



City of Bradbury, 600 Winston Ave., Bradbury, CA 91008

## NOTICE OF PUBLIC HEARING

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**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of Bradbury will conduct a continued Public Hearing on **Wednesday, November 18, 2015 at 7:00 p.m.** in the Civic Center City Council Chambers at, 600 Winston Avenue, Bradbury, to consider the following item:

**Architectural Review AR 15-007  
Neighborhood Compatibility NC 15-006  
Variance V 15-005**

**LOCATION: 330 Mount Olive Drive, Bradbury**

The City of Bradbury Planning Commission is seeking input from residents, property owners and interested individuals or groups regarding the above-mentioned planning applications.

**Project Description:** This is a request to construct a new single-family dwelling on a vacant, previously undeveloped lot. The gross building area, inclusive of a subterranean five-car garage is 11,381 square feet. The major architectural review is required for new construction over 1,000 square feet. The variance is required for a reduction of required front and side yard setbacks due to the location of the existing graded pad on the site.



The City of Bradbury Planning Department is recommending that the proposed project is Categorical Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development) of the CEQA Guidelines.

The applicant and all persons either favoring or opposing this proposal are invited to present their views at this public hearing. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City.

The public is invited to view the material between the hours of 8:30 A.M. and 5:00 P.M. Monday through Friday. All interested parties are invited to attend the public hearing and provide testimony relevant to the project. Information concerning the project may be obtained by contacting City staff at (626) 358-3218.

**DATED:** November 6, 2015

I, Claudia Saldana, City Clerk hereby certify that I caused said Public Notice to be mailed and posted on the 6th day of November, 2015, as prescribed by local regulations.

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Claudia Saldana, City Clerk

**Distribution:** City Council members, City Attorney, City Planner, City Engineer, Applicant, and mailed to property owners within a 500 foot radius.