

# AGENDA

PLANNING COMMISSION OF THE CITY OF BRADBURY  
SPECIAL MEETING  
WEDNESDAY, DECEMBER 16, 2015  
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: Novodor  
Vice-Chairperson: Esparza  
Commissioners: Dunst, Hernandez, Kuba

3. **APPROVE AGENDA**

Chairperson to approve agenda as presented or modified

4. **MINUTES** Approve minutes for meeting of November 18, 2015.

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. **PUBLIC HEARINGS**

A. **14 Bradbury Hills Road, Architectural Review AR 15-006, Modification No. 15-001.** Request for a 1,038 single-story addition (second unit) to a single-family house in the A-2 zone. The modification is required to conform to the underlying setbacks rather than hillside setback requirements on a flat pad requiring no grading.

- B. 528 Winston, Architectural Review AR 13-281 (Modification).** The applicant for this project is requesting to amend two conditions of approval to 1) allow existing paving to remain around existing oak trees; 2) allow an export of soil in the amount of 560 cubic yards. Both of these requests are a result of needed refinements during the plan check review process.
- C. 425 Mount Olive, Architectural Review AR 15-001, Variance V 15-001, (Modification).** The applicant is requesting an amendment to the Architectural Review and Variance permits to add a tennis court within the 100' hillside setback, and to add a property line fence and revised landscape along the street frontage.

**7. DISCUSSION ITEM**

- A. 11 Deodar Lane** – revised roof elevations. Staff invites Planning Commission comments regarding a request to make a minor architectural change to the east and north elevations.

**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.*

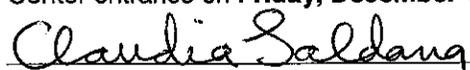
**8. REPORTS AND ITEMS FOR FUTURE AGENDAS**

1. Commission Members
2. City Manager
3. City Planner

**10. ADJOURNMENT**

The Planning Commission will not conduct its Regular scheduled meeting on Wednesday, December 23, 2015 and will adjourn to the regular meeting on **Wednesday, January 27, 2016.**

"I, Claudia Saldana, City Clerk, hereby certify that this agenda was duly posted at the Bradbury Civic Center entrance on **Friday, December 11, 2015**, at 5:00 p.m."

  
City Clerk - City of Bradbury