

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION
OF THE CITY OF BRADBURY, HELD ON FEBRUARY 26, 2014 AT 6:00 PM
IN THE BRADBURY CIVIC CENTER**

Meeting Called to Order and Pledge of: The meeting of the Planning Commission of the City of Bradbury was called to order by Chairperson Kuba at 6:00 p.m. Chairperson Kuba led the pledge of allegiance.

Roll Call: PRESENT: Chairperson Kuba, Vice-Chairperson Esparza, Commissioners Dunst and Novodor (arrived at 6:23 pm)
ABSENT: Commissioner Hernandez
STAFF: City Manager Keith, Assistant City Attorney Lisa Kranitz, City Planner McIntosh, General Plan Consultant Meyer and City Clerk Saldana

Commissioner Hernandez Excused: Vice-Chairperson Esparza made a motion to excuse Commissioner Hernandez from the meeting. Commissioner Dunst seconded the motion, which carried.

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

Approval of January 22, 2014 Minutes: Vice-Chairperson Esparza made a motion to approve the minutes of the January 22, 2014 Planning Commission meeting. Commissioner Dunst seconded the motion, which was carried by the following roll call vote:

AYES: Chairperson Kuba, Vice-Chairperson Esparza and Commissioner Dunst

NOES: None

ABSENT: Commissioners Hernandez and Novodor

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: 6.A – General Plan 2012-2030 Update:
Citywide (Commissioner Hernandez not present)

6.B - 528 Winston Avenue:
Commissioners residing within 500 feet of 528 Winston Avenue:
Commissioner Dunst

6.C - 606 Spring Point Drive:
Commissioners residing within 500 feet of 606 Spring Point Drive:
Vice-Chairperson Esparza

6.D - 18 Dovetail Lane:
Commissioners residing within 500 feet of 18 Dovetail Lane:
None

New Public Hearing: 7.A – 188 Deodar Lane:
Commissioners residing within 500 feet of 188 Deodar Lane:
None

Motion to Receive and File Report: Vice-Chairman Esparza made a motion to receive and file the report as presented. Commissioner Dunst seconded the motion, which was carried by the following roll call vote:

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

General Plan 2012-2030 Update: The proposed General Plan 2012-2030 Update has been prepared in accordance with the State of California Planning Law and the adopted State General Plan Guidelines. The draft General Plan contains six of the seven mandated general plan elements plus a Climate Action Plan.

Executive Summary: General Plan Consultant David D. Meyer, LDM Associates, presented the executive summary/staff report for the General Plan 2012-2030 Update. Mr. Meyer stated that the City Council determined that the City's General Plan should be updated to reflect the residents' current visions and aspirations for the long-range physical development of the City. To that end the City Council appointed a 9-member General Plan Steering Committee comprised of members of the City Council, the Planning Commission and residents from each of the five council districts. The Committee held a workshop and numerous public meetings in order to solicit input from residents and interested parties relative to the long-range development goals for the City. A variety of methods were employed to solicit input from community residents and interested parties.

The General Plan Steering Committee used the guidelines established by the State to examine the City's physical development that has occurred since incorporation in 1957. Data identifying constraints that have a direct bearing on achieving various development scenarios were examined. After collecting relevant information the process of determining the residents' goals and objectives was initiated.

The Steering Committee found that the City's mission statement of "Preserving Rural Tranquility" is as relevant now as it was decades ago when it was initially adopted. The mission statement provides guidance to local decision makers as they implement the community's land use policies. Based on the Steering Committee's recommendation, the General Plan Update 2012-2030 was developed. This update maintained the same exact development patterns as set forth in the 1994 and 2007 General Plans; the existing goals, objectives and policies were expounded upon, but the substance did not change.

Commissioner Novodor Arrives: Commissioner Novodor arrived at 6:23 p.m. and apologized for being late.

**OBJECTIONS BY
ALVARADO SMITH:**

On July 24, 2013 and August, 2013 the Planning Commission held public hearings. Written and verbal objections were presented by the law firm of AlvaradoSmith on behalf of D&M Investments Inc., the owners of approximately 192 acres of the 302 acres of vacant undeveloped hillside property in the northern portion of the City adjacent to the City of Monrovia and the Angeles National Forest. At the close of the public hearings the Planning Commission recommended that the City Council approve the Addendum and the General Plan 2012-2030 Update.

Responses were sent to AlvaradoSmith clarifying that there was no change in the development potential for the 302 acres of vacant undeveloped hillside property and that minor tweaks were made to the Update that was presented to the City Council. Regardless of the assurances and changes, D&M filed essentially the same objections with the City Council.

On November 19, 2013 the City Council held a public hearing, reviewed the Planning Commission's recommendation, solicited input from the general public, and considered all the objections raised by AlvaradoSmith. After debate and deliberation, the City Council referred the matter back to the Planning Commission with directions that the objections filed by AlvaradoSmith be reviewed.

The City Planning staff, General Plan Consultants, Environmental Consultant and the City Attorney have made further clarifications to only the narrative and demographic portions of the General Plan Update and the EIR Addendum, which are being presented to the Planning Commission tonight.

Recommendation:

It is recommended that the Planning Commission 1) open the public hearing, and 2) adopt the Resolution which recommends that the City Council approve Addendum No. 1 to the 1994 Certified General Plan Environmental Impact Report (EIR), Final EIR and adopt the Bradbury General Plan 2012-2030 Update.

Discussion:

Mr. Meyer asked if the Commissioners had any questions or comments regarding the General Plan Update. They did not.

**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. Mike Oliver, 5 Woodlyn Lane, wanted to know if Mr. Meyer is representing a developer. It was clarified that Mr. Meyer is representing the City. Mr. Oliver then inquired what the objections of AlvaradoSmith were to the General Plan, which is something that has to be done. Mr. Meyer stated that Mr. Montoya of AlvaradoSmith was present and might want to answer that question. Mr. Montoya did not comment. Mr. Meyer also stated that the City does not know if the objections by AlvaradoSmith have been satisfied.

**Public Hearing
Closed:**

There being no further public testimony, Chairperson Kuba declared the public hearing closed.

Motion: Commissioner Dunst made a motion to adopt Resolution No. PC 14-231:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRADBURY, CALIFORNIA, SETTING FORTH ITS FINDINGS OF FACT AND RECOMMENDATION RELATIVE TO GENERAL PLAN AMENDMENT NO. GPA 13-01, GENERAL PLAN 2012-2030 UPDATE (Dated 02-05-14) AND ADDENDUM NO. 1 TO THE 1994 CERTIFIED EIR (Dated February 2014).

Vice-Chairperson Esparza seconded the motion, which was carried by the following roll call vote:

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

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 Project Description: City Planner McIntosh stated Architect Anthony George has made an application on behalf of the 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 (3 acres) in size. The new house will be a modern split-level home located at the top elevation of the property.

Background: The Planning Commission opened the public hearing for this project on December 18, 2013, took public testimony, and continued the hearing open until January 22, 2014. During the December hearing, Commissioners had specific questions and concerns regarding the request for a height variance. This aspect of the application required more explanation so that the specific area that exceeds the height is clear, and that the need for a variance is made clear. The applicant requested that the public hearing be continued to allow additional time for the Commission members to visit the site and to prepare some additional drawings which can better explain the request for a variance. The applicant was not ready with a revised presentation in January and asked for a continuance to this meeting.

Environmental Review: The proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction) and Section 15321 (In-Fill Development) of the CEQA Guidelines.

Recommendation: It is recommended that the Planning Commission take public testimony and adopt a Resolution of approval with conditions.

Vice-Chairperson Esparza: Vice-Chairperson Esparza disclosed that she visited the project site prior to the meeting tonight.

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: The architect, Mr. Anthony George, made a power point presentation of the project, showing the layout and elevation of the property. Mr. George stated that the entire site is covered with oak trees, which the property owner is going to preserve.

Ms. Patti DeVault, 244 Barranca Road, inquired if the building was "shiny." The architect responded that the building materials are not shiny, they don't include metallic surfaces, but consist mostly of stone, plaster and glass.

Public Hearing Closed: There being no further public testimony, Chairperson Kuba declared the public hearing closed.

Motion: Commissioner Novodor made a motion to adopt Resolution No. PC 14-332:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRADBURY, CALIFORNIA, SETTING FORTH ITS FINDINGS OF FACT AND DECISION RELATIVE TO ARCHITECTURAL REVIEW APPLICATION NO. AR 13-281, NEIGHBORHOOD COMPATIBILITY NO. NC 13-104, AND VARIANCE APPLICATION NO. V 13-75 APPROVING THE NEW CONSTRUCTION OF A HOME AND ACCESSORY STRUCTURES AT 528 WINSTON AVENUE, BRADBURY

Vice-Chairperson Esparza seconded the motion, which was carried by the following roll call vote:

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

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

Order of Agenda Items Changed: The architect for 606 Spring Point Drive (Agenda Item #6.B) had not arrived so the Commission proceeded with Agenda Item 6.D (18 Dovetail Lane).

18 Dovetail Lane Project Description: City Planner McIntosh stated that Sanyao International Inc., has submitted an application for the construction of a new 14,500 square foot house, 655 square foot detached garage, and 2,496 square foot guest house at 18 Dovetail Lane in the Bradbury Estates. The property is located in the A-5 Zone and is 2.45 acres in size. The new house and accessory structures are designed in an English Tudor style. A zone text amendment is required to allow the open gable ends of the house exceed a 28 foot height limitation.

The site has an average slope of less than 10%, therefore does not require conformance to the hillside development standards. The lot is currently planted with numerous orchard trees, native shrubs and groundcover. The applicant has submitted 1) a request to remove trees, and 2) a preliminary landscape plan that has been reviewed by the City's landscape architects.

Background:

The Planning Commission opened a public hearing on this item on January 22, 2014. During the hearing, the Commission expressed concern regarding discrepancies between the site plan, the tree inventory and the landscape plan. They also asked for more information regarding the percentage of hardscape versus permeable landscape. The City had also received an application for the property to the north of this site and the Commission wanted to see information on the plans indicating the relationship of this project to that proposed on the neighboring property. The applicant has corrected the information on all of the relevant plans and will present this information tonight.

**Response to
Planning Commission
Concerns:**

There was a question regarding the percentage of land area that is hardscape/impervious. This parcel is not subject to the Hillside Development Standards and therefore does not have a requirement for permeable/impermeable ratio. However, the applicant did provide that calculation. The impervious surface is less than 50% of the site. Specifically, the total lot coverage is as follows: Building footprint is 13,117 square feet. Hardscape is 27,964 square feet. Total coverage is 41,081 square feet or 45%.

**Environmental
Review:**

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.

Recommendation:

It is recommended that the Planning Commission receive additional testimony and adopt Resolution No. PC 14-333.

Public Hearing Open:

Chairperson Kuba opened the public hearing and invited those speaking in favor or opposition to come forward and be heard.

Public Testimony:

The architect, Mr. Robert Tong, stated that there are 164 trees on the property. 90 trees will remain and 74 trees will be removed. There are no oak trees on the subject property.

Ms. Nancy McGrain, 302 Bradbury Road, inquired about lighting on the southern part of the property. Mr. Tong replied that maybe there will be two lights at the garage door.

**Public Hearing
Closed:**

There being no further public testimony, Chairperson Kuba declared the public hearing closed.

Motion: Vice-Chairperson Esparza made a motion to adopt Resolution No. PC 14-333:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRADBURY, CALIFORNIA, SETTING FORTH ITS FINDINGS OF FACT AND DECISION RELATIVE TO ARCHITECTURAL REVIEW APPLICATION NO. AR 13-284 AND NEIGHBORHOOD COMPATIBILITY APPLICATION NO. NC 13-106, APPROVING THE NEW CONSTRUCTION OF A HOME AND ACCESSORY STRUCTURES AT 18 DOVETAIL LANE, BRADBURY

Commissioner Novodor seconded the motion, which was carried by the following roll call vote:

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

Vice-Chairperson Esparza Recused: Vice-Chairperson Esparza, who resides within 500 feet of 606 Spring Point Drive, recused herself from the decision making process and left the room.

606 Spring Point Drive Project Description: City Planner McIntosh stated that Design Concepts has submitted an application on behalf of Dr. and Mrs. Shah to substantially remodel the interior and exterior of an existing 2,613 square foot single-family dwelling and add a 3,683 square foot first and second story addition to the residence. The proposed project will create a 6,296 square foot, 2-story, 4-bedroom, 6-bath dwelling unit, a new 2-car garage, with a daylight basement. The applicant is requesting a variance to exceed the maximum allowed height limit of 28 feet by 4½ feet. The property is located in the R-20,000 zone and is 2.45 acres in size. The exterior renovations are designed in a modern Mediterranean style. The site has an average slope of less than 10%, therefore does not require conformance to the hillside development standards.

Background: The Planning Commission conducted a public hearing on this request on January 22, 2014. Based on Commissioner concerns, as well as concerns expressed by the public during the public testimony portion of the hearing, the Planning Commission directed the applicant to install "story poles" on the site to visually locate the height and massing of the proposed structure and demonstrate the need for a variance. The Planning Commission continued the matter to February 26, 2014. As of the date of the preparation of the staff report, the applicant had not installed the story poles.

Recommendation: It is recommended that the Planning Commission continue the public hearing open for one additional month and direct the applicant to install story poles no later than March 14, 2014.

Applicant: The applicant, Mrs. Sonal Shah, requested to address the Commission. Mrs. Shah stated that the story poles have been installed and she also handed out copies of a "landscape plan."

Discussion: City Planner McIntosh stated that the story poles were not up in time by Monday, February 17, and there was a deadline for the staff report. However, the applicant would like to make a presentation to the Commission.

Last month there was a question about the accurate square footage of the proposed project. The Architect stated that the correct square footage is \$4,800 square feet.

Chairperson Kuba did not want to discuss this project before the City Planner had a chance to go out and look at the story poles.

Commissioner Dunst stated that last month the question was raised if this is a demolition or remodel. City Planner McIntosh stated that the applicant is calling it a remodel but that staff thinks it might be a demolition.

Commissioner Novodor addressed the applicant and stated that it is difficult for the Commission to help the applicant before three things happen:

- 1) The City Planner need to see the story poles;
- 2) The submitted plans need to be accurate; and
- 3) The plans have to reflect changes the applicant made

The architect stated that the plans are correct.

Public Comments: Chairperson Kuba asked if there was any public comment and opened the Public Hearing.

Public Testimony: Mike O'Dell, 555 Mount Olive Drive, stated that the proposed house is very big, huge, and will look like a 3-story building from Mount Olive Drive.

Motion to Continue Public Hearing: Chairperson Kuba did not allow for the power point presentation by the applicant at this time and called for a motion to continue the public hearing. Commissioner Novodor made a motion to continue the Public Hearing for 606 Spring Point Drive to the March 26 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: Commissioner Hernandez
ABSTAIN: Vice-Chairperson Esparza

Vice-Chairperson Esparza Returns: Following conclusion of Agenda Item No. 6.C (606 Spring Point Drive) Vice-Chairperson Esparza re-joined the meeting.

**188 Deodar Lane
Project Description:**

City Planner McIntosh stated that Architect James V. Coane & Associates has submitted an application for the construction of a new 14,780 square foot house, 1,191 square foot detached garage, and 2,450 square foot guest house at 188 Deodar Lane in the Bradbury Estates. The property is located in the A-5 Zone and is 2.4 acres in size. The new house and accessory structures are designed in a modern Colonial style. The site has an average slope of more than 12% and therefore is required to conform to the hillside development standards. A variance application has been submitted to allow for reductions in some hillside requirements, including setbacks. The lot is currently planted with numerous orchard trees and native shrubs and groundcover. The applicant has submitted 1) a request to move the trees, and 2) a preliminary landscape plan that has been reviewed by the City's landscape architects.

**Environmental
Review:**

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.

HOA/CSD:

The project site is located in the Bradbury Estates Community Services District and is subject to the review of the Bradbury Estates Homeowners Association. On January 30, 2014 staff received a letter from the CSD and HOA Boards documenting their review of this project. The comments provide specific requirements and suggestions for roadway improvements and development features, some of which are already included in the plans and all of which the HOA and CSD will approve and supervise.

Five additional recommendations were made:

1. Remove horse stables from detached garage (done).
2. Move house location to the north by 2 to 4 feet (done).
3. Lawn area to be a high quality synthetic turf for reduced water consumption (to be discussed during final landscape review at plan check).
4. Color palette to stay as submitted and a requirement to use full bricks, not a brick veneer (noted in conditions)
5. All wrought iron will be solid, not hollow tube (noted in conditions).

The CSD and HOA unanimously recommended approval of the project as conditioned.

Recommendation:

Staff believes that the proposed development is of superior architectural quality and site design and recommends that the Commission receive public testimony and adopt Resolution No. PC 14-234.

**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: The Architect, James V. Coane, prepared a power point presentation. The property drops down from Deodar Lane. It has two street frontages, the front yard is on Deodar Lane but the orientation of the house will be towards Dove Tail Lane. The utility entrance is on Dove Tail Lane.

Ms. Patti DeVault, 244 Barranca Road, inquired if the black coated chain link fence is coming down. The response was that all chain link fencing is being replaced by wrought iron.

Public Hearing Closed: There being no further public testimony, Chairperson Kuba declared the public hearing closed.

Motion: Vice-Chairperson Esparza made a motion to adopt Resolution No. PC 14-334:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRADBURY, CALIFORNIA, SETTING FORTH ITS FINDINGS OF FACT AND DECISION RELATIVE TO ARCHITECTURAL REVIEW APPLICATION NO. AR 14-003' NEIGHBORHOOD COMPATIBILITY APPLICATION NO. NC 14-001, AND VARIANCE NO. 14-01 APPROVING THE NEW CONSTRUCTION OF A HOME AND ACCESSORY STRUCTURES AT 188 DEODAR LANE, BRADBURY

Commissioner Dunst seconded the motion, which was carried by the following roll call vote:

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

Public Comment: None

Reports and Items for Future Agendas: Commission Members: Chairperson Kuba stated she is not going to be here for the March 26 meeting.

City Manager: City Manager Keith stated that City Hall will be closed on Friday, March 7, for First Friday Closure.

The City's second Emergency Expo will be held on Saturday, May 17, 2014.

The City was awarded a fire grant through the California Fire Safe Council to continue its fire reduction program.

City Planner: Nothing to report.

Adjournment: At 7:45 p.m. Chairperson Kuba adjourned the meeting to Wednesday, March 26, 2014 at 7:00 p.m.



Darlene Kuba – Chairperson

ATTEST:

Claudia Saldana
Claudia Saldana - City Clerk