

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION
OF THE CITY OF BRADBURY, HELD ON AUGUST 27, 2014 AT 7:00 PM
IN THE BRADBURY CIVIC CENTER**

- Meeting Called to Order and Pledge of Allegiance:** The 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, Commissioners Esparza and Novodor
ABSENT: Commissioner Kuba
STAFF: City Manager Keith, City Planner McIntosh, City Clerk Saldana and Management Analyst Kearney
- Commissioner Kuba Excused:** Chairman Hernandez made a motion to excuse Commissioner Kuba from the meeting. Vice-Chairperson Dunst seconded the motion, which carried unanimously.
- Approval of Agenda:** Commissioner Novodor made a motion to approve the agenda as presented. Vice-Chairperson Dunst seconded the motion, which carried.
- Approval of May 28, 2014 Minutes:** Commissioner Novodor made a motion to approve the minutes of the May 28, 2014 Planning Commission meeting. Vice-Chairperson Dunst seconded the motion, which was carried by the following roll call vote:

AYES: Chairman Hernandez, Vice-Chairperson Dunst, Commissioner Novodor
NOES: None
ABSENT: Commissioner Kuba
ABSTAIN: Commissioner Esparza
- 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:
- Continued Public Hearing:** 6.A - 1271 Lemon Avenue – Conditional Use Permit No. 13-001:
Commissioners residing within 500 feet of 1271 Lemon Avenue: *None, however, Commissioner Hernandez will be disqualifying himself because of a potential economic interest that creates a conflict of interest and leave the room before a discussion or vote takes place.*
- New Public Hearing:** 7.A - Zone Text Amendment 14-23, Height of Fences, Walls, Gates in A-5 Zone. Recommendation to continue this item to the October 1, 2014 meeting.
- New Business:** 8.A – Fence Height Modification, 111 N. Barranca:
Commissioner residing within 500 feet of 111 N. Barranca: *None*

**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.

**Chairman Hernandez
Recused:**

Commissioner Hernandez recused himself from the decision making process regarding Conditional Use Permit No. 13-001 for 1271 Lemon Avenue and left the room.

**Conditional
Use Permit
No. 13-001 for
1271 Lemon Ave.:**

City Planner McIntosh stated this is a request by California American Water Company to install a new pump at an existing well. The Planning Commission conducted a public hearing regarding this request in October 2013 and directed the applicant to prepare a landscape plan for the site prior to further consideration of the CUP. A revised landscape plan has been prepared and will be discussed at this hearing.

Project Description:

The subject parcel (1271 East Lemon Avenue) is owned by California American Water Company, 8657 Rosemead Avenue, Rosemead, CA 91770. The site is 2.94 gross acres, located on the north side of Lemon Avenue, between Sombrero and Ranchito Roads. The site is level and it is developed with a water well reservoir and accessory equipment, catch basin and landscaping.

The applicant is requesting approval of plans to construct a new ground water production well which includes installation of an on-site below-grade drain pipeline, an electrical equipment cabinet, a catch basin, disinfection equipment building, and an electrical transformer.

**Environmental
Review:**

The proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act pursuant to Section 15301, Existing Facilities, of the State CEQA Guidelines

Background:

The Planning Commission opened the public hearing for this project on October 23, 2013. The Commission did not feel that adequate attention had been given to aesthetic and landscape mitigation measures for the site and continued the hearing open to allow for the applicant to prepare and submit a landscape plan. The hearing was continued open and re-noticed for the January 22, 2014 meeting. The Commission rejected the planting plan as inadequate and provided further direction to what would be required to meet the conditional use permit findings. The applicant engaged the services of a licensed landscape architect. The Planning Commission discussed the project again at their May 28, 2014 meeting. One final set of recommended changes were provided to the applicant at the May meeting.

For the past three months, staff and the City's contract landscape architects, Armstrong & Walker, have been working with the applicant's landscape architect on a mutually agreeable design, which meets the City's water efficient landscape standards and residential design guidelines. The final drawings and planting plans have been reviewed and approved by Armstrong & Water and staff is recommending approval by the Planning Commission.

Recommendation: It is recommended that the Planning Commission adopt Resolution No. PC 14-236 approving Conditional Use Permit No. 13-001 with the findings of fact relative to the CUP.

Public Hearing Opened: Vice-Chairperson Dunst opened the Public Hearing and ask those speaking in favor or opposition to come forward and be heard.

Public Testimony: John DeKansky, landscape architect, presented the revised landscape plan for 1271 E. Lemon Avenue and answered questions.

Public Hearing Closed: There being no further public comments, Vice-Chairperson Dunst declared the public hearing closed.

Discussion: Vice-Chairperson Dunst stated that the new plan looks great.

Commissioner Novodor inquired about perennials. Mr. DeKansky replied that most of the plants are evergreens.

Vice-Chairperson Dunst cautioned about stress on pines because of the draught.

Mr. DeKansky stated that Cal-Am will hire an arborist for this project to make sure all requirements are met.

Motion: Vice-Chairperson Dunst made a motion to adopt Resolution No. PC 14-236 setting its findings of fact and decision relative to Conditional Use Permit No. 13-001 for 1271 East Lemon Avenue. Commissioner Esparza seconded the motion, which was carried by the following roll call vote:

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

Chairman Hernandez Returns to Dais: Chairman Hernandez re-joined the meeting.

Zone Code Amendment No. ZCA 14-23: City Planner McIntosh stated that as part of the process to amend the City's Design Guidelines staff has asked the Community Services District and Bradbury Estates Homeowners Association to make a recommendation for modifying the allowable wall/fence/gate heights in the A-5 zone. This is really a companion piece to agenda item #8.A. The matter will be considered at the CSD/HOA meeting in September.

Recommendation: Staff recommends that the Planning Commission receive a verbal report from staff and continue this item to the October 1st meeting.

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: None

Public Hearing Continued Open: There being no public testimony, Chairman Hernandez made a motion to continue the public hearing open to the October 1, 2014 Planning Commission meeting. Vice-Chairperson Dunst seconded the motion, which carried.

Fence Height Modification – 111 Barranca Road: City Planner McIntosh stated that the property owner of 111 N. Barranca Road is requesting a fence height modification to permit an entry gate that would exceed the maximum fence/gate height limit of six (6) feet and column height of seven (7) feet, and allow a gate height of 8 feet 9 inches and a column height of 8 feet.

Environmental Review: The proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act pursuant to Section 15301, Existing Facilities, of the State CEQA Guidelines

Project Description: The property owner at 111 N. Barranca Road has been undertaking various construction projects at the site for the past several years and is now proposing a new fence and entry gate design. The Bradbury Estates HOA has approved the design as described in a letter dated May 14, 2014.

Background: The development code allows the Planning Commission to modify fence/wall heights without a variance or public hearing in the A-1, A-2 and A-5 zones. The Commission will be approving a fence height modification pursuant to Section 9.06.030.040(F) of the Development for an 8-foot 9-inch high entry gate and 8-foot high columns according to the required findings.

Discussion: Commissioner Novodor wanted to know if the HOA approves this project, are we setting a precedent. City Planner McIntosh stated that projects are reviewed on a case by case basis.

City Manager Keith stated that this request is not for the entire perimeter of the property, but only for the entry gate, and only in the A-5 Zone.

Motion: Chairman Hernandez made a motion to approve the fence height modification for 111 N. Barranca Road according to the findings and so noted on the construction drawings. Vice-Chairperson Dunst seconded the motion, which was carried by the following roll call vote:

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

Public Comment: None

**Reports and Items for
Future Agendas:**

Commission Members: Commissioner Novodor stated that Juan Mercade, 535 Mount Olive Drive, thinks that the construction at 425 Mount Olive Drive is encroaching onto his property. City Manager Keith stated that the City is looking into the matter. There is no survey and it is a lot line adjustment issue.

Chairman Hernandez stated that the Espino property at 243 Barranca Road has been sold. We don't know who the new owners are.

Hector Palma sold his property on Old Ranch Road. Vice-Chairperson Dunst stated that a "no trespassing" sign was placed in the back of her property.

City Manager: City Manager Keith stated that there are lots of projects going on.

The next Planning Commission meeting will be held on October 1st instead of September 24. The meetings for the remainder of the year have been scheduled for October 22 and December 3rd to work around the holidays. There will be no meeting in November.

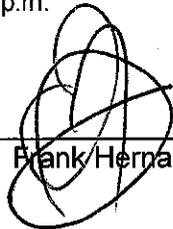
The fire safe grant kick-off date has been delayed due to current fires.

Congratulations to Management Analyst Kevin Kearney. He and his wife are expecting a baby boy in January 2015

City Planner: City Planner McIntosh stated that there might be a Planning Commission meeting in early January 2015.

Adjournment:

At 7:40 p.m. Chairman Hernandez adjourned the meeting to Wednesday, October 1, 2014 at 7:00 p.m.



Frank Hernandez – Chairman

ATTEST:

Claudia Saldana
Claudia Saldana - City Clerk