



**A G E N D A**  
**PLANNING COMMISSION  
OF THE CITY OF BRADBURY**  
**REGULAR MEETING**  
**Wednesday, March 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/8591600704>. One tap mobile is +16694449171,,8591600704# or dial +1 669 444 9171 and enter the Meeting ID: 859 160 0704 or find your local number at <https://us02web.zoom.us/j/8591600704>.*

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. **OATH OF OFFICE** Administration of Oath of Office for new Planning Commissioner Melodie Szymkowski.
3. **ROLL CALL** Chairperson: Chelsea Halbmann  
Vice-Chairperson: Darlene Kuba  
Commissioners: Frank Hernandez, Robert Jones, and Melodie Szymkowski
4. **SUPPLEMENTAL INFORMATION FROM STAFF REGARDING AGENDA ITEMS**
5. **AGENDA** Approval of the agenda as presented or as modified.
6. **MINUTES** Approval of the minutes for the Regular Meeting of February 22, 2023.
7. **FAIR POLITICAL PRACTICES ACT** In compliance with the California State Fair Political Practices Act, each Planning Commissioner has the responsibility of disclosing any direct or indirect potential 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.

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

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

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

9. **PUBLIC HEARING**

**703 BRAEWOOD DRIVE – PLANNING COMMISSION RESOLUTION NO. PC 23-309**

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 23-002 FOR A NEW DETACHED ACCESSORY STRUCTURE NEAR THE SOUTHWEST CORNER OF THE PROPERTY COMPRISED OF A 513 SQUARE-FOOT CRAFT WORKSHOP AND A 371 SQUARE-FOOT TRELLIS PATIO AND BARBEQUE AREA COVER WITH VARIANCE NO. V 23-001 TO ALLOW THE SOUTHERLY AND WESTERLY SETBACKS TO BE 10 FEET INSTEAD OF THE 15-FOOT REQUIREMENT AT 703 BRAEWOOD DRIVE

10. **ITEMS FROM STAFF AND COMMISSIONERS**

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

11. **ADJOURNMENT**

The Planning Commission is to adjourn this regular meeting to the regular meeting of **Wednesday, April 26, 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, March 17, 2023."

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Diane Jensen, Assistant City Clerk  
City of Bradbury

AGENDA ITEM NO. 6

**MINUTES  
FEBRUARY 22, 2023  
REGULAR MEETING**

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF BRADBURY, HELD ON FEBRUARY 22, 2023 AT 7:00 PM  
IN THE BRADBURY CIVIC CENTER**

**Public Participation By Zoom:** *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. 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 Halbmänn at 7:00 pm followed by the Pledge of Allegiance.

**Roll Call:** PRESENT: Chairperson Halbmänn, Vice-Chairperson Kuba, and Commissioner Hernandez  
  
ABSENT: Commissioner Jones  
  
STAFF: City Manager Kearney, City Planner Kasama, City Clerk Saldana, Assistant City Clerk Jensen and Management Analyst Musa

**Commissioner Jones Excused:** Vice-Chairperson Kuba made a motion to excuse Commissioner Jones from the meeting. Chairperson Halbmänn seconded the motion, which carried unanimously.

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

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

**Approval of July 2022 Planning Commission Meeting Minutes:** Vice-Chairperson Kuba moved to approve the minutes for the Regular Meeting of July 27, 2022. Chairperson Halbmänn 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 660 Deodar Lane – Resolution No. PC 23-308  
Commissioners residing within 500 feet of 660 Deodar Lane:  
*None*

**Motion:** Vice-Chair Kuba made a motion to order the Fair Political Practices Report for the March 22, 2023 Planning Commission meeting received and filed. Chairperson Halbmänn seconded the motion which carried.

**Public Comment:** None



<b>Public Hearing for 660 Deodar Lane:</b>	<b>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 RENEW THE CONDITIONAL APPROVAL OF 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</b>
<b>Project Description:</b>	City Planner Kasama stated that 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.
<b>Zone:</b>	The subject property is zoned A-5 and is located in the Bradbury Estates. The proposed project complies with the development standards and design guidelines and is allowed with approval of the Architectural Review.
<b>HOA Approval:</b>	The project was conditionally approved by the Bradbury Estates Homeowners Association (HOA) on October 17, 2022
<b>Environmental Review:</b>	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.
<b>Recommendation:</b>	It is recommended that the Planning Commission open a public hearing and solicit testimony on the proposed project, close the public hearing, 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 Resolution No. PC 23-308 as presented.
<b>Public Hearing Opened:</b>	Chairperson Halbmann opened the public hearing and asked those wishing to speak in favor or opposition to come forward and be heard.
<b>Public Testimony:</b>	Mr. Aner Iglesias, property owner of 660 Deodar Lane
<b>Public Hearing Closed:</b>	There being no further public testimony, Chairperson Halbmann declared the public hearing closed.
<b>Motion to Approve Resolution No. PC 23-308 for 660 Deodar Lane:</b>	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 23-308 for 660 Deodar Lane. Commissioner Hernandez seconded the motion, which was carried by the following roll call vote:

**Approved:** AYES: Chairperson Halbmam, Vice-Chairperson Kuba,  
Commissioner Hernandez

NOES: None

ABSENT: Commissioner Jones

The motion passed by a 3:0 vote

**Items from Staff:** City Planner Kasama presented the Development Project Status Report for February 2023. The Planning Commission asked what happened to the project at the corner of Royal Oaks Drive North and Winston Avenue. City Planner Kasama replied that all approvals have expired.

City Manager Kearney reported that Commissioner Bill Novodor tendered his resignation as Planning Commissioner for District 2 on January 24, 2023 because he sold his home on Mount Olive Drive in Bradbury.

At the February 21, 2023 meeting, the City Council appointed Melodie Szymkowski as the new Planning Commissioner for District Two, to fill Commissioner Novodor's term, ending September 2024. City Manager Kearney stated that unfortunately Ms. Szymkowski was not able to attend tonight's meeting.

**Items from Commissioners:** Commissioner Hernandez asked if there is an update on 243 Barranca Road. City Manager Kearney stated that no settlement agreement has been reached yet.

**Future Agenda Items and Other Matters:** None

**Adjournment:** At 7:10 pm Chairperson Halbmam adjourned the meeting to Wednesday, March 22, 2023 at 7:00 pm.

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Chelsea Halbmam – Chairperson

ATTEST:

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Diane Jensen – Assistant City Clerk

AGENDA ITEM NO. 7

**FAIR POLITICAL PRACTICES ACT  
MEMORANDUM RE: AGENDA ITEM NO. 9**

# Memo

To: Chairperson and Members of the Planning Commission;  
City Manager and City Planner  
From: Diane Jensen, Assistant City Clerk  
Date: 03/22/23  
Re: **March 22, 2023 Planning Commission Meeting**

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## **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.

### **9. PUBLIC HEARING:**

#### **703 BRAEWOOD DRIVE – RESOLUTION NO. PC 23-309**

Commissioners residing within 500 feet of 703 Braewood Drive:

*None*

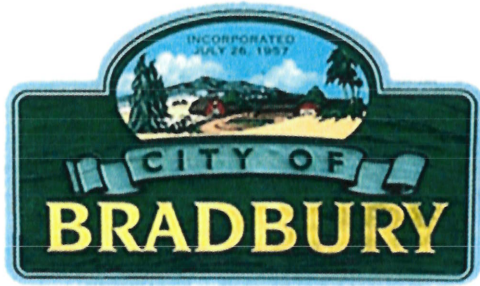


AGENDA ITEM NO. 9

**PUBLIC HEARING**

**703 BRAEWOOD DRIVE**

**PLANNING COMMISSION RESOLUTION NO. PC 23-309**



*Chelsea Halbmann, Chairperson (District 5)*  
*Darlene Kuba, Vice Chairperson (District 3)*  
*Frank Hernandez, Commission Member (District 1)*  
*Robert Jones, Commission Member (District 4)*  
*Melodie Szymkowski, Commission Member (District 2)*

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

**TO:** Honorable Chairperson and Commission Members  
**FROM:** Jim Kasama, City Planner  
**DATE:** March 22, 2023  
**SUBJECT:** 703 BRAEWOOD DRIVE – RESOLUTION NO. PC 23-309

**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 23-002 FOR A NEW DETACHED ACCESSORY STRUCTURE NEAR THE SOUTHWEST CORNER OF THE PROPERTY COMPRISED OF A 513 SQUARE-FOOT CRAFT WORKSHOP AND A 371 SQUARE-FOOT TRELLIS PATIO AND BARBEQUE AREA COVER WITH VARIANCE NO. V 23-001 TO ALLOW THE SOUTHERLY AND WESTERLY SETBACKS TO BE 10 FEET INSTEAD OF THE 15-FOOT REQUIREMENT AT 703 BRAEWOOD DRIVE**

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

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#### **SUMMARY**

Mr. Paul Mandelin, the property owner of 703 Braewood Drive, submitted Architectural Review Application No. AR 23-002 for a new detached accessory structure near the southwest corner of the property comprised of a 513 square-foot craft workshop and a 371 square-foot trellis patio and barbeque area cover. Mr. Mandelin also submitted Variance Request No. V 23-001 to have the southerly and westerly setbacks at 10 feet instead of the 15-foot requirement.

The subject property is an irregular-shaped lot fronting on the cul-de-sac bulb of Braewood Drive. The lot has an area of approximately 24,360 square feet (0.559 acre). Attached are the Assessor Map and Aerial Photo – Attachment B. According to the Los Angeles County Assessor's information, the existing 2,899 square-foot residence was initially built in 1979 and has four bedrooms and five bathrooms.

With approval of the requested setback variance to reduce the south and west side setbacks to 10 feet in lieu of the 15-foot requirement, the proposed accessory structure will fully comply with the Development Code and is designed to match the existing residence in accordance with the City's Design Guidelines. It is recommended that the Planning Commission conditionally approve the project and adopt the attached draft Resolution No. PC 23-309 – Attachment A.

## **PROJECT DESCRIPTION**

The proposed project is to construct a detached accessory building near the southwest corner of the property on an existing paved area. The southerly portion of the proposed accessory building will be a 513 square-foot workshop that will have a storage room, craft room, and three-quarter bathroom. This portion of the structure will be fully enclosed and is to be less than 11 feet tall at the ridge of the roof. The northerly portion of the structure will be a 371 square-foot trellis patio cover to provide a shaded area near the existing swimming pool and a sheltered barbeque area. This patio cover will be open on all sides except where it abuts the proposed workshop and will be less than ten feet tall.

The proposal includes a variance request to reduce the south and west side setbacks to ten feet instead of being at the 15-foot requirement. Attachment C is the applicant's variance request. The southwesterly rear yard area was terraced by a prior owner to create a level patio area and a swimming pool was installed in the northerly portion of the yard. However, the level patio area is limited in size, and it is difficult to situate a building without altering the slope in front, which would be a substantial and costly undertaking. The requested variance to reduce the setbacks by five feet will enable a small structure to be built on the existing level area with adequate space for access.

The reduction of the setbacks will not be detrimental to the adjacent neighbors. The height of the proposed structure is minimized, and a garden wall and shrubbery exist along the property lines to screen the structure from the neighbors – see the photos in the attached plans (Attachment E). The three neighbors adjacent to the south and west have signed statements saying that they do not object to the variance request – see Attachment D.

## **ANALYSIS**

The property is zoned R-20,000. The proposed project, with the approval of a variance for the southerly and westerly setbacks, complies with the development standards and design guidelines. The following table is of the pertinent site characteristics:

Address	703 Braewood Drive
Assessor Parcel Number	8527-022-011
General Plan Designation	Single-Family – 20,000 Square Feet
Zoning District	R-20,000 Single-Family Residential
Lot Area	24,360 Square Feet – 0.559 Acre
Lot Frontage	56.64 Feet
Lot Depth	Approximately 295 Feet

The following table indicates that the proposed project meets the applicable development standards of the R-20,000 zone:

Development Feature	R-20,000 Standard	Proposal	Complies?
South Side Setback	Minimum 15 Feet	10 Feet	Yes, with Variance
West Side Setback	Minimum 15 Feet	10 Feet	Yes, with Variance
Height	Maximum 28 Feet	10'-8¼"	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 proposed accessory structure is to be on an existing deck at the southwest portion of the backyard of the existing residence. The design will match the residence, and the height is minimized and will not affect any views. The requested ten-foot setbacks will not be detrimental to the adjacent neighbors. The ridge of the workshop roof will be less than 11 feet high and screened by the garden walls and shrubbery along the property lines.

There should not be any grading for the proposed accessory structure. However, any grading shall be done in accordance with City standards and subject to City review and approval. No new landscaping and no tree removals are proposed with this project; however, any tree removals shall be subject to City approval and if applicable, subject to a Tree Permit, and any new or replacement landscaping shall be subject to City review and approval. Conditions of approval are included in the attached draft resolution (Attachment A) to require that any grading and landscaping comply with all applicable standards, and that the garden walls and shrubbery be maintained as a screening of the accessory structure.

## **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 15303(e) and 15305(a) of the CEQA Guidelines for accessory structures with minor alterations in land use limitations such as setback variances.

## **FINDINGS**

The Planning Commission must make a series of findings when issuing decisions on Architectural Reviews and Variance Requests. The proposed project meets the required findings stated in Section 9.34.040 of Chapter 34 of the Bradbury Development Code for Architectural Review, as well as the required findings for a Variance as stated in Section 9.46.030 of Chapter 46 of the Bradbury Development Code.



The recommended findings and justifications are included in the attached draft resolution (Attachment A), and it is recommended that the Planning Commission conditionally approve the proposed project, which complies with the City's development standards and variance requirements 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 23-309 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, April 26, 2023, and direct the applicant to provide the necessary information to the City by Tuesday, April 11, 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 Categorically Exempt under CEQA and approve a motion to adopt the attached Resolution No. PC 23-309 as presented.

### **ATTACHMENTS**

- A. Resolution No. PC 23-309
- B. Assessor Map & Aerial Photo
- C. Applicant's Variance Request
- D. Neighbors' Statements
- E. Proposed Plans

ATTACHMENT A

**PLANNING COMMISSION RESOLUTION NO. PC 23-309**

**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 23-002 FOR A NEW DETACHED ACCESSORY STRUCTURE NEAR THE SOUTHWEST CORNER OF THE PROPERTY COMPRISED OF A 513 SQUARE-FOOT CRAFT WORKSHOP AND A 371 SQUARE-FOOT TRELLIS PATIO AND BARBEQUE AREA COVER WITH VARIANCE NO. V 23-001 TO ALLOW THE SOUTHERLY AND WESTERLY SETBACKS TO BE 10 FEET INSTEAD OF THE 15-FOOT REQUIREMENT AT 703 BRAEWOOD DRIVE**

## **PLANNING COMMISSION RESOLUTION NO. PC 23-309**

**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 23-002 FOR A NEW DETACHED ACCESSORY STRUCTURE NEAR THE SOUTHWEST CORNER OF THE PROPERTY COMPRISED OF A 513 SQUARE-FOOT CRAFT WORKSHOP AND A 371 SQUARE-FOOT TRELLIS PATIO AND BARBEQUE AREA COVER WITH VARIANCE NO. V 23-001 TO ALLOW THE SOUTHERLY AND WESTERLY SETBACKS TO BE 10 FEET INSTEAD OF THE 15-FOOT REQUIREMENT AT 703 BRAEWOOD DRIVE**

WHEREAS, the Planning Commission considered Architectural Design Review No. AR 23-002 and Variance Request No. V 23-001 that were filed by the property owner, Mr. Paul Mandelin, for a new detached accessory structure near the southwest corner of the property comprised of a 513 square-foot craft workshop and a 371 square-foot trellis patio and barbeque area cover with southerly and westerly setbacks of 10 feet instead of the 15-foot requirement at 703 Braewood Drive, which is zoned R-20,000.

**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 March 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 accessory structure will be built on an existing level paved area, and the existing terracing and slopes will be maintained.

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 accessory structure will be in scale with other developments on the surrounding properties and will match the existing residence. The proposed setbacks with the existing garden walls and landscaping will provide sufficient distance and screening from the surrounding properties so as not to impose on the neighbors.

3. That the proposed development is designed and will be developed in a manner which will preserve to the greatest extent practicable the privacy of persons residing on adjacent properties. The proposed workshop will not have any openings in the south and west walls, and the existing garden walls and landscaping will preserve the neighbors' privacy.

4. The requirements of the ridgeline and view preservation regulations have been met. The proposed structure will be less than 11 feet tall at the ridge of the roof and 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 accessory structure will be sufficiently distant from neighboring developments and its height will be minimal 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 structure 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 accessory structure is consistent with other developments in the area and the proposed height of less than 11 feet is well below 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 height of less than 11 feet is less than the maximum building height limit of 28 feet and is less than 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 workshop and trellis patio cover are of a quality design that matches the existing residence and maintains architectural consistency in accordance with the City's Design Guidelines.

SECTION D. The Planning Commission declares that the project satisfies the following findings stated in Section 9.46.030 of Chapter 46 (Variance) of the Bradbury Development Code:

1. That there are special circumstances applicable to the property, including size, shape, topography, location, or surroundings, which do not generally apply to other properties in the same vicinity and zone. The subject property is not like most other lots in the City of Bradbury because it is at the end of a cul-de-sac comprised of a total of 11 lots, and is the only one on the street with more than two side property lines. Because of



the slope of the area, the backyard has been terraced to provide a level area toward the rear of the lot, but that area is limited in size.

2. That because of such circumstances or conditions, such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property similarly situated, but which is denied to the property in question. Because of the slope of the area and terracing that was done to provide a level backyard area, the ability to situate and develop an accessory structure is limited. Reduction of the side setbacks by five feet will alleviate this limitation.

3. That the granting of the variance will not be materially detrimental to the public welfare or injurious to the adjacent property. The reduced setbacks are mitigated by the limited height of the proposed structure, and the existing garden walls and landscaping along the property lines that will adequately screen the proposed structure so as not to be an imposition on the neighbors.

4. That the granting of the variance will not adversely affect the General Plan nor the purpose and intent of the provisions of this title. The proposed accessory structure will enhance the residential use of the property in furtherance of the goals of the General Plan and the purposes of the Development Code.

5. The proposed entitlement has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA) and is in compliance with the provisions of the Act.

SECTION E. The Planning Commission finds that the project is Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) pursuant to Sections 15303(e) and 15305(a) of the CEQA Guidelines for accessory structures with minor alterations in land use limitations, such as setback variances.

SECTION F. The Planning Commission hereby approves Architectural Review No. AR 23-002 and Variance No. V 23-001 for the project based on the submitted information and 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 craft workshop and trellis patio cover shall take place substantially as shown on the submitted plans presented to the Planning Commission on March 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 owner of the subject property must file an Acknowledgment Form for the conditions and provisions set forth in this Planning Commission Resolution prior to or concurrent with the submission of plans to the Department of Building and Safety. This Resolution and the Acknowledgment Form shall be included in the plans that are submitted to the Department of Building and Safety.

4. The proposed project shall comply with all applicable City, County, State, and federal regulations, including requirements of the Building, Fire, Planning, and Engineering Departments, including adequate sewer service and domestic water service and fire flow.

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

6. Minimum six-foot tall garden walls and tall dense landscaping shall be maintained around the southwesterly portion of the property along the property lines to screen the accessory structure.

7. 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.

8. 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.

9. 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.

10. 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.

11. 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.

12. 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 at locations determined by the City Landscape Architect.

13. Any new 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.

14. 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.

15. 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.

16. 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.

17. Foundation inspections for any building on newly graded areas 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.

18. For all projects subject to Low Impact Development (LID) regulations, the applicant must submit a site-specific drainage concept and stormwater quality plan to mitigate post-development stormwater and implement LID design principles, 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.

19. 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.

20. 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.

21. New and replacement planting and irrigation must conform to the City's Water Efficient Landscape Ordinance (WELO) per 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.

22. If applicable, 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.



## SECTION G. Appeals and Time Extensions.

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

2. Pursuant to the Development Code Chapter 7 (Permit/Entitlement Implementation and Time Extensions), absent a timely filed appeal as specified in Chapter 16, the Planning Commission decision shall be final and conclusive. If the applicant and/or property owner has not exercised this entitlement (i.e., submitted plans to the Department of Building and Safety) within one (1) year of the effective date of this approval, this entitlement shall expire and be null, void, and of no effect. A request for an extension of the time period for exercising this entitlement may be filed with the City 30 days prior to its expiration, and one (1) extension of up to one (1) year may be granted by the applicable review authority.

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

PASSED, APPROVED, AND ADOPTED this 22nd day of March 2023.

---

Chairperson

ATTEST:

---

Assistant City Clerk

I, Diane Jensen, Assistant City Clerk, hereby certify that the foregoing Resolution No. PC 23-309 was duly adopted by the Planning Commission of the City of Bradbury, California, at a regular meeting held on the 22nd day of March 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

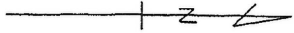
**ATTACHMENT B**

***Assessor Map & Aerial Photo***

***APN 8527-022-011***

***703 Braewood Drive***

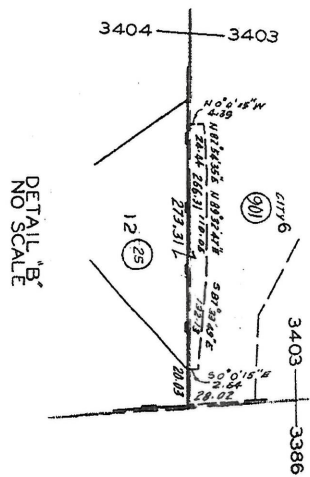
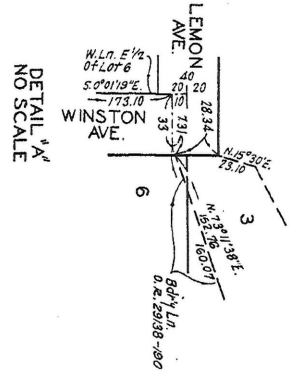
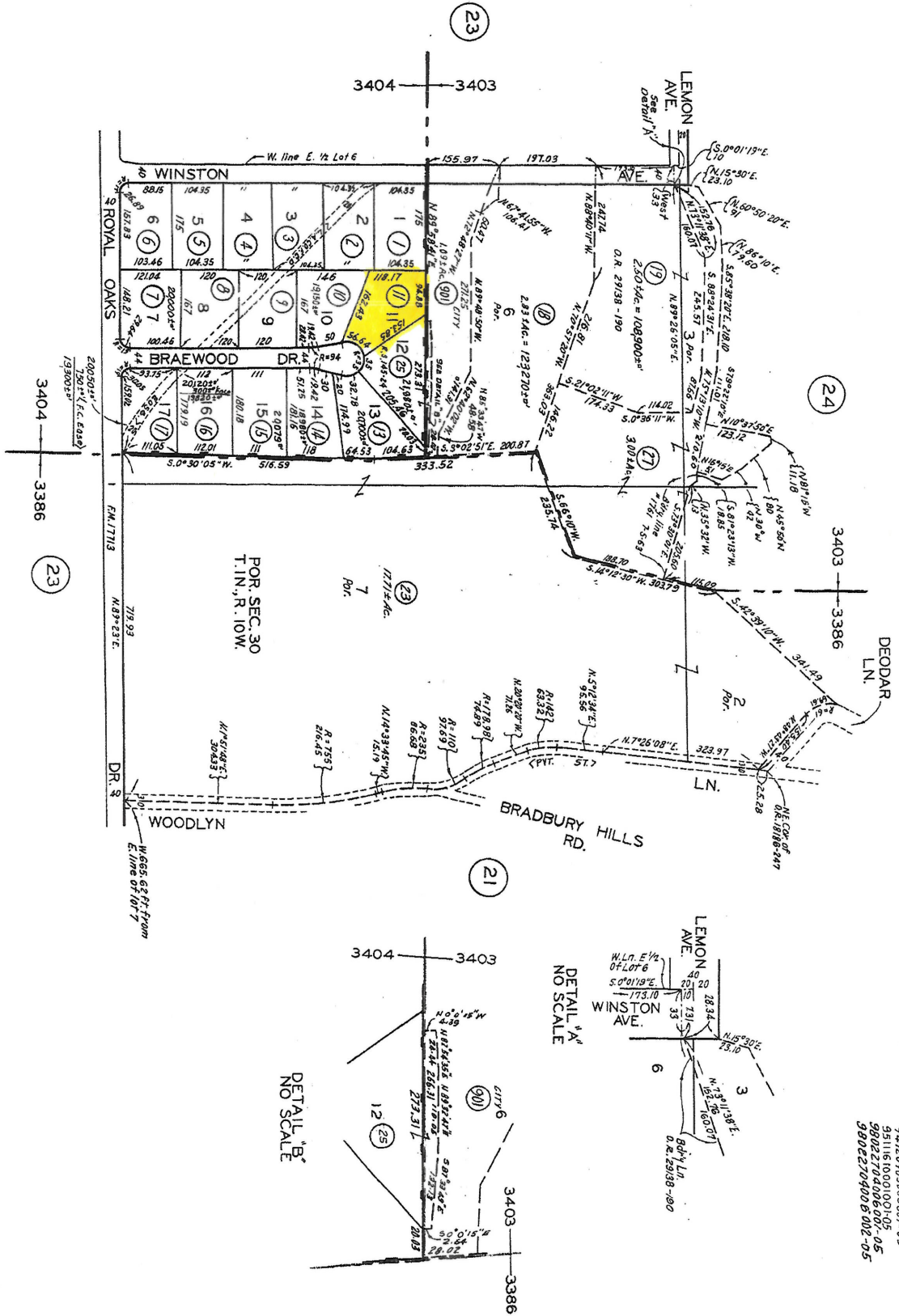
SCALE 1" = 200'



CODE  
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3404

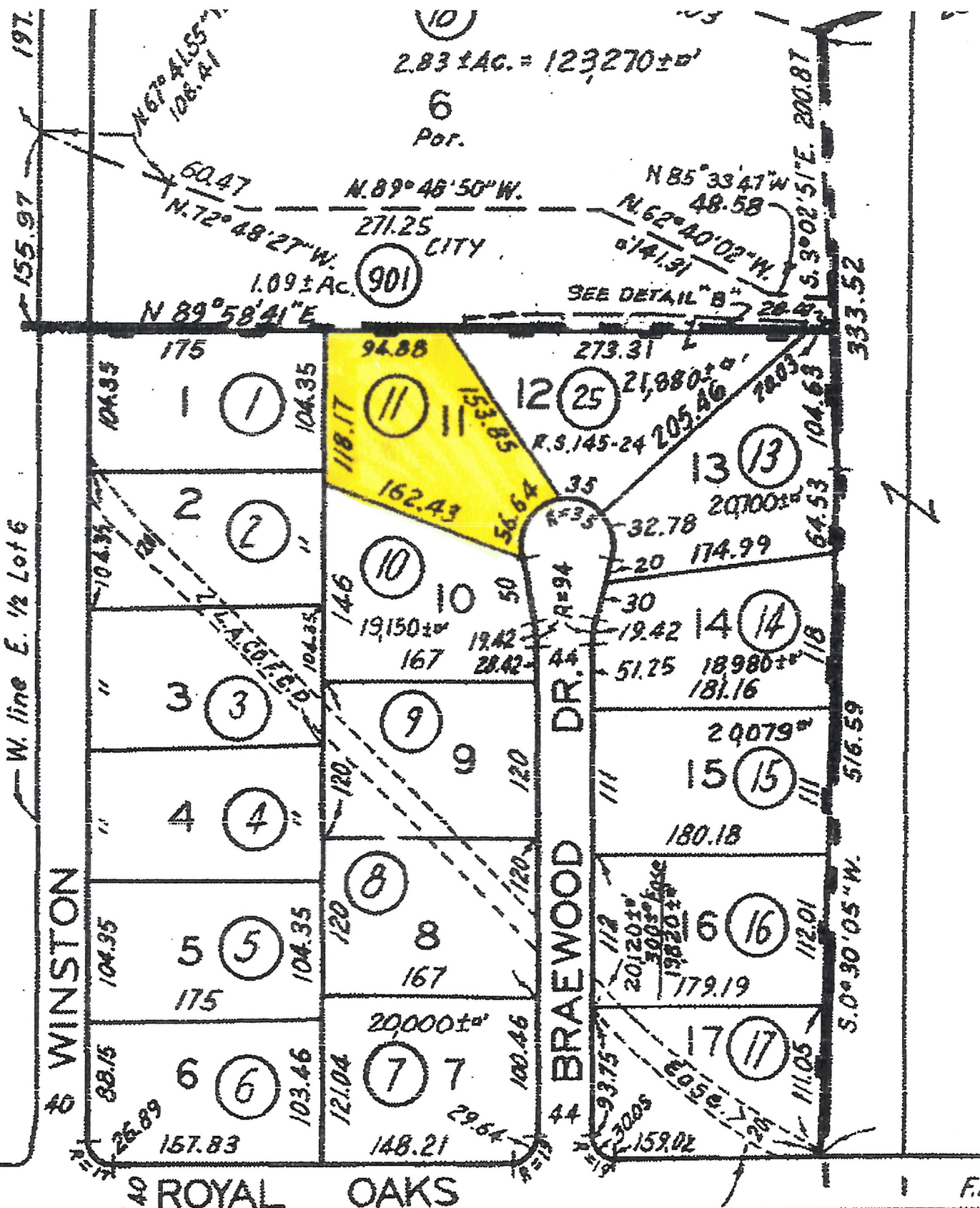
FOR PREV. ASSM'T SEE:  
8665-10417  
8527-24

SUBDIVISION OF THE RANCHO  
AZUSA DE DUARTE M.R. 6-80-82  
TRACT NO. 28198 - M.B. 732-58-59



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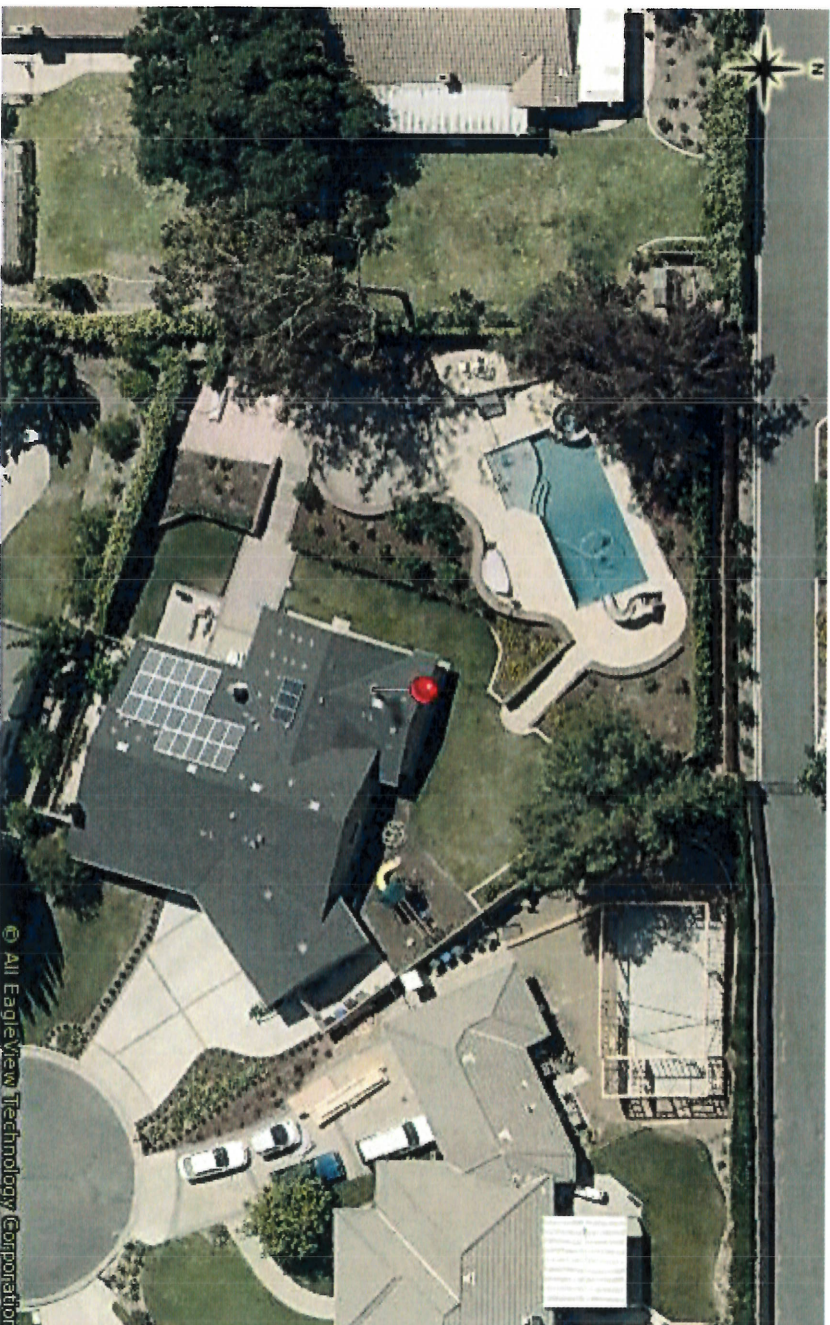
ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.



$20,050 \pm 0'$   
 $750 \pm 0'$  (F.C. Easement)  
 $19,300 \pm 0'$



## 703 Braewood Dr.



ATTACHMENT C

*Applicant's Variance Request*

*No. V 23-001*

*703 Braewood Drive*

## Formal Request for Zone Variance

- a) Property in Question: 703 Braewood Drive, Bradbury California 91008
- b) Current Zoning: R 20,000

Citation from the *City of Bradbury* Municipal Code: Chapter 46. VARIANCE Sec.9.46.030. - Findings and Decision

- I. *"That there are special circumstances applicable to the property, including size, shape, topography, location, or surroundings, which do not generally apply to other properties in the same vicinity and zone."*
  - a) The defined R 20,000 zoning pocket spanning from 728 Winston Avenue to 742 Braewood Drive provides a unique condition particular to the City of Bradbury, the Braewood Drive cul-de-sac. The Braewood Drive cul-de-sac is the only cul-de-sac located within a R 20,000 zoning classification, therefore the only lots that shall be deemed comparable in similar predefined circumstances are those directly associated with this cul-de-sac, and even more specific 703 Braewood Drive & 708 Braewood Drive are the only two lots in Bradbury that shares the equivalent site circumstances, unique shape, and zoning classification within the Municipality of Bradbury.
  - b) There is a pre-existing transformer with a concrete pad located within the 15' side yard setback therefore altering this setback in this general vicinity in reference already. This transformer is visually screened by an 6' existing stone wall with an additional 18" of fig ivy flowing over the top which is cultivated to provide additional privacy.
- II. *"That because of such circumstance or circumstances or conditions, such variance is necessary for the preservation and enjoyment of a substantial property right process by other properties similarly situated, but which is denied to the property in question."*
  - a) Lot 703 has had extensive grading and retaining wall systems set in place by previous ownership providing a plateau in the general vicinity of reference. This plateau is ideal for construction without major alterations to the preexisting site conditions.
- III. *"That the granting the variance will not adversely affect the General Plan or the public welfare or injurious to the adjacent property."*
  - a) There is nothing abnormal or generally obtrusive about the project in question. Building heights have been minimized and there is a previously mentioned 6' existing wall with an additional 18" of fig ivy visually screening the project from the adjoining neighbors. This project has been presented and signatures have received in approval by all adjoining owners in the vicinity of the reduced 10' setback as presented in this variance request.

In conclusion: The proposed location is intended to provide the owner of 703 Braewood Drive with usable interior space for the Craft Workshop while maintaining the safety and welfare of the intended user to circulate in and around the structure provided its pre-existing site conditions as to not further disrupt the natural site conditions to an additional extent.

ATTACHMENT D

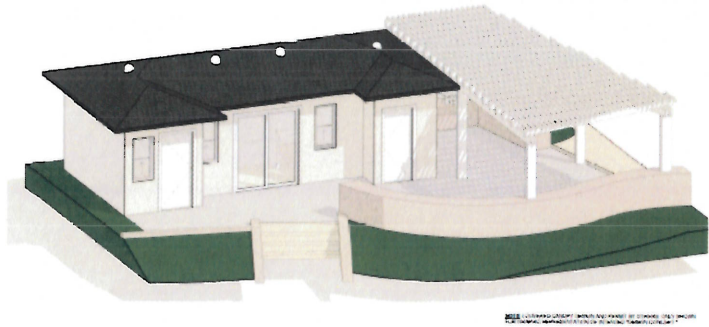
*Neighbors' Statements*

*Re: Variance Request No. V 23-001*

*703 Braewood Drive*



## Craft workshop, storage area, bathroom, and Outdoor Grilling Station



Proposed craft workshop, storage area, bathroom, and outdoor grilling station with variance for 703 Braewood Dr.

By signing, I as the homeowner, have no opposition to the plan with variance as proposed.

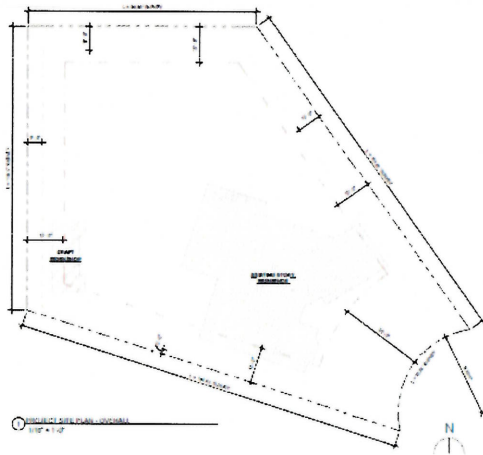
Nahid Adil 707 Braewood

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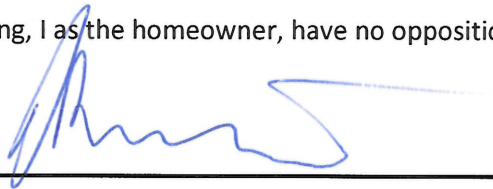
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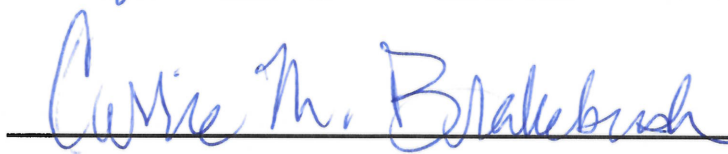
## Craft workshop, storage area, bathroom, and Outdoor Grilling Station



Proposed craft workshop, storage area, bathroom, and outdoor grilling station with variance for 703 Braewood Dr.

By signing, I as the homeowner, have no opposition to the plan with variance as proposed.

 3-4-23

 3-4-23



## Craft workshop, storage area, bathroom, and Outdoor Grilling Station



Proposed craft workshop, storage area, bathroom, and outdoor grilling station with variance for 703 Braewood Dr.

By signing, I as the homeowner, have no opposition to the plan with variance as proposed.

A handwritten signature in blue ink, appearing to read 'Bryan Chen', written over a horizontal line.

Bryan Chen

624 Winston

*ATTACHMENT E*

*Proposed Plans*

*Architectural Review No. AR 23-002*

*703 Braewood Drive*

## **CRAFT WORKSHOP AND OUTDOOR GRILLING STATION**



EXISTING RESIDENCE =	+/- 3,602 SF
CRAFT WORKSHOP =	+/- 513 SF
OVERALL AREA =	+/- 4,116 SF

## FRONT ISOMETRIC

**Topographic Survey**  
1:2500 Scale

**Legend**

- Contour Interval: 5 Feet
- Spot Elevation: 10 Feet
- Building: 1000 sq. ft. approx.
- Driveway: 1000 sq. ft. approx.
- Fence: 1000 sq. ft. approx.
- Road: 1000 sq. ft. approx.
- Water: 1000 sq. ft. approx.
- Vegetation: 1000 sq. ft. approx.

**Map Details:**

- North Arrow:** Located in the upper right corner.
- Scale Bar:** Located in the lower left corner, showing 0 to 100 feet.
- Map Title:** "Topographic Survey" and "1:2500 Scale".
- Map Content:** A detailed topographic map of a residential area. The map shows Braewood Dr running horizontally across the middle. A driveway leads from Braewood Dr to a dwelling labeled "Dwelling" and "1000 sq. ft. approx.". The dwelling is surrounded by a fence. The map includes various contour lines and spot elevations. The area is bounded by a fence on the left and a road on the right. The map includes a legend for "Topographic Survey" and "1:2500 Scale".

Aspirin

**NOTE:** NOTIFY "DESIGN ARCHITECT" OF ALL CONFLICTS IN DOCUMENTATION PRIOR TO CONTINUING WORK.

COVERSHEET





100

703 Braewood Drive, Bradbury California 91008

LOS ANGELES COUNTY

LOT 11

TRACT NO. 28198



PROPERTY LINE  
EASEMENT  
SETBACK  
VARIANCE REQUEST

**NOTE** NOTIFY "DESIGN ARCHITECT" OF ALL CONFLICTS IN DOCUMENTATION PRIOR TO CONTINUING WORK.

A-1

ROOF PLAN AT  
PROJECT SITE

2023/03/07 PLANNING COMMISSION REVIEW

Aurifer heavy

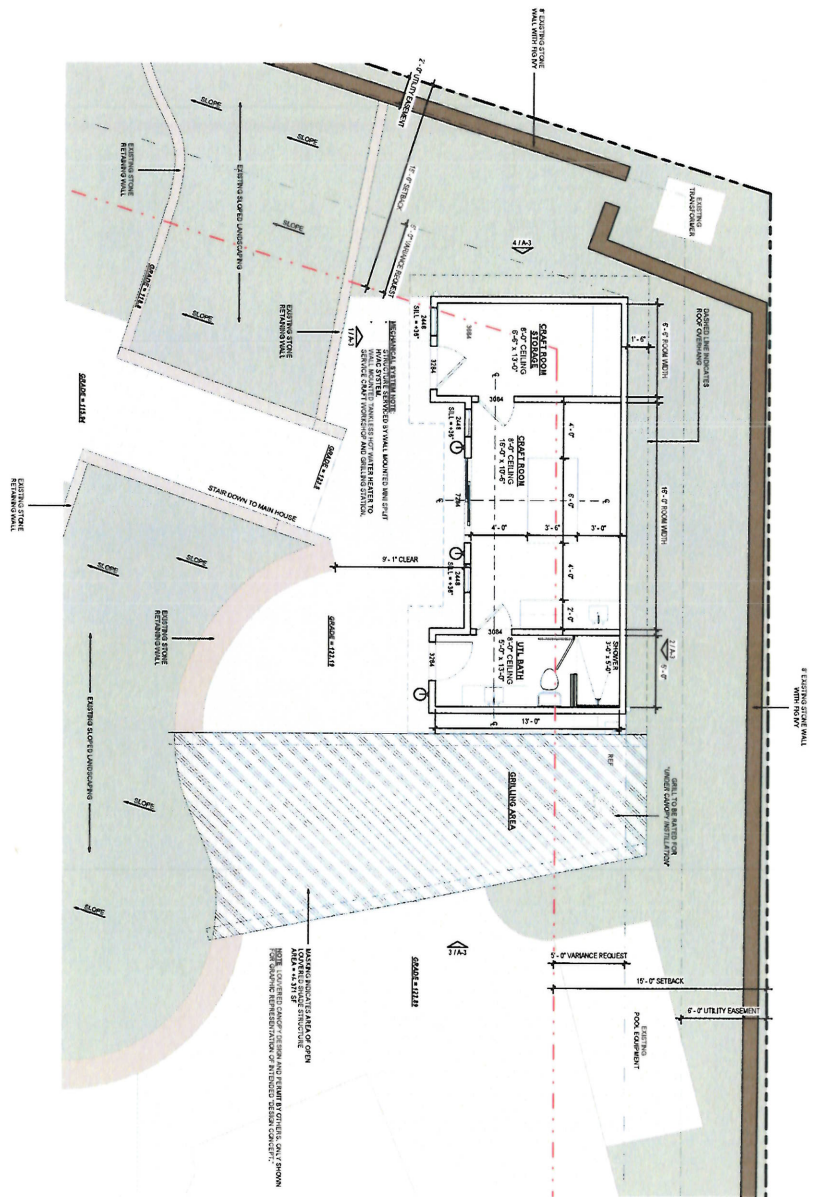
LOS ANGELES COUNTY

LOT 11                      TRACT NO.    28198

703 Braewood Drive, Bradbury California 91008

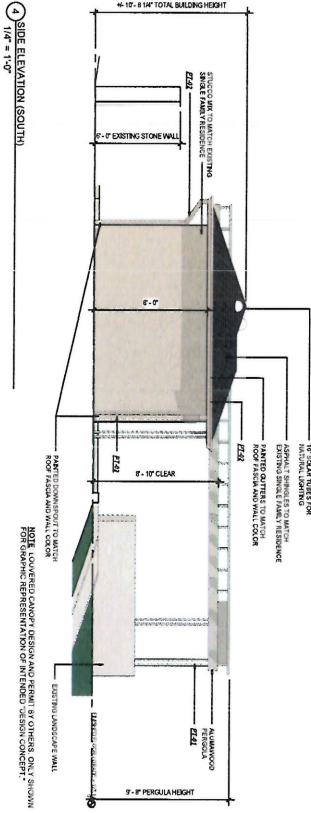
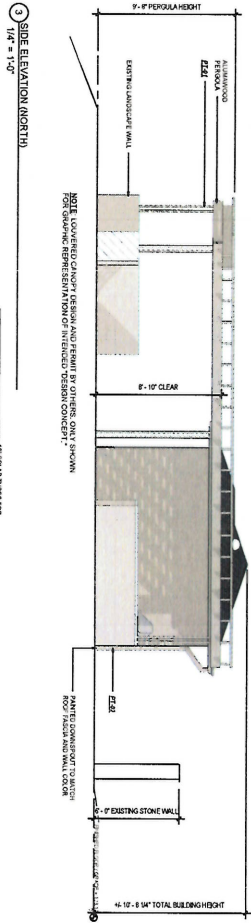
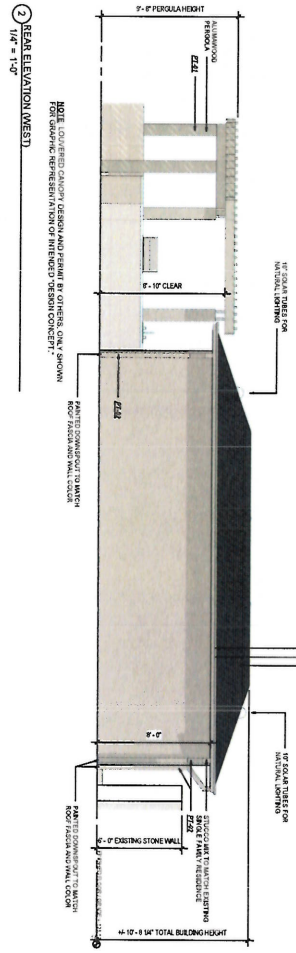
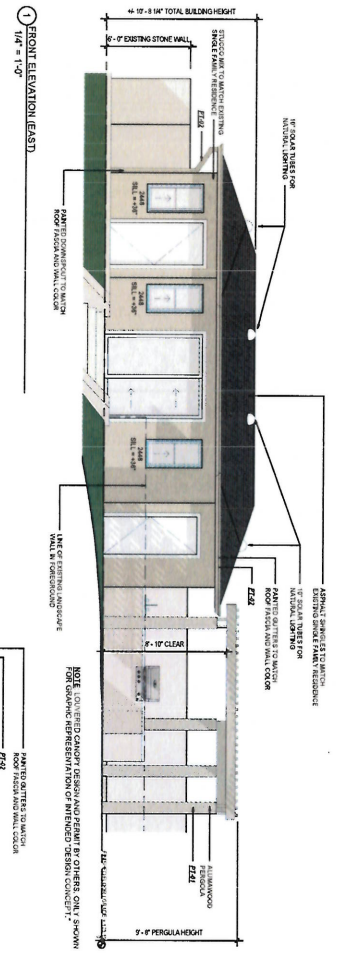
**A-2**  
**PLAN AT PROJECT**  
**SITE**

-----	PROPERTY LINE
- - - - -	EASEMENT
-----	SETBACK
VARIANCE REQUEST	





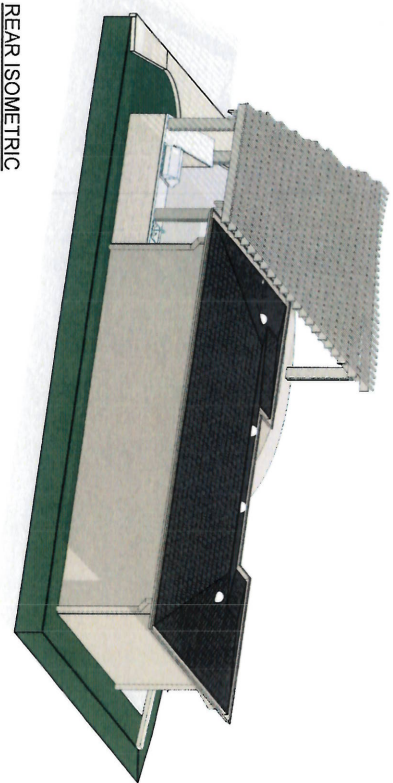
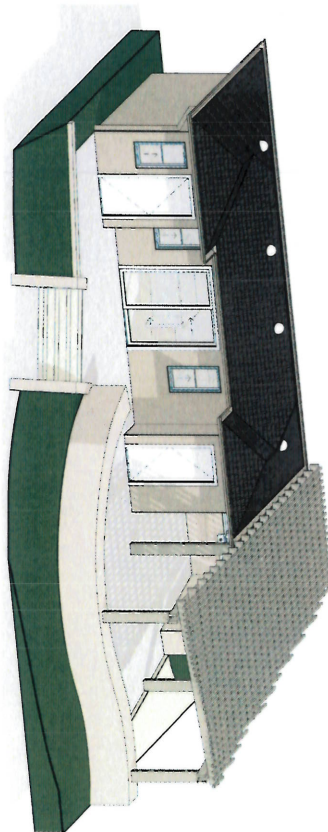
**\*\*NOTE: PROJECT CURRENTLY UNDER DEVELOPMENT. DRAWINGS ARE NOT INTENDED FOR CONSTRUCTION**



EXTERIOR FINISH MATERIAL SCHEDULE

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FRONT ISOMETRIC



REAR ISOMETRIC

703 BRAEWOOD DRIVE

703 Braewood Drive, Bradbury California 91303

LOT 11 TRACT NO. 28188

2023/03/07 PLANNING COMMISSION REVIEW

A-3 PROJECT ELEVATIONS AND MATERIALS

NOTE: NOTIFY DESIGN ARCHITECT OF ALL CONFLICTS IN DOCUMENTATION PRIOR TO CONTINUING WORK.

ANTHONY CARMEN + DESIGN  
ARCHITECTS  
10000 WILSON AVENUE  
SUITE 100  
LOS ANGELES, CA 90024  
TEL: 310.407.1000  
WWW.ANTHONYCARMENDESIGN.COM



**\*\*NOTE: PROJECT CURRENTLY UNDER DEVELOPMENT. DRAWINGS ARE NOT INTENDED FOR CONSTRUCTION**



ANTHONY GARDEN + DESIGN  
703 Braewood Drive  
Beverly Hills, CA 90210  
310.441.1122  
anthonygarden.com  
ANTHONY GARDEN + DESIGN  
703 Braewood Drive  
Beverly Hills, CA 90210  
310.441.1122  
anthonygarden.com

## 703 BRAEWOOD DRIVE

703 Braewood Drive, Beverly Hills, California 90210

LOS ANGELES COUNTY

LOT 11

TRACT NO. 28198

2023/03/07 PLANNING COMMISSION REVIEW

**NOTE:** NOTIFY "DESIGN ARCHITECT" OF ALL CONFLICTS IN DOCUMENTATION PRIOR TO CONTINUING WORK.

A-4

SITE PHOTOS



**\*\*NOTE: PROJECT CURRENTLY UNDER DEVELOPMENT. DRAWINGS ARE NOT INTENDED FOR CONSTRUCTION**



ANTHONY GARDEN & DESIGN  
LANDSCAPE ARCHITECTS  
11111 WILLOW CANYON  
AVENUE, SUITE 100  
ANTHONY, CA 91002  
TEL: 951-281-1111  
WWW.ANTHONYGARDEN.COM  
ANTHONY@ANTHONYGARDEN.COM

## 703 BRAEWOOD DRIVE

703 Braewood Drive, Bradbury California 91006

LOS ANGELES COUNTY

LOT 11

TRACT NO. 28198

2023/03/07 PLANNING COMMISSION REVIEW

NOTE: NOTIFY "DESIGN ARCHITECT" OF ALL CONFLICTS IN DOCUMENTATION PRIOR TO CONTINUING WORK.

A-5

SITE PHOTOS