

**MINUTES OF AN ADJOURNED REGULAR MEETING OF THE PLANNING COMMISSION
OF THE CITY OF BRADBURY, HELD ON DECEMBER 3, 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:** Commissioner Novodor made a motion to excuse Commissioner Kuba from the meeting. Commissioner Esparza seconded the motion which carried unanimously.
- Approval of Agenda:** Vice-Chairperson Dunst made a motion to approve the agenda as presented. Commissioner Esparza seconded the motion which carried.
- Approval of October 22, 2014 Minutes:** Commissioner Novodor made a motion to approve the minutes of the October 22, 2014 Planning Commission meeting. Commissioner Esparza seconded the motion, which was carried by the following roll call vote:

AYES: Chairman Hernandez, Vice-Chairperson Dunst, Commissioners Esparza and Novodor
NOES: None
ABSENT: Commissioner Kuba
- 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 Hearing:** 6.A – 1388 Sharon Hill Lane
Commissioners residing within 500 feet of 1388 Sharon Hill Lane:
None
- Discussion Item:** 7.A – 412 Mount Olive Drive
Commissioners residing within 500 feet of 412 Mount Olive Drive:
None, however, Commissioner Novodor will be disqualifying himself from voting because of a potential conflict of interest and leave the room before a discussion or vote takes place.
- Motion to Receive and File Report:** Vice-Chairperson Dunst made a motion to receive and file the report as presented. Commissioner Esparza seconded the motion, which carried unanimously.

**Public Hearing for
1388 Sharon Hill Lane:**

City Planner McIntosh stated that Design Concepts has submitted an application to rebuild an existing swimming pool and spa, construct a cabana and gazebo with fire place and barbeque grill, add a pool bathroom to the existing house, add lattice arbors and hardscape, and construct new retaining walls and perimeter fencing. The property is located in the Sharon Hill Specific Plan Zone and is 1.48 acres in size. The existing home exhibits an Italian architectural style. The cabana and gazebo are designed with the same style and colors. The site is slightly sloped and has several mature trees, including four (4) native coast live oak trees that were removed without City approval.

**Environmental
Review:**

The proposed project is Categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1(e) (Existing Facilities) of the CEQA guidelines.

Analysis:

The Sharon Hill Specific Plan includes 9.14 gross acres of land with a total of five lots on a cul-de-sac: four custom residential estate lots and one open space lot, located in the northeastern quadrant of the City. The subject property is Lot 4, located at the southeast entrance into the cul-de-sac. The site is developed with a 2-story 10,588 square foot dwelling and swimming pool.

The proposed project includes enlarging the swimming pool and spa, construction a gazebo, a cabana with a fireplace and barbeque, lattice arbors over new walkways, and a pool bathroom attached to the house.

Oak Trees:

The property owner began construction to remove the existing swimming pool and in the process four (4) oak trees were removed. An arborist report was prepared identifying all species and sizes of the existing trees and those that may be affected by the project. The tree inventory includes twenty native coast live oak trees, one native black walnut tree, one native elderberry tree, and 20 other non-native trees over four inches in diameter. The project proposes to remove four oaks, one eucalyptus, and 12 trees of heaven. The oaks will need to be replaced on-site at a 3:1 ratio. The property owner has been working with the City to secure the site and obtain property approvals and permits.

Recommendation:

Staff recommends that the Commission approve Architectural Review Application No. AR 14-009 and adopt Resolution No. 14-237.

**Public Hearing
Opened:**

Chairman Hernandez opened the Public Hearing and ask those speaking in favor or opposition to come forward and be heard.

Public Testimony:

The architect, Mr. Ken Wong, stated that the project started last year and that the owners, Mr. and Mrs. Liao, don't know the laws or requirements, which resulted in code violations.

Commissioner Novodor asked Mr. Wong if he was the contact person for this project. Mr. Wong stated yes.

Commissioner Novodor also inquired about the "thing" on top of the gazebo. Mr. Wong stated that it is a spire (for decoration only).

Mr. Mark Tanner, 2501 Markwood Street, Duarte, submitted a letter (dated November 26, 2014) stating that there has been some erosion on the West side of the 10-foot drainage and utilities easement, primarily from drainage of water and lack of soil compaction. In his letter Mr. Tanner proposes "a concrete block wall from bottom of drainage to about 3" inches above final grade along the Liao parcel from Southeast corner of Liao parcel to top of drainage channel."

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

Motion: There being no further discussion, Commissioner Novodor made a motion to adopt Resolution No. 14-237, conditionally approving Architectural Review Application No. 14-009 for 1388 Sharon Hill Lane. Commissioner Esparza 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

Public Comment: None

Commissioner Novodor Recused: Commissioner Novodor recused himself from the decision making process regarding 412 Mount Olive Drive and left the room.

Discussion Item for 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 June 2013 meeting. Subsequently, the Commission approved some minor design changes to the original plans. The project is currently under construction and the contractor has been facing some additional challenges with the existing structure, particularly with the transition of rooflines between structures. The Planning Commission has the authority to allow modifications to original plans.

Analysis: Staff has been supportive of alterations to the roofline of the original house from the time this project was submitted in 2013 and has encouraged the applicant to make this request. The addition is designed in a modern style with a single-plane sloped roof, yet the front house was to remain as originally built with a ranch-house style pitched roof.

The applicant has designed a new roofline, which will establish a more consistent architectural style between the original house and the addition.

In the time since this project was approved, the City adopted new guidelines for roof pitch. The revised plan conforms to the revision.

Recommendation: Staff recommends that the Commission hear a presentation by the applicant regarding the proposed changes and approve the changes. Staff will simply replace the previous architectural pages with the ones approved tonight. The applicant will submit the revised construction drawings to the building department.

Presentation: The applicant, Mr. Michael Lancaster, presented the plan for the proposed roofline modification and stated that there are no material changes or changes to the roof pitch.

Motion: Commissioner Esparza made a motion to approve the requested roofline modification for 412 Mount Olive Drive. Vice-Chairperson Dunst seconded the motion, which was carried by the following roll call vote:

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

Commissioner Novodor Returns: Following the conclusion of the Discussion Item for 412 Mount Olive Drive Commissioner Novodor returned to the dais.

Reports and Items for Future Agendas: Commission Members: Commissioner Novodor had a question regarding remodels. What are the rules for remodel versus new construction? What constitutes a remodel?

Commissioner Novodor also inquired about Juan Mercade's issue with the retaining wall at the rear property line at 425 Mount Olive Drive. Has that been resolved? City Manager Keith stated not yet.

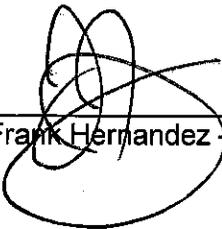
City Manager: City Manager Keith stated that our building inspector Stephen Fagan will retire at the end of this month.

City Hall will be closed from December 24 to January 2nd and will re-open on Monday, January 5, 2015.

City Planner: City Planner McIntosh distributed the Monthly Project Status Report. City Manager Keith stated that the pool at 119 Furlong is moving.

Commissioner Novodor wished everyone a Merry Christmas and a Happy New Year.

Adjournment: At 7:50 p.m. Chairman Hernandez adjourned the meeting to Wednesday, January 28, 2015 at 7:00 p.m.



Frank Hernandez - Chairman

ATTEST:



Claudia Saldana - City Clerk