



# AGENDA

## PLANNING COMMISSION OF THE CITY OF BRADBURY REGULAR MEETING

WEDNESDAY, DECEMBER 14, 2016

**7:00 P.M.**

**BRADBURY CIVIC CENTER**

**Located at**

**600 Winston Avenue, Bradbury, CA 91008**

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The City of Bradbury will gladly accommodate disabled persons wishing to communicate at a City public meeting. Should you need special equipment or assistance in order to communicate at a public meeting please inform the City Manager's Office at (626) 358-3218 a minimum of 72 hours prior to the scheduled meeting.

Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the City Clerk's Office during normal business hours.

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**1. PLEDGE OF ALLEGIANCE**

**2. ROLL CALL**

Chairperson: Kuba  
Vice-Chairperson: Hernandez  
Commissioners: Dunst, Esparza, Novodor

**3. APPROVE AGENDA**

Chairperson to approve agenda as presented or modified

**4. MINUTES** Approve minutes for meeting of September 28, 2016.

**5. FAIR POLITICAL PRACTICES ACT**

In compliance with the California State Fair Political Practices Act, each Planning Commissioner has the responsibility of disclosing any direct or indirect potential of a personal financial impact that could result from their participation in the decision making process.

**RECOMMENDATION:** Motion to receive and file the report as presented, or as modified.

**6. CONTINUED PUBLIC HEARINGS**

**A. (Continued from June 2016) 28 Dovetail Lane, Architectural Review AR 16-003, Neighborhood Compatibility NC 16-003.** This is a request to demolish all existing structures on the site, including a 1,868 sq. ft. residence and 2,854 sq. ft. accessory building, and to build a new primary residence of 14,368 sq. ft., a 2,458 sq. ft. guest house, a 1,008 sq. ft. pool house, and a 7,000 sq. ft. tennis court. A fruit tree orchard and other existing trees will be removed, but there is also a tree preservation plan and new conceptual landscape plan with over 70,000 sq. ft of new landscape area. Architectural Review is required for all projects over 1,000 sq. ft. of new construction, and the Neighborhood Compatibility is for any structure over one story in height.

- B. **1390 Sharon Hill Lane, Architectural Review AR 16-011, Neighborhood Compatibility NC 16-010 (continued from September 28, 2016).** The applicant has requested more time. The Commission should deny the original plan without prejudice and direct staff to re-notice the item when new plans are submitted.

7. **NEW PUBLIC HEARINGS**

- A. **2333 Oak Shade Road. Architectural Review AR 16-013 (Modification of Resolution No. 04-133).** This is a request to amend an approved landscape plan. The original landscape plan was approved prior to the WELO requirements, but due to the extent of the revisions, this plan is required to conform to the new requirements.

8. **PUBLIC COMMENT**

Citizens wishing to address the Planning Commission on any matter not scheduled on this agenda may do so at this time. Please state your name and address clearly for the record and limit your remarks to five minutes.

*Please note that while the Planning Commission values your comments, the Planning Commission cannot respond nor take action until such time as the matter appears on a forthcoming agenda. Routine requests for action should be referred to City staff during normal business hours 8:30 a.m. - 5:00 p.m., Monday through Friday (626) 358-3218.*

9. **ADMINISTRATIVE REPORTS**

- A. Items from Commission Members  
B. City Planner – Monthly status report

9. **ADJOURNMENT**

The Planning Commission will adjourn to the regular meeting on **Wednesday, January 25, 2017.**

"I, Claudia Saldana, City Clerk, hereby certify that this agenda was duly posted at the Bradbury Civic Center entrance no later than **Friday, December 9, 2016**, at 5:00 p.m."

  
City Clerk - City of Bradbury