

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION
OF THE CITY OF BRADBURY, HELD ON AUGUST 24, 2016 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 Chairperson Kuba at 7:00 p.m. Vice-Chairman Hernandez led the Pledge of Allegiance.

Roll Call: PRESENT: Chairperson Kuba, Vice-Chairman Hernandez, Commissioners Dunst, Esparza and Novodor
ABSENT: None
STAFF: City Planner McIntosh, City Clerk Saldana

Approval of Agenda: Vice-Chairman Hernandez approved the agenda as presented. Commissioner Dunst seconded the motion which carried.

Approval of July 27, 2016 Minutes: Commissioner Esparza made a motion to approve the minutes of the July 27, 2016 Planning Commission meeting. Commissioner Novodor 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 Hearings: 6.A 2438 Mount Olive Lane:
Commissioners residing within 500 feet of 2438 Mount Olive Lane:
None
6.B 100 Palm Hill Lane:
Commissioners residing within 500 feet of 100 Palm Hill Lane:
None
6.C 393 Old Ranch Road:
Commissioners residing within 500 feet of 393 Old Ranch Road:
None

Motion: Commissioner Novodor made a motion to order the Fair Political Practices Report dated August 19, 2016 received and filed. Commissioner Dunst seconded the motion which carried.

2438 Mount Olive Lane: *Architectural Review AR 16-007
Neighborhood Compatibility NC 16-006*

Background: City Planner McIntosh stated that the Planning Commission held a public hearing for this project on July 27, 2016 and continued the hearing open to tonight's meeting. The applicant was asked by the Commission to address concerns raised by the neighbor regarding the design of the second floor windows and balcony for privacy reasons. Approval of both the architectural review and neighborhood compatibility is dependent on making findings that privacy is protected.

In addition, staff needed to get more information about the sewer easement being requested by the City Engineer to determine if landscaping could be located in the area of the proposed easement.

Project Description: This is a request to construct a second story addition on an existing single-family residence. The existing residence is 3,123 square feet. The addition is 1,034 square feet including a covered porch. The new residence will have 4,121 square feet of living area, including the attached two-car garage. The Architectural Review is for construction in excess of 1,000 sq. ft. in size. The Neighborhood Compatibility is for height in excess of one story/18 feet.

Environmental Review: The proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction) and Section 15332 (In-Fill Development) of the CEQA Guidelines.

Architectural Review: The existing house is non-conforming due to the side yard setback on the south side, but the development code allows the addition to align with that setback. Three windows are proposed for the new addition that face the property to the south. The neighbor expressed concern that the window on the west elevation was low enough that a person in the bathroom could look out into his backyard. The applicant has redesigned the window to be above 6 feet high providing light into the room while maintaining privacy. In addition, the new balcony will be constructed with a wood lattice screen on the southwest side to block views into the neighbor's backyard.

Neighborhood Compatibility: Due to the angle of the side property line and the orientation of the existing houses on this and adjacent parcels, the addition is not oriented toward any livable area on neighboring lots and therefore poses no privacy issues to the living area. In order to address privacy concerns in the backyard area of the neighbor's property, the project was redesigned as stated above.

Sewer Easement Issue: At the July 27 meeting, the Commission discussed the requirement of the sewer easement, specifically to determine if conditions could be added for landscaping along that area. First, the privacy issues have been addressed through design changes and no further landscape solutions are needed. Second, there is an existing sewer in Elda Street in Duarte. However, there is no sewer easement from the Elda Street right-of-way to the westerly property line (adjacent to 2438 Mount Olive Lane). The property owner needs to obtain an easement for sewer purposes and obtain approval from the City of Duarte, LA County Sewer Maintenance, and LA County Sanitation Districts in order to connect. This is in the Resolution as Condition No. 25.

Commissioner Dunst inquired about the time frame for the sewer. City Planner McIntosh stated that the issue needs to be resolved by the time construction starts.

Recommendation: Staff recommends that the Commission receive a presentation of the project changes by the architect, receive public testimony, deliberate regarding the merits of the project, and adopt Resolution No. PC 16-258.

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

Speaking in Favor: The architect, Walt Patroske, 2132 A. Gove Avenue, Suite F, Ontario, CA 91761, talked about the design changes to the project. Mr. Patroske stated that balcony screen will be solid wood only, no lattice.

Public Hearing Closed: There being no further public testimony, Chairperson Kuba declared the public hearing closed.

Motion: Vice-Chairman Hernandez made a motion to adopt Resolution No. PC 16-258: A Resolution of the Planning Commission of the City of Bradbury, California, setting forth its findings of fact and decision approving Architectural Review Application No. AR 16-007 and Neighborhood Compatibility No. NC 16-006 for a second floor addition at 2438 Mount Olive Lane. Commissioner Novodor seconded the motion, with was carried by the following roll call vote:

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

Motion carried 5:0

100 Palm Hill Lane: *Architectural Review AR 16-008*
Neighborhood Compatibility NC 16-007

Project Description: City Planner McIntosh stated that this is a request by Vance Pomeroy, on behalf of property owner Simon Chen, to demolish an existing 4,280 sq. ft. house and construct a new two-story primary residence of 14,065 sq. ft., a 1,950 sq. ft. guest house, a detached car barn, pool and other landscape amenities. The Architectural Review is for a structure over 1,000 sq. ft. in size. The Neighborhood Compatibility is for structures greater than one story in height.

Site Design: City Planner McIntosh stated that this project is proposed on a 2-acre, relatively flat site in the Bradbury Estates. The site design itself does not veer too far from the existing site design, except that more of the lot coverage is structures and hardscape, and that the proposed home is two stories rather than one. A notable feature of the proposed plan is the treatment along the street frontage and entry court. Currently, the house is accessed by one driveway at the street edge which leads to a circular drive adjacent to the garage and in front of the of the front door of the home. The proposed entry included two driveways as well as a pedestrian entry. All three will have columns and gates.

Architectural Design: The applicant has chosen a Mediterranean architectural style for this project. Materials include a clay tile roof. The HOA and CSD have reviewed the plans on May 9, 2016. The Bradbury Estates HOA has asked the architect to use a three-color tile to soften the appearance of the large span of roofline.

The project is 28 feet in height and therefore must comply with the findings in Section 9.04.050 for Neighborhood Compatibility. The applicant has made a case that any height above 18 feet will not impede the view of the neighbor to the south.

- Landscape Review:** A conceptual landscape plan and protected oak tree report was submitted for the project, which were prepared by a licensed Landscape Architect and Certified Arborist, respectively. It fairly clearly designates proposed outdoor hardscape layout and materials, and includes an elevation drawing of proposed entry gates with adjacent walls and decorative fencing. The plan also defines existing trees to remain, locations of proposed trees, and layout of both synthetic and sodded turf areas.
- Engineering:** A series of engineering conditions are included in the draft resolution.
- Environmental Review:** The proposed project is Categorical Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction) and Section 15332 (In-Fill Development) of the CEQA Guidelines.
- Recommendation:** Staff recommends that the Planning Commission open the public hearing, receive a presentation of the project by the architect, receive public testimony, deliberate regarding the merits of this project, and adopt Resolution No. PC 16-259.
- Public Hearing Opened:** Chairperson Kuba opened the public hearing and asked those wishing to speak in favor or opposition to come forward and be heard.
- Public Testimony:** The applicant, Vance Pomeroy, and Jay Johnson, architect, presented the project to the Planning Commission. The architect clarified that the car barn is detached, but the guesthouse is attached to the house.
- Commissioner Esparza commented on the house looking very dark. The architect stated that the rendering shows a nighttime view.
- Mark Genarro, the landscape architect, addressed Commissioner Dunst's question regarding hardscape lot coverage. Commissioner Dunst stated that the site looks totally overbuilt for its size. Mr. Genarro stated that the owner is keeping as many trees as possible and will plant additional trees as well.
- Richard Sibbrel, 112 Palm Hill Lane, had an issue with the existing home being demolished soon, but the new house not going to be built right away. Who is going to water the oak trees? The Commission was informed that a care taker is going to move into the existing house the following week.
- Public Hearing Closed:** There being no further public testimony, Chairperson Kuba declared the public hearing closed.

Motion: Chairman Hernandez moved to adopt Resolution No. 16-259: A Resolution of the Planning Commission of the City of Bradbury, California, setting forth its findings of fact and decision approving Architectural Review Application No. 16-008 and Neighborhood Compatibility Application No. NC 16-007, approving a new residence and additional structures at 100 Palm Hill Lane. Commissioner Novodor seconded the motion, which was carried by the following roll call vote:

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

Motion carried 5:0

393 Old Ranch Road: *Architectural Review AR 16-009*
Neighborhood Compatibility NC 16-008

Project Description: City Planner McIntosh stated that this is a request by Robert Tong, Sanyao International, on behalf of property owner Mr. Zi-Jun Zhang, to demolish a 3,193 sq. ft. house and construct a new primary residence of 21,958 sq. ft., a two-story guest house of 2,499 sq. ft. and a 1,904 sq. ft. cabana, along with landscape amenities (pool, tennis court, etc.). The Architectural Review is for a structure over 1,000 sq. ft. in size. The Neighborhood Compatibility is for structures greater than one story in height.

Site Design: This project is proposed on a nearly square shaped property with an existing residence that was constructed in 1950. The site is very well suited for the proposed development.

Architectural Review: The applicant has chosen a French provincial style that is one of several styles seen in the Bradbury Estates. The roofline is not quite in keeping with the style. French provincial roofs are quite steep and do not contain the "hip" that this design features. Materials are wood windows and doors, charcoal gray roof tile, smooth white stucco, coast concrete, and copper finishes including gutters and chimney cap.

Parking requirements will be met with eight (8) enclosed spaces. The applicant is asking for an increase in fence and wall height to 7'6" and corresponding gate height of up to 9 feet. Additional height at the entry is consistent with approval given by the Bradbury Estates Community Services District and Homeowners Association.

Landscape Review: The conceptual landscape plan contains a hardscape design that is clearly developed with materials indicated appropriate for the architectural style of the house. Landscape design concepts are clear and in keeping with hardscape and architecture. Large lawn areas are shown on all four sides of the house, with lawn in the east, west, and along the street frontages proposed to be artificial turf. Lawn areas to the north and south are called out as sodded turf, which may not meet current City and State Water Efficient Ordinances (WELO).

In a subsequent submittal, water use calculations will be required to determine the exact water budget for landscape, but generally no more than 15-20% of the landscape area may be planted in turf. The applicant could consider artificial turf for more of the lawn area shown on the plans, or redesign to reduce the square footage.

- Engineering:** Standard engineering conditions are contained in the resolution.
- HOA/CSD Review:** City Planner McIntosh stated that the Bradbury HOA and Community Services District reviewed the project on May 9, 2016 and their conditions are included in the resolution of approval.
- Environmental Review:** The proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction) and Section 15332 (In-Fill Development) of the CEQA Guidelines.
- Recommendation:** Staff recommends that the Planning Commission open the public hearing, receive a staff report and presentation of the project by the architect, receive public testimony, deliberate regarding the merits of the project, and adopt Resolution No. PC 16-260.
- Public Hearing Opened:** Chairperson Kuba opened the public hearing and asked those wishing to speak in favor or opposition to come forward and be heard.
- Public Testimony:** The architect, Robert Tong, presented the project to the Planning Commission.
- There was an issue with condition No. 22 regarding the roofing material. Commissioner Dunst stated that the City does not enforce HOA conditions. The HOA will modify their letter of recommendation to the City. A green construction fence will be required on the Deodar Lane side only.
- Public Hearing Closed:** There being no further public testimony, Chairperson Kuba continued the public hearing open.
- Motion:** Commissioner Novodor moved to adopt Resolution No. 16-260: A Resolution of the Planning Commission of the City of Bradbury, California, setting forth its findings of fact and decision approving Architectural Review Application No. 16-009 and Neighborhood Compatibility Application No. NC 16-008, approving a new residence and additional structures at 393 Old Ranch Road. Commissioner Esparza seconded the motion, which was carried by the following roll call vote:
- Approved:** AYES: Chairperson Kuba, Vice-Chairman Hernandez, Commissioners Dunst, Esparza and Novodor
NOES: None
ABSENT: None
ABSTAIN: None
- Motion carried 5:0

Public Comment: None

Reports and Items for Future Agendas: **Commission Members:** Commissioner Dunst stated that the recommendations from the Bradbury Estates CSD and HOA are not consistent with City requirements and that there should not be two different sets of requirements. City Manager Keith explained that the Bradbury Estates Community Services District is a Governmental Agency which has the legal right to impose conditions on a project. The City incorporates CSD recommendations and requirements so everyone is on the same page during construction. Commissioner Dunst asked if the HOA and CSD requirements could be separated out. The answer was yes. Vice-Chairman Hernandez, who is the President of the CSD, explained that the CSD is responsible for the common areas and the HOA for everything else. City Planner McIntosh stated that the City needs the CSD and HOA conditions on the plans for inspections.

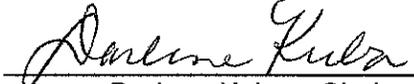
Commissioner Novodor asked City staff to check on 345 Oak Mountain Road, saying that he heard that the house had been demolished. City Manager Keith stated that the house is still there.

City Manager: City Manager Keith asked the Commission to review and approve the meeting dates (to accommodate holidays) for the remainder of 2016: September 28, October 26, November 16 and December 14.

Commissioner Novodor made a motion to approve the Planning Commission Meeting dates for the remainder of 2016. Commissioner Dunst seconded the motion which carried unanimously.

City Planner: City Planner McIntosh stated that the Development Team will meet on Friday, August 26, and the Development Review - Project Status Log for August 2016 will be distributed at a later date.

Adjournment: At 8:10 p.m. Chairperson Kuba adjourned the meeting to Wednesday, September 28, 2016 at 7:00 p.m.



Darlene Kuba – Chairperson

ATTEST:



Claudia Saldana - City Clerk