

**MINUTES OF A REGULAR MEETING OF THE  
PLANNING COMMISSION OF THE CITY OF BRADBURY,  
HELD ON DECEMBER 18, 2013 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 Chairperson Kuba at 7:00 p.m.  
Commissioner Hernandez led the pledge of allegiance.
- Roll Call:** PRESENT: Chairperson Kuba, Commissioners Hernandez, Dunst and Novodor  
ABSENT: Vice-Chairperson Esparza  
STAFF: City Manager Keith, City Planner McIntosh and City Clerk Saldana
- Vice-Chairperson Esparza Excused:** Commissioner Hernandez made a motion to excuse Vice-Chairperson Esparza from the meeting. Commissioner Dunst seconded the motion, which carried.
- Approval of Agenda:** Commissioner Novodor made a motion to approve the agenda as presented. Commissioner Dunst seconded the motion, which carried.
- Approval of November 20, 2013 Minutes:** Commissioner Hernandez made a motion to approve the minutes of the November 20, 2013 Planning Commission meeting. Commissioner Novodor seconded the motion, which carried. Chairperson Kuba 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:
- Public Hearings:** 528 Winston Avenue:  
Commissioners residing within 500 feet of 528 Winston Avenue:  
*Commissioner Dunst*
- 1271 Lemon Avenue – Conditional Use Permit No. 13-001:  
*To be continued to the January 22, 2014 Planning Commission meeting*
- Housing Element:  
*Citywide*
- Old Business:** 412 Mount Olive Drive:  
Commissioners residing within 500 feet of 412 Mount Olive Drive:  
*Commissioner Novodor*
- Action:** Commissioner Dunst made a motion to receive and file the report as presented. Commissioner Novodor seconded the motion, which carried.

**Commissioner  
Dunst Recused:**

Commissioner Dunst, who resides within 500 feet of 528 Winston Avenue, recused herself from the decision making process and left the room.

**528 Winston  
Avenue:**

City Planner McIntosh stated that the architect, Mr. Anthony George, has made an application on behalf of property owners Eric and Alissa Janssens to demolish an existing single-family house and construct a new single-family house on approximately the same building pad. The property is located in the A-1 Zone and is 131,451 square feet in size. The new house will be a modern split-level home at the top elevation of the property. The site has an average slope of greater than 10%, therefore requires conformance to the hillside development standards. The applicant is asking for a variance for setbacks and height in a few locations on the top floor of the project. The lot is currently planted with numerous oak trees and native shrubs and groundcover. The applicant's intent is to maintain the grounds as they are.

**Environmental  
Assessment:**

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:**

It is recommended that the Planning Commission open a public hearing, take public testimony, provide comment to staff regarding the requests, and continue the hearing open to January when a Resolution of approval with conditions will be on the agenda for adoption.

**Discussion:**

Commissioner Novodor inquired about the proposed height of the building. City Planner McIntosh stated that the entrance to the building is 32-33 feet high. There is no equipment on the roof. The architect stated that the property owners might consider adding solar panels in the future.

Commissioner Hernandez was concerned about the variance for the height and view impacts on the neighbors.

Commissioner Novodor inquired about what would happen if trees get damaged during construction and wanted further conversation to make sure the oak trees are protected.

**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:**

Mr. Anthony George, Architect, stated that there is a gallery on the ground floor for Mr. Janssens' artwork collection, the kitchen, dining room and living room are on the second floor, and the bedroom is on the top floor. The house will have large expanses of glass for the view. Mr. Anthony also stated that there will be zero grading except for the motor court.

Mayor Pro-Tem Barakat, 700 Braewood Drive, wanted to know how much of the new house he would see from his property and if it would affect his privacy. He further stated that it is a beautiful project if it does not affect anyone's privacy.

Mr. Bob Moore, 529 Winston Avenue, stated that he lives across the street from the proposed project, and that he can't see the (existing) house from his property, nor can one see the house from City Hall.

The property owner, Eric Janssens, invited Mayor Pro-Tem Barakat to come over to his house to see for himself.

**Continue Public Hearing Open:** There being no further public testimony, Chairperson Kuba closed the discussion to public comment and called for a motion to continue the public hearing.

**Motion:** Commissioner Novodor made a motion to continue the Public Hearing for 528 Winston Avenue to the January 22, 2014 Planning Commission Meeting. Commissioner Hernandez seconded the motion, which was carried by the following roll call vote:

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

**Commissioner Dunst Returns:** Following conclusion of Agenda Item No. 6.A (528 Winston Avenue) Commissioner Dunst re-joined the meeting.

**Conditional Use Permit No. 13-001 for 1271 Lemon Ave.:** City Planner McIntosh stated that California American Water Company is requesting approval of a Conditional Use Permit for the construction of a new groundwater production well, including a water pipeline, electrical equipment cabinet, a catch basin, and an electrical transformer at an existing water well facility located at 1271 East Lemon Avenue.

**Background:** The Planning Commission conducted a Public Hearing for this matter on October 23, 2103, and continued the hearing to tonight's meeting, directing the applicant to provide a site improvement plan, including a new street frontage treatment and landscaping. Staff and Commissioner Dunst met with the applicant at the site to discuss option. The applicant needs additional time to prepare the requested materials.

**Recommendation:** It is recommended that the Planning Commission continue the Public Hearing to the January 22, 2014 meeting.

**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. There was no public testimony.

**Motion to Continue Public Hearing:** Commissioner Novodor made a motion to continue the Public Hearing for Conditional Use Permit No. 13-001 to the January 22, 2014 meeting. Commissioner Dunst seconded the motion, which was carried by the following roll call vote:

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

**Housing Element  
Update 2014-2021:**

City Planner McIntosh stated that the Housing Element is one of seven required elements of the City's General Plan. Unlike the other six required elements, it is governed by additional state laws, is managed by the State Office of Housing and Community Development (HCD), and is on a separate cycle for update than the rest of the General Plan.

Cities in the SCAG (Southern California Association of Governments) region are required to adopt their next state required Housing Element by February 12, 2014. The State of California has made a change to the law regarding housing element updates, in that the time frame for an approved housing elements is now eight (8) years instead of five (5) years IF the jurisdiction adopted the housing element on time. Therefore, it is in the City's interest to expedite the review and approval of this document.

The last Bradbury Housing Element was adopted in 2008 and is effective until 2014. Since that Housing Element was approved, the City of Bradbury has learned that the Regional Housing Needs Assessment (RHNA) has allocated only one additional unit of housing to the City of Bradbury in the 2014-2021 Housing Element cycle.

A copy of the proposed Table of Contents of the Housing Element is before the Planning Commission tonight. In addition, staff has been working on an update of Chapter II, Demographic Characteristics. This Chapter has been updated with 2010 Census data. Staff is also in the process of collecting updated housing cost information that will also be included in this Chapter.

**Recommendation:**

It is recommended that the Planning Commission open the public hearing on the Housing Element, take public input, discuss the proposed contents, and continue the hearing open to January 22, 2014.

**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. There was no public testimony.

**Motion to Continue  
Public Hearing:**

Commissioner Dunst made a motion to continue the Public Hearing for the Housing Element Update 2012-2021 to the January 22, 2014 meeting. Commissioner Novodor seconded the motion, which was carried by the following roll call vote:

**Approved:**

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

**Commissioner  
Novodor Recused:**

Commissioner Novodor, who disclosed that he has a conflict of interest regarding Agenda Item No. 7 (412 Mount Olive) recused himself from the decision making process and left the room.

**412 Mount Olive  
Drive:**

City Planner McIntosh stated that the Planning Commission approved an addition and home remodel at 412 Mount Olive Drive at its meeting in June 2013. The applicant has refined the architectural design and materials and has made some improvements to the overall aesthetic. This is being brought to the Commission for review and approval.

The applicant has also provided details of the landscape proposal. This is being reviewed by the City's landscape architects, Armstrong & Walker, and does not require Commission approval, although Commissioners can provide comments that will be share with the landscape consultants.

**Recommendation:** It is recommended that the Commission hear a presentation by the applicant regarding the proposed changes and approve the changes with a vote. Staff will replace the previous materials pages with the ones approved tonight.

**Presentation:** Rita Chang, Atelier R Design, talked about the materials to be used for the project (travertine stone, resin) and introduced Mr. Craig Duncan, the landscape architect.

Commissioner Dunst asked where the mailbox is located.

**Motion:** Commissioner Dunst made a motion to accept the changes, add a mailbox, and finding that the proposed minor architectural and design changes are consistent with the City's Design Guidelines and development standards subject to certain conditions. Commissioner Hernandez seconded the motion, which was carried by the following roll call vote:

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

**Commissioner Novodor Returns:** Following conclusion of Agenda Item No. 7 (412 Mount Olive Drive) Commissioner Novodor re-joined the meeting.

**Public Comment:** None

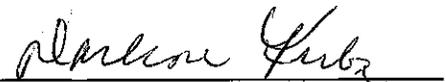
**Reports and Items for Future Agendas:** Commission Members: Nothing to report.

City Manager: City Manager Keith stated that the City Council will hold a special meeting for the Housing Element on Wednesday, January 29, at 6:00 pm.

City Manager Keith stated that City Hall will be closed from Tuesday, on December 24, through Wednesday, January 1<sup>st</sup>, and will re-open on Thursday, January 2, 2014.

City Planner: City Planner McIntosh introduced the City's Landscape Architects, Anna Armstrong and Richard Walker, who also happen to be residents of Bradbury.

**Adjournment:** At 8:30 p.m. Chairperson Kuba adjourned the meeting to Wednesday, January 22, 2014 at 7:00 p.m.

  
Darlene Kuba – ~~Vice~~ Chairperson



ATTEST:

Claudia Saldana  
Claudia Saldana - City Clerk