will be developed in a manner that is consistent with the City's Design Guidelines. The proposal patio cover, trellis and swimming pool are of 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(e) of the CEQA Guidelines for accessory structures, including patios and swimming pools.

SECTION E. The Planning Commission hereby approves Architectural Review No. AR 23-001 for the project based on the information depicted on the submitted plans

and subject to the following conditions, all of which shall be complied with to the satisfaction of the City Manager or designees:

1. Except as set forth in subsequent conditions, all inclusive, development of the patio cover, trellis, swimming pool and decking shall take place substantially as shown on the submitted plans presented to the Planning Commission on February 22, 2023.

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

4. A pre-construction meeting shall be held with representatives of the City development team and representatives of the Bradbury Estates Homeowners Association and Community Services District. The builder shall present a construction timeline, emergency contact information, and other information as requested.

5. 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 applicant shall verify with the water purveyor and the Fire Department that adequate domestic service and fire flow are available to serve the property and shall provide the required service and flow.

6. 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. This requirement shall be noted on the construction plans.

7. The project, the site and the adjacent areas shall be improved and maintained as follows to the satisfaction of the Bradbury Estates Homeowners Association and Community Services District:

a. Install new Community Services District approved rolled curb along the street edge; approximately 216 feet.

b. Install synthetic grass with wheel barrier from the back of curb up to the edge of the wrought-iron fencing.

c. Construct a trash enclosure with roof and no opening greater than six inches to deter bears and other wildlife.

d. Trash enclosure and site plans must be submitted for review.

8. Prior to issuance of permits, construction staging areas, haul routes, etc. must be designated, designed to avoid damage to protected trees during construction, and shown on the construction plans. Layout of haul routes, areas for staging and storage of equipment and supplies, and tree protection fencing must be approved by the City Landscape Architect in the field prior to the start of construction.

9. Though no trees are proposed for removal, any tree (whether a protected species or not) that is damaged to the extent that removal is necessary, or otherwise fails to survive, must have a City Tree Removal Permit. The removal application must show and identify the tree(s) needing to be removed, including a photo and arborist information to support removal. The Tree Removal Permit may require mitigation measures such as replacement trees to be planted on the site at locations determined by the City Landscape Architect.

10. Hardscape design and materials must be of permeable pavers rather than poured concrete in the root zones of all oak trees and other prominent trees.

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

12. An Erosion Control Plan shall be submitted for review and approval by the City Engineer which identifies the Best Management Practices (BMPs) to eliminate any illicit discharges during storm events for all phases of construction.

13. Along with the Grading Plan, if determined to be needed by the City Engineer, the applicant shall also submit a Hydrology and Hydraulic Report which addresses the existing and proposed storm drainage conditions for the site. All calculations shall be performed in compliance with the LA County DPW Hydrology Manual.

14. Prior to the issuance of any grading or building permits, the applicant shall submit if deemed necessary by the City Engineer or City Building Official, 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.

15. The applicant shall obtain a public works permit for all work in or adjacent to any right-of-way (ROW) or roadway, if any. All work within a ROW or roadway 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.

16. Building foundation inspections shall not be performed until the following, if applicable, have been provided to the City and approved: Certification of the rough grading, installation of survey stakes, a final soils report, and drainage facilities that are complete and operable.

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

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

18. 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. Any required drainage improvements shall be based on a detailed hydrology study conforming to the current Los Angeles

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

19. Landscape design and construction drawings shall coordinate with a grading plan if applicable to ensure 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 Landscape Architect prior to installation.

20. The landscaping must be in accordance with L.A. County Fire Department requirements, and submittal of an approved Fuel Modification Plan shall be provided if determined to be necessary by the City Landscape Architect.

21. If required by the City Landscape Architect, an arborist report shall be provided for plan check review of the landscape plan, and any oak trees and other prominent trees must be protected from damage during construction, and any other actions that might affect their health and viability following completion of the project. The project Landscape Architect, Architect, Arborist, and Civil Engineer shall coordinate throughout the preparation and completion of construction documents, and construction to ensure existing oak trees and other prominent trees are shown accurately and adequately protected. The contractor shall observe and implement all protection and mitigation measures recommended by the Arborist and City Landscape Architect, and tree protection notes shall be included on the construction plans, to the satisfaction of the project Arborist and City Landscape Architect.

22. Planting and irrigation designs must conform to the City's Water Efficient Landscape Ordinance (WELO) Chapter 121 of the Bradbury Development Code. Plant species used together in any given area must have the same Plant Factor/water requirements; species with different water needs should not be mixed in the same hydrozone. An up-to-date Water Efficient Landscape worksheet must be included with final plans, and water use calculations must show the Estimated Total Water Use (ETWU) does not exceed the Maximum Applied Water Allowance (MAWA). The ETo (reference evapotranspiration rate) to be used in the MAWA calculation is 51.3 per the City's Water Efficient Landscape Ordinance.

23. The contractor shall confirm in the field that the existing water meter designated as the point of connection for the landscape 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 the irrigation and comply with water efficiency (WELO) requirements.

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

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 22nd day of February 2023.

Chairperson

ATTEST:

Assistant City Clerk

I, Diane Jensen, Assistant City Clerk, hereby certify that the foregoing Resolution No. PC 23-308 was duly adopted by the Planning Commission of the City of Bradbury, California, at a regular meeting held on the 22nd day of February 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTACHMENT B

Assessor Map & Aerial Photos

APN 8527-024-005

660 Deodar Lane

660 Deodar Lane



01/14/2022

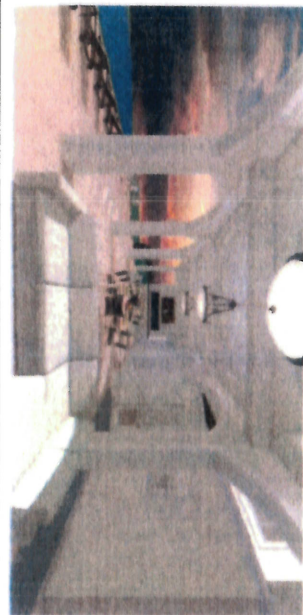
660 Deodar Lane



ATTACHMENT C

Proposed Plans

660 Deodar Lane



EXTERIOR VIEWS

PROJECT
NEW COVERED PATIO AND SWIMMING POOL
 660 DECODAR LANE, BRADBURY, CA 91608

OWNER
MR. ANER IGLESIAS
 660 DECODAR LANE, BRADBURY, CA 91608
 (626) 755-5254 ANIGLESIAS@GMAIL.COM

ARCHITECT

SEGORO ASSOCIATES
 A.P. CIVIL/ARCH. FIRM, INC. 40000 10TH STREET, SUITE 100, SAN ANTONIO, TEXAS 78201 (214) 592-0445
 SEGOROARCHITECTS@CS.COM

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01



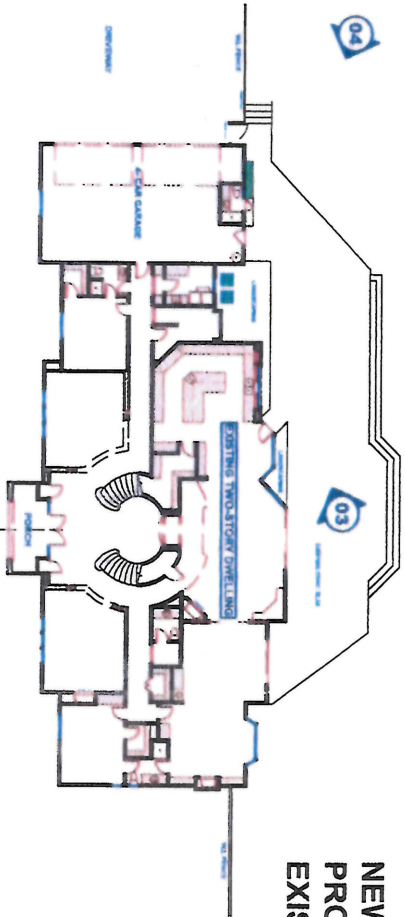
02



03

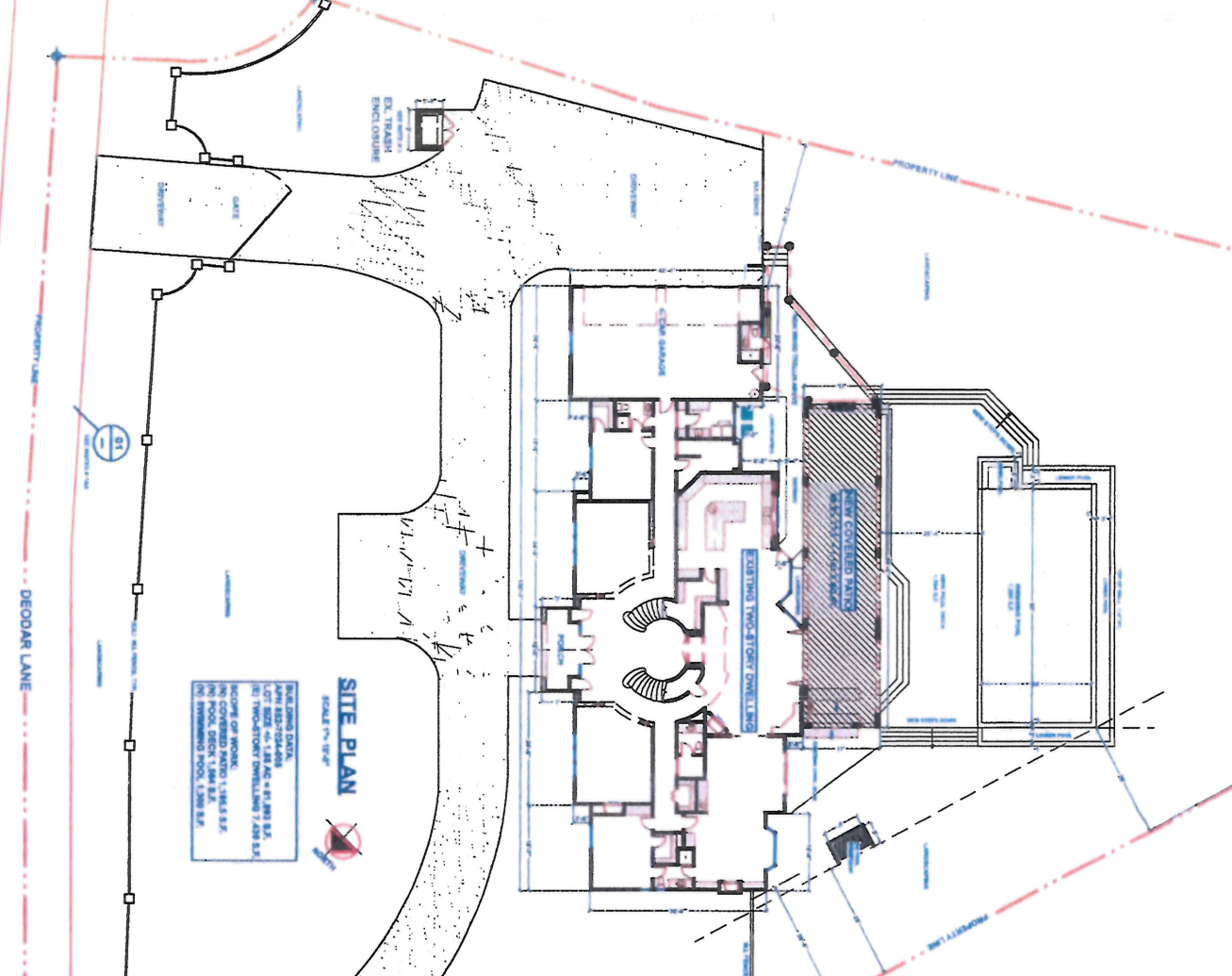


04



EXISTING FIRST FLOOR PICTURE KEY PLAN

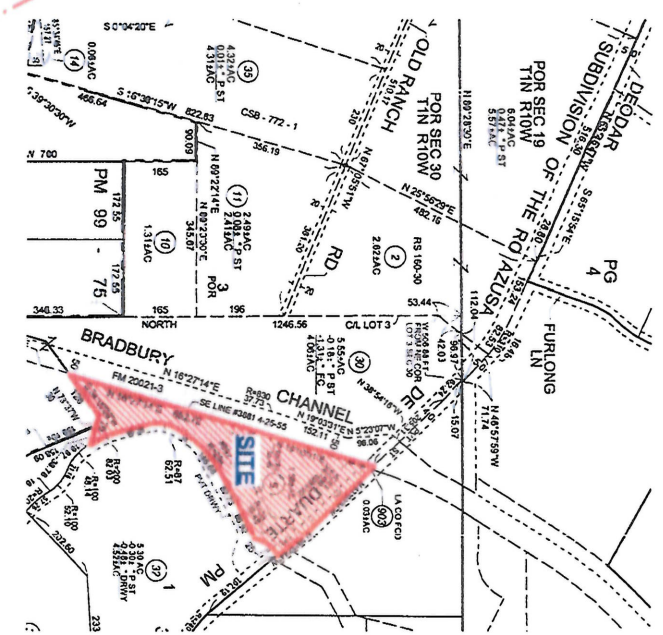
NEW FINISH MATERIALS
PROPOSED TO MATCH
EXISTING



SITE PLAN
 SCALE: 1/4" = 1'-0"
 BUILDING DATA:
 AREA: 10,000 S.F.
 LOT: 10,000 S.F.
 EXISTING TWO STORY OVERLAP: 1,000 S.F.
 NEW COVERED PATIO AND SWIMMING POOL: 1,000 S.F.
 NEW POOL: 1,000 S.F.
 NEW SWIMMING POOL: 1,000 S.F.

8527 24
 2020
 N
 1/4" = 1'-0"

TRACT MAP



01 CONCRETE CURB & STREET EDGE

1. Inside new COB (concrete) curb, the road edge, approximately 1/4" thick.
2. Inside new COB (concrete) curb, the road edge, approximately 1/4" thick.
3. Concrete curb and street edge, and no existing curb or street edge.

LANDSCAPING

NEW INFINITY VIEW SWIMMING POOL

LOWER POOL 1'-0" HT.
TOP OF WALL 1'-6" HT.

LANDSCAPING

WALL LEGEND:

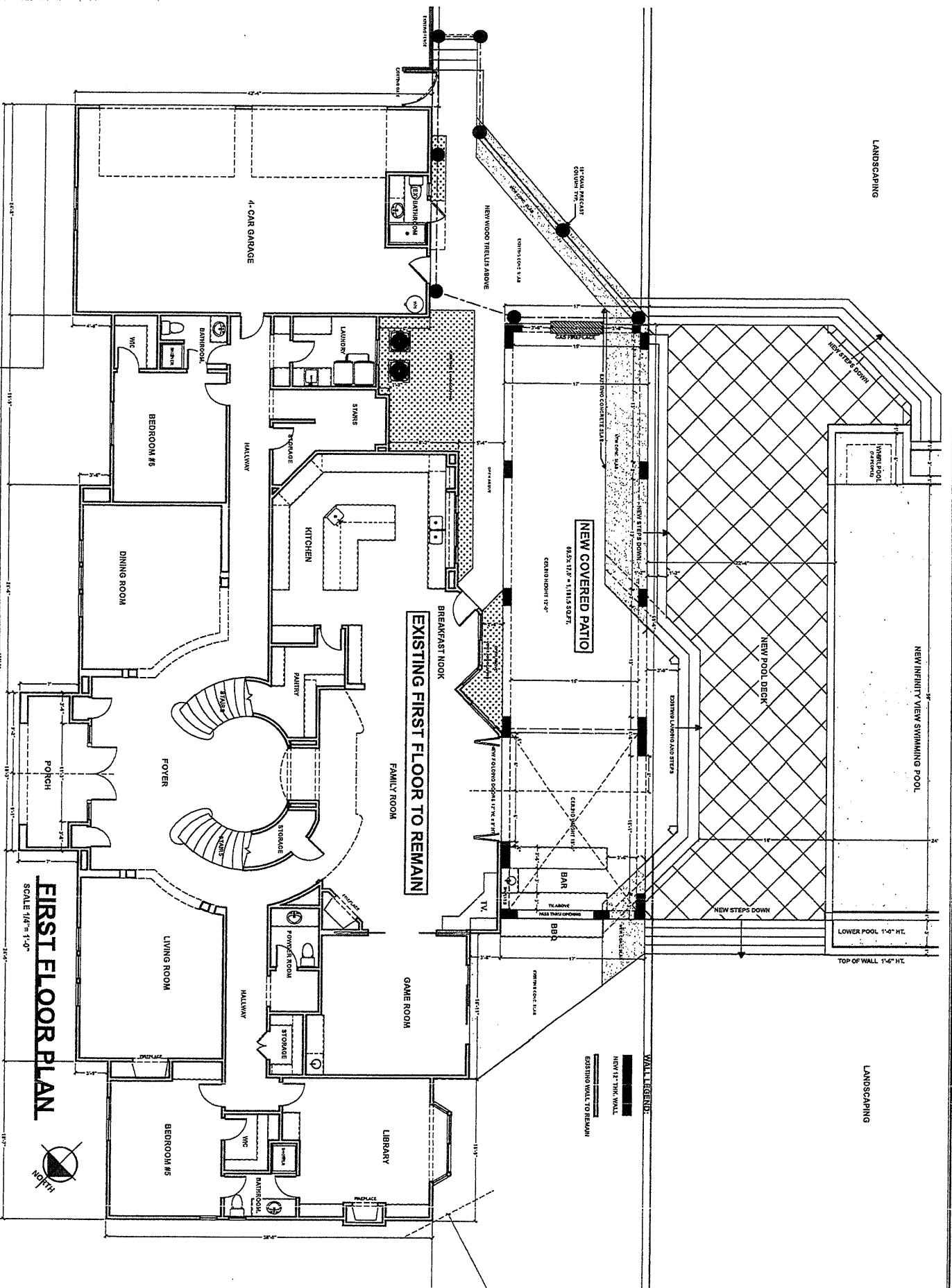
NEW 12" THK. WALL

EXISTING WALL TO REMAIN

NEW COVERED PATIO
88.25' x 12' x 11.115' SQ. FT.

EXISTING FIRST FLOOR TO REMAIN

FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"



PROJECT: NEW COVERED PATIO AND SWIMMING POOL
660 DEODAR LANE, BRADBURY, CA 91308

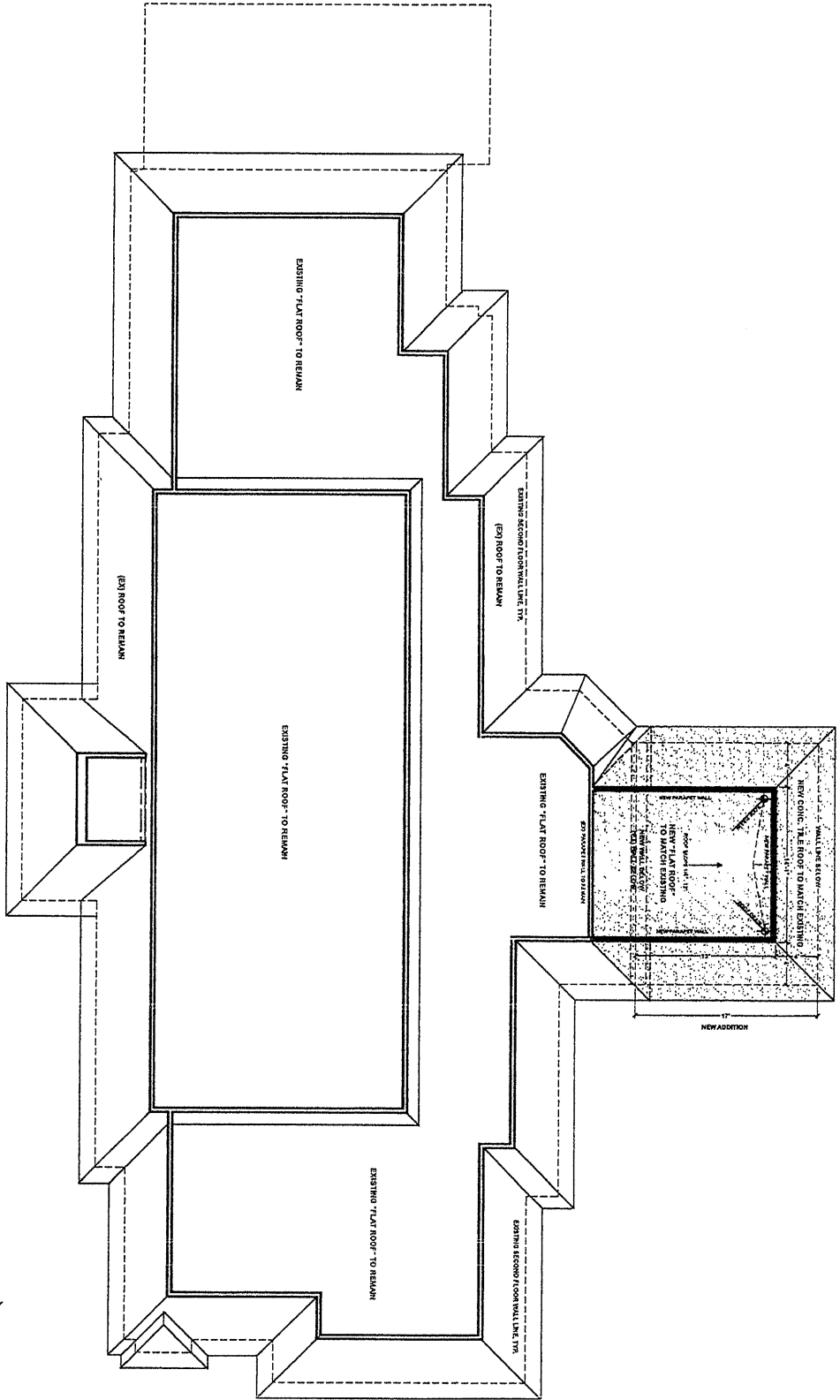
OWNER: MR. ANER IGLESIAS
660 DEODAR LANE, BRADBURY, CA 91308
(626) 755-5264 ADIGLESIAS@GMAIL.COM

SEGORO ASSOCIATES
A.A. ONLY, INC. 777 JAL - BRADBURY, CA 91308 (626) 256-4445
SEGOROARCHITECTS@CS.COM

FIRST FLOOR PLAN

A-2





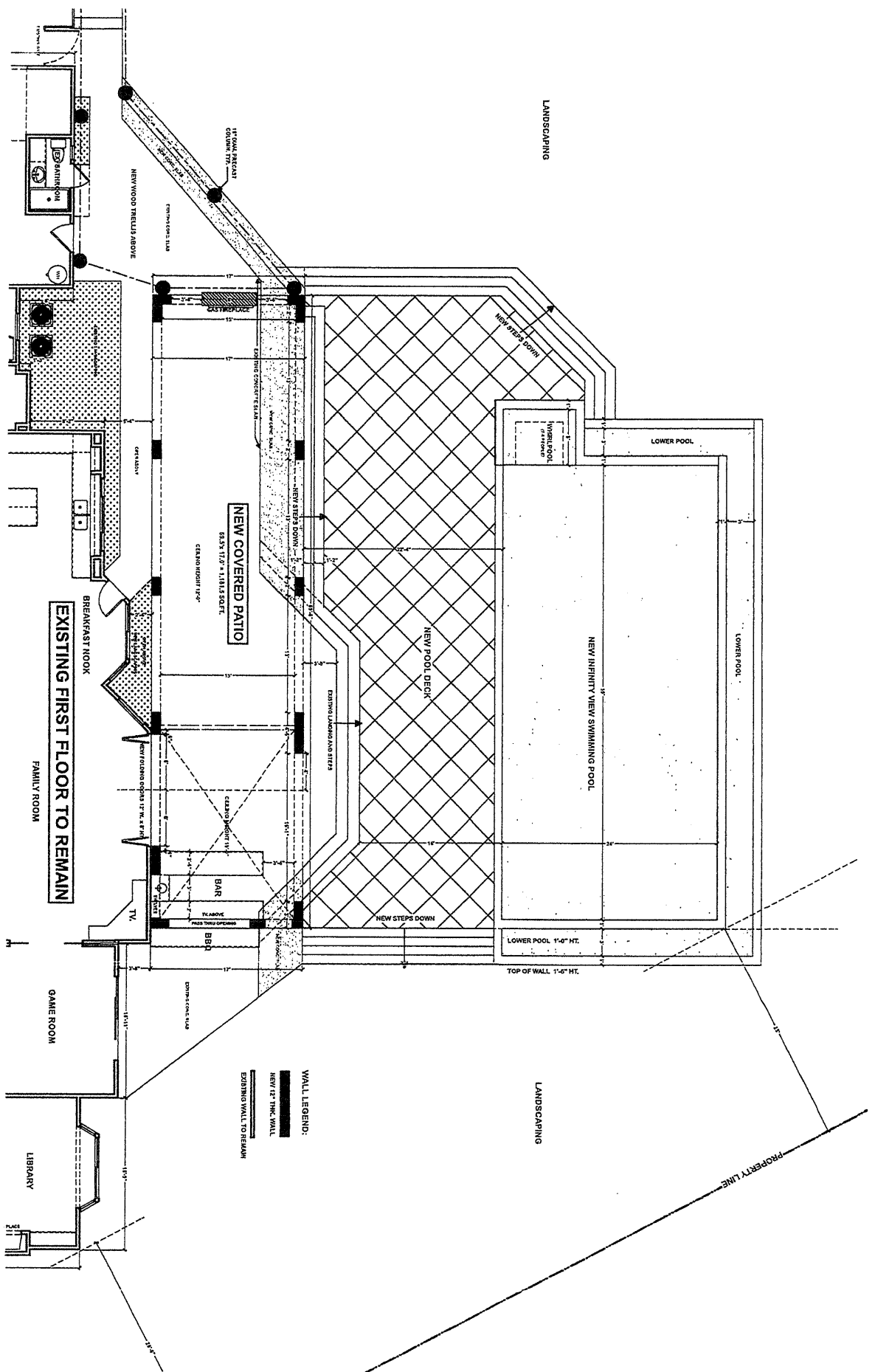
ROOF SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"



<p>DATE: 04/20/2011</p> <p>SHEET: A-4</p>	<p>PROJECT: NEW COVERED PATIO AND SWIMMING POOL</p> <p>600 DEODAR LANE, BRADBURY, CA 91008</p>	<p>OWNER: MR. ANER IGLESIAS</p> <p>562 DEODAR LANE, BRADBURY, CA 91005</p> <p>(626) 705-6264 ADIGLESIAS@GMAIL.COM</p>	<p>ARCHITECT: SEGORO ASSOCIATES</p> <p>A.B. SEGORA, P.C., 181 BRADBURY, CA 91005, (626) 580-6445</p> <p>SEGOROARCHITECTS@CS.COM</p>
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SCALE 1/4"=1'-0"

SCALE 1/4"=1'-0"



MR. ANER IGLESIAS
660 DEODAR LANE, BRADBURY, CA 91003
(626) 705-5264 ADIGLESIAS@GMAIL.COM

ATTACHMENT D

Bradbury Estates Letter of Approval

660 Deodar Lane



1 Deodar Lane Bradbury, CA 91008

Segoro Associates
6 N. First Avenue, Suite 101
Arcadia, CA 91006

Re: Iglesias Residence 660 Deodar Lane – New Covered Patio and Swimming Pool

Please be advised at our regularly scheduled meeting your project was approved with the following conditions. These conditions need to be placed on your plans to be stamped and approved.

1. Install new CSD approved rolled curb along the street edge, approximately 216 feet.
2. Install synthetic grass with weed barrier from the back of curb up to the edge of the W. I. fencing.
3. Construct a trash enclosure with roof and no opening greater than six inches to deter Bears and other wildlife.
4. Trash enclosure and site plans must be resubmitted for review.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard T. Hale Jr.", written in a cursive style.

Richard T. Hale Jr.
CSD Board