



A G E N D A

A SPECIAL MEETING OF THE
PLANNING COMMISSION OF THE CITY OF BRADBURY,
TO BE HELD ON

WEDNESDAY, DECEMBER 18, 2013

at 7:00 P.M. IN THE BRADBURY CIVIC CENTER
Located at
600 Winston Avenue, Bradbury, CA 91008

The City of Bradbury will gladly accommodate disabled persons wishing to communicate at a City public meeting. Should you need special equipment or assistance in order to communicate at a public meeting please inform the City Manager's Office at (626) 358-3218 a minimum of 72 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 inspection in the City Clerk's Office during normal business hours.

1. **PLEDGE OF ALLEGIANCE**

2. **ROLL CALL**

Chairperson: Kuba
Vice-Chairperson: Esparza
Commissioners: Hernandez, Dunst & Novodor

3. **APPROVE AGENDA**

Chairperson to approve agenda as presented or modified

4. **MINUTES**

Approve minutes for meeting of November 20, 2013.

5. **FAIR POLITICAL PRACTICES ACT**

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

RECOMMENDATION: Motion to receive and file the report as presented, or as modified.

6. **PUBLIC HEARINGS**

A. 528 Winston Avenue; AR 13-281, NC 13-104, Variance 13-76. A request to demolish an existing single-family house and construct a new single-family house on an A-1 lot. Recommendation: Approve with conditions.

B. 1271 Lemon Avenue; Conditional Use Permit 13-001 (continued from October 23, 2013) A request by California American Water (Cal Am) to install a new pump at an existing well. Recommendation: Continue to meeting of January 22, 2013.

C. 2013 HOUSING ELEMENT. The Planning Commission will open a public hearing regarding the housing element update.

7. **OLD BUSINESS**

A. **412 Mount Olive Drive.** Review and approve architectural revisions to AR 13-278. The applicant is proposing a modification to minor architectural features and materials to integrate the style of the proposed addition to the remodel of the existing house. Staff is in favor of the request.

8. **PUBLIC COMMENT**

Citizens wishing to address the Planning Commission on any matter not scheduled on this agenda 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 the matter appears on a forthcoming agenda. Routine requests for action should be referred to City staff during normal business hours 8:30 a.m. - 5:00 p.m., Monday through Friday (626) 358-3218.

9. **REPORTS AND ITEMS FOR FUTURE AGENDAS**

- A. Commission Members
- B. City Manager
- C. City Planner

10. **ADJOURNMENT**

The Planning Commission will adjourn to the regular meeting on **Wednesday, January 22, 2014**. (Note that there are five Wednesdays in January.)

"I, Claudia Saldana, City Clerk, hereby certify that this agenda was duly posted at the Bradbury Civic Center entrance on **Friday, December 13, 2013** at 5:00 p.m."

City Clerk - City of Bradbury