

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF BRADBURY, HELD ON APRIL 22, 2015 AT 7:00 PM  
IN THE BRADBURY CIVIC CENTER**

- Meeting Called to Order and Pledge of Allegiance:** The regular meeting of the Planning Commission of the City of Bradbury was called to order by Chairman Hernandez at 7:00 p.m. Chairman Hernandez led the pledge of allegiance.
- Roll Call:** PRESENT: Chairman Hernandez, Vice-Chairperson Dunst and Commissioner Novodor  
ABSENT: Commissioners Esparza and Kuba  
STAFF: City Manager Keith, City Planner McIntosh and City Clerk Saldana
- Approval of Agenda:** Commissioner Novodor made a motion to approve the agenda as presented. Vice-Chairperson Dunst seconded the motion, which carried.
- City Manager Keith announced that due to a lack of quorum (Chairman Hernandez has to recuse himself), agenda item #7.B 345 Oak Mountain Road has to be postponed until the May meeting.
- Reorganization Postponed:** The Planning Commission postponed the Reorganization to the May meeting because two Planning Commissioners were absent.
- Approval of April 22, 2015 Minutes:** Vice-Chairperson Dunst made a motion to approve the minutes of the March 25, 2015 Planning Commission meeting. Commissioner Novodor seconded the motion, which was carried by the following roll call vote:
- AYES: Chairman Hernandez, Vice-Chairperson Dunst, Commissioner Novodor  
NOES: None  
ABSENT: Commissioners Esparza and Kuba
- Compliance with California Political Reform Act:** In compliance with the California Political Reform 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. The Commissioners disclosed the following information relative to the items contained on the agenda:
- Public Hearings:** 7.A – 61 Palm Hill Lane:  
Commissioners residing within 500 feet of 61 Palm Hill Lane:  
*None*
- 7.B – 345 Oak Mountain Road:  
Commissioners residing within 500 feet of 345 Oak Mountain Road:  
*Chairman Hernandez*
- Motion to Receive and File Report:** Commissioner Novodor made a motion to receive and file the report as presented. Vice-Chairperson Dunst seconded the motion, which carried unanimously.

**61 Palm Hill Lane:** *Architectural Review Application No. AR 15-002*  
*Neighborhood Compatibility Application No. NC 15-002*

**Project Description:** City Planner McIntosh stated that Sanyao International, on behalf of Mr. and Mrs. Tran, has submitted an application for architectural review and neighborhood compatibility to demolish existing site improvements and construct a new single-family house and other accessory and recreational facilities on an existing (non-conforming) lot of 2.48 acres in size in the A-5 zone. The average slope calculation is 3.74%, therefore this project is not required to meet the hillside development standards. The project meets the code requirements and does not require variances, only a fence height modification.

**CSD Review:** The Bradbury Estates HOA and Community Services District (CSD) have reviewed the plans on several occasions and gave approval for the project as currently designed on March 9, 2015. The HOA specified three design features: 1) no use of foam; 2) metal features must be copper; 3) exterior lighting requirements. These three items are incorporated into the conditions of approval.

**Environmental Review:** The proposed project is Categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1(e) (Existing Facilities), Section 15303 (New Construction) and Section 15332 (In-Fill Development) of the CEQA guidelines.

**Recommendation:** Staff recommends that the Commission open the public hearing, receive a staff report and a presentation of the project by the architect, receive public testimony, deliberate regarding the merits of the project, and approve Resolution No. PC 15-241.

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

**Public Testimony:** Mr. Robert Tong, Project Designer with Sanyao International, presented the project, including a materials board, and stated that all conditions of approval have been accepted by the property owner.

Mr. Bill Thon, 5 Deodar West, stated that his property is located to the south and shares a common boundary line. Mr. Thon stated that he was concerned about how this project would affect his view corridor, but Mr. Tran has been very cooperative and agreed to move the house several feet east. Mr. Thon expressed his full support for the project.

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

**Discussion:** Commissioner Novodor inquired about water conservation implementation. City Planner McIntosh stated that the City's Water Efficient Landscape requirements automatically apply to all new projects.

**Motion:** Commissioner Novodor made a motion to adopt Resolution No. 15-241 approving Architectural Review Application No. AR 15-002 and Neighborhood Compatibility Application No. NC 15-002 for 61 Palm Hill Lane. Vice-Chairperson Dunst seconded the motion, which was carried by the following roll call vote:

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

Motion carried 3:0

**345 Oak Mountain Road:** *Architectural Review Application No. AR 15-003*  
*Neighborhood Compatibility Application No. NC 15-003*  
*Variance Application No. V 15-002*

**No Quorum:** City Manager Keith stated that due to a lack of quorum (Chairman Hernandez has to recuse himself from voting), the review for 345 Oak Mountain Road has to be postponed until the May meeting, but the Planning Commission can take public testimony from interested neighbors. Only the applicants were present.

**Public Hearing Continued:** The Public Hearing was opened, but no testimony was taken.

Vice-Chairperson Dunst made a motion to continue the Public Hearing for 345 Oak Mountain Road to the May 27, 2015 Planning Commission meeting. Commissioner Novodor seconded the motion, which was carried by the following roll call vote:

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

**Public Comment:** None

**Reports and Items for Future Agendas:** Commission Members: Vice-Chairperson Dunst inquired about reputable solar energy companies. She stated that some of her solar panels are broken. Chairman Hernandez stated that solar panels usually have to be replaced once they're broken, but that the technology is improving all the time. Staff stated that the City has a list of vendors with a current Business License but the City does not recommend any particular vendor.

The Commission reviewed the Development Review Project Status Log for March 2015, in particular the status of the following code enforcement items: 243 Barranca Road, 119 Furlong Lane, 180 Mount Olive Drive, 1533 Royal Oaks Drive North and 1388 Sharon Hill Lane.

**Reports and Items for  
Future Agendas:**

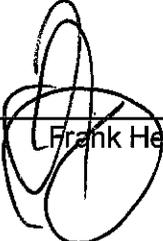
**City Manager:** Nothing to report.

**City Planner:** City Planner McIntosh stated that at the March meeting the City Council directed staff and the Planning Commission to look at the Hillside Development Standards.

City Planner McIntosh also reported that the owners of the 190 acres of vacant land have hired a Planner to assist with the preparation of a Specific Plan.

**Adjournment:**

At 7:40 p.m. Chairman Hernandez adjourned the meeting to Wednesday, April 27, 2015 at 7:00 p.m.

  
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Frank Hernandez – Chairman

ATTEST:

Claudia Saldana  
Claudia Saldana - City Clerk