

**MINUTES OF A REGULAR MEETING OF THE
PLANNING COMMISSION OF THE CITY OF BRADBURY,
HELD ON AUGUST 22, 2012 AT 7:00 PM
IN THE BRADBURY CIVIC CENTER**

Meeting Called to Order: The meeting of the Planning Commission of the City of Bradbury was called to order by Chairman Novodor at 7:00 p.m.

Pledge of Allegiance: Chairman Novodor led the pledge of Allegiance.

Roll Call: PRESENT: Chairman Novodor, Vice-Chairperson Kuba, Commissioners Hernandez, Esparza and Dunst
ABSENT: None
STAFF: City Manager Keith and City Planner Meyer

Approval of Agenda: Commissioner Dunst made a motion to proceed with the agenda as presented. Vice-Chairperson Kuba seconded the motion, which carried.

Approval of July 25, 2012 Minutes: Commissioner Hernandez made a motion to approve the minutes of the July 25, 2012 Planning Commission meeting. Vice-Chairperson Kuba seconded the motion, which carried. Commissioner Esparza, who was absent from the July meeting, abstained.

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:

388 Long Canyon Road: Commissioners residing within 500 feet of 388 Long Canyon Road:
Commissioner Hernandez

608 Deodar Lane: Commissioners residing within 500 feet of 608 Deodar Lane:
Commissioner Dunst

Motion: Vice-Chairperson Kuba made a motion to receive and file the report as presented. Commissioner Dunst seconded the motion, which carried.

Commissioner Hernandez Leaves Dais: Commissioner Hernandez, who resides within 500 feet of 388 Long Canyon Road, recused himself from the decision making process concerning this development application and stepped down from the dais.

AR 12-269 & V 12-70 for 388 Long Canyon Road (Hieu Tai Tran): City Planner Meyer stated that the Planning Commission continued the public hearing for this item from its meeting of July 25, 2012 to afford the applicant to opportunity to explore options regarding the placement of the solar panels in the required side yard setback and to allow the applicant time to install "Story Poles" defining the limits of the proposed solar panels.

Project Description: The applicant, Solar Solutions 4u, Inc., is requesting approval of plans to install a 10,135 square foot solar panel array within the required 25 foot wide side yard setback.

Variance Request: The applicant submitted the following reasons to support the variance request:

1. The Solar arrays must have no shading issues.
2. The Solar arrays must face south at optimal tilt.
3. Solar arrays facing east or west will lose 12% of annual production.
4. Solar arrays must not face north.
5. The property main service panel is located northeast of the property (too remote).
6. The site has many steep hills (unbuildable areas).

General Plan And Zone: The City's adopted General Plan designates the subject property as Residential/Agricultural 5-acre minimum. The proposed installation of the solar panel array is consistent with the State and City's goal to utilize renewable resources in an effort to reduce impact on green house gases. The subject property contains 9.12 gross acres of land area.

Environmental Assessment: The proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Minor Additions to Existing Facilities).

Recommendation: Staff is recommending that the Planning Commission take the following action:

A. Environmental: approve an environmental Categorical Exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines; and

B. Findings: adopt the findings of fact relative to the submitted applications.

Questions from the Commission: Commissioner Dunst inquired about who owns the fire road. City Planner Meyer replied that the fire road is an easement by the Bodkin property (vacant land) to the Fire District. Mr. Meyer stated that the solar panels do not impact the fire road. Commissioner Dunst agreed that it is a non-issue.

City Planner Meyer reminded the Commission that State law prohibits the aesthetic review of solar panels. The only issue before the Commission is the Variance request.

Public Hearing Opened: Chairman Novodor 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 Closed: There being no public testimony, Chairman Novodor declared the Public Hearing closed.

Motion: Vice-Chairperson Kuba moved to adopt Resolution No. 12-215.PC, approving Architectural Review No. AR 12-269 and Variance Application No. 12-70 for 388 Long Canyon Road, subject to the conditions in the staff report dated August 22, 2012, as amended. Commissioner Dunst seconded the motion, which was carried by the following roll call vote:

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

Motion passed 4:0

Commissioner Hernandez Back: Commissioner Hernandez rejoined the meeting.

Commissioner Dunst Leaves Dais: Commissioner Dunst, who resides within 500 feet of 608 Deodar Lane, recused himself from the decision making process concerning this development application and stepped down from the dais.

AR 12-271, NC 12-97 and V 12-71 for 608 Deodar Lane: (Yu Long Lin): City Planner Meyer stated that the applicant (Leslie Lippich, Architect) is requesting approval of plans to demolish the existing dwelling and accessory structures and to replace them with a multi-story 14,570 square foot residential dwelling unit including basement recreational facilities. The proposed project also includes the construction of an attached 1,092 square foot 4-car garage, a swimming pool, a 1,571 square foot pool house and a lighted tennis court. The total amount of new building area under roof will be 17,233 square feet.

In order to accommodate the proposed French Normandy roof style the applicant is requesting relief from the development standard that prohibits flat roofs from being more than 20% of the entire building roof area. The traditional design of the proposed roof structure results in a moderately flat roof area of at least 95%.

General Plan And Zone: The City's adopted General Plan designates the subject property as Residential/Agricultural 5-acre minimum. The proposed removal and replacement of the existing dwelling unit is consistent with the goals and objectives of the City's adopted General Plan. The subject property contains 2.88 gross acres of land area. The existing lot is non-conforming with respect to lot area.

Environmental Assessment: 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.

Private Street Easement: City Planner Meyer stated that the private street easement for Old Ranch Road shall be abandoned in a manner acceptable to the City Engineer and the Bradbury Estates CSD (condition #17).

Trees: City Planner Meyer stated that there was a miscalculation regarding the trees to be removed from the site. Mr. Meyer stated that one (1) mature Oak tree shall be removed (condition #6), and approximately 21 (not 31) mature trees will be removed (condition #21) from the site.

Recommendation: Staff is recommending that the Planning Commission take the following action:

A. Environmental: approve an environmental Categorical Exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Sections 15303 (New Construction) and 15332 (In-Fill Development) of the CEQA Guidelines; and

B. Findings: adopt the findings of fact relative to the submitted applications.

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

Public Testimony: Leslie Lippich, Architect, stated that he had no objections to any of the conditions of approval.

The Landscape Architect with Famous Gardens was present to answer questions.

Dick Hale, 564 Deodar Lane, President of the Bradbury Estates HOA stated that it's a nice project. Mr. Hale asked the Commission to consider amending condition #17 to vacate the private street easement but retain a 10-foot wide utility easement for the Bradbury Estates CSD.

Public Hearing Closed: There being no further public comments, Chairman Novodor declared the Public Hearing closed.

Discussion: The Commissioners discussed amending conditions # 6, 17, 21 and 22. Condition #17 was amended to read: *The private street easement for Old Ranch Road shall be abandoned in a manner acceptable to the City Engineer and the Bradbury Estates CSD. A 10-foot utility easement shall be retained by the Bradbury Estates CSD.*

Motion: Vice-Chair Kuba made a motion to adopt Resolution No. 12-216.PC, approving Architectural Review No. AR 12-271, Neighborhood Compatibility Application No. NC 12-97 and Variance Application No. 12-71 for 608 Deodar Lane, subject to the conditions in the staff report dated August 22, 2012, as amended. Commissioner Esparza seconded the motion, which was carried by the following roll call vote:

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

Motion passed 4:0

Appeal Period: City Planner Meyer advised the applicant that the decision of the Planning Commission is subject to a 10-day appeal period before any permits can be obtained.

Commissioner Dunst Back: Commissioner Dunst rejoined the meeting.

Public Comment: None

Reports and Items for Future Agendas: Planning Commissioners: Commissioner Dunst ask the Commission Members to encourage their neighbors to participate in the Community Yard Sale to be held on Saturday, October 13, in the City Hall parking lot.

Chairman Novodor reported that he had an exceptional experience with Cal-Am Water. After they replaced his meter with a smaller one, his water bill dropped from \$800 a month to \$234 a month.

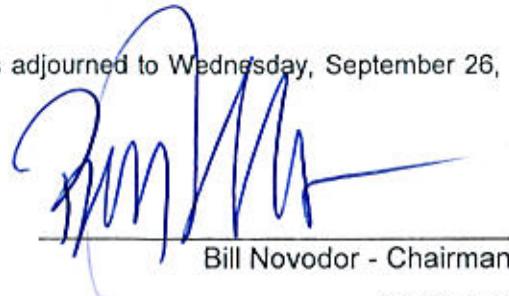
Commissioner Esparza, who missed last month's meeting, inquired about what happened with the historical home on Gardi Street. City Planner Meyer replied that the applicant's request to demolish the old house was granted, but that there will be a professional documentation (photographs, etc.) prepared of the historical structure before demolition.

City Manager: City Manager Keith stated that she had a "laundry list" of upcoming save-the-date events:

- ✓ The Finance Committee will meet for the first time on August 29 at 6 pm
- ✓ City Hall will be closed on Monday, September 3, for Labor Day and Friday, October 7, is a Furlough Day
- ✓ The General Plan Community Workshop will be held on Monday, September 10, at 6 pm
- ✓ A Community Meeting to discuss Burrtec's Green Waste barrel disposal pricing changes will be held at City Hall on Wednesday, September 12, at 6 pm. City Manager Keith stated that the cost to dispose of recycled materials has gone up and that the State requires a diversion rate of 75% by 2020.
- ✓ The City Council will host a Bradbury Appreciation Event on Thursday, October 4, from 6-9 pm at the Congregational Ale House in Azusa. Invitations will go out by e-vite.
- ✓ The City Council declared August 1, 2012 "Kathleen Mead Day" in honor of her 100th birthday. Mrs. Mead has been a resident of Bradbury for over 70 years.

City Planner: Mr. Meyer stated that there has been a surge of construction applications for new projects, remodels/expansions and the installation of solar panels. The City Planner also gave the Department Status Report Update.

Adjournment: At 7:44 p.m. the meeting was adjourned to Wednesday, September 26, 2012 at 7:00 p.m.



Bill Novodor - Chairman

ATTEST:

Claudia Saldana
Claudia Saldana - City Clerk