

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF BRADBURY, HELD ON FEBRUARY 24, 2016 AT 7:00 PM  
IN THE BRADBURY CIVIC CENTER**

**Meeting Called to Order and Pledge of Allegiance:** The regular meeting of the Planning Commission of the City of Bradbury was called to order by Chairman Novodor at 7:00 p.m. Commissioner Hernandez led the Pledge of Allegiance.

**Roll Call:** PRESENT: Chairman Novodor, Vice-Chairperson Esparza, Commissioners Dunst, Hernandez and Kuba

ABSENT: None

STAFF: City Manager Keith, City Planner McIntosh, City Clerk Saldana and Management Analyst Donayre

**Approval of Agenda:** Commissioner Kuba approved the agenda as presented. Vice-Chairperson Esparza seconded the motion which carried.

**Approval of January 27, 2016 Minutes:** Commissioner Kuba made a motion to approve the minutes of the January 27, 2016 Planning Commission meeting. Vice-Chairperson Esparza seconded the motion which carried.

**Compliance with Fair Political Practices Act:** In compliance with the California State Fair Political Practices 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.

**Public Hearings:** 6.A 535 Deodar Lane  
Commissioners residing within 500 feet of 535 Deodar Lane:  
*None*

*Chairman Novodor stated that he has to recuse himself on this item because of a business situation with the property owner of 535 Deodar Lane.*

**Motion:** The Planning Commission ordered the Fair Political Practices Report dated January 22, 2016 received and filed.

**Chairman Novodor Recused:** Chairman Novodor recused himself from the decision making process regarding 535 Deodar Lane and. Vice-Chairperson Esparza took over for Chairman Novodor.

**535 Deodar Lane:** ***Architectural Review Application No. AR 15-011  
Neighborhood Compatibility No. 15-009  
Variance No. V 15-007***

**Project Description:** City Planner McIntosh stated that this is a request by Steven Phillips, Architect on behalf of Yeung Sai Yeung (property owner) to construct an accessory detached residential unit (guest house) of 2,454 square feet on a 2.6 acre site in the A-5 zone.

**Project Description:** The site is currently developed with a 6,908 square foot primary residence (constructed in 1990 and altered in 1996). The major architectural review is required for the addition over 1,000 square feet. The variance is required for a reduction of required front and side yard setbacks pursuant to the hillside development standards. The neighborhood compatibility is required for the construction of a structure that exceeds one story. This structure is two stories and a loft.

**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 15352 (In-Fill Development) of the CEQA Guidelines.

**Architectural Design:** The existing house is a contemporary style one-story structure of pink brick, white wood and clay tile roof. The addition will utilize the same architectural style and materials.

**Variance:** The 2.6 acre property is already developed with a primary house. The existing house is non-conforming due to hillside setbacks (east side and rear are less than 100 feet), but it complies with the setbacks of the A-5 zone (50 feet in the front and 25 feet sides and rear). As proposed, the applicant is requesting the same consideration for the guest house. The rear setback is 55 feet, which conforms to the A-5 zone, and the west side setback is 25 feet from the property line to the exterior circular stairway and patio, which also conforms to the A-5 zone. The other two setbacks – front and east – comply with both the hillside standards and the A-5 zone. The project is not able to take advantage of the recent code amendment waiving the hillside standards on developed property due to the large amount of grading that is required: 1,167 cubic yard of soil must be removed for this project.

It should be noted that staff worked closely with the applicant through several redesigns from the original submittal to accomplish these setbacks, as well as the 28 foot height limit requirement. The applicant has been very responsive and cooperative to make these modifications.

**Landscape:** A preliminary landscape plan has been reviewed by the City's landscape consultants, Armstrong & Walker. The design concept submitted by the applicant is acceptable at a conceptual level; as conditioned, it appears to meet City water conservation and Oak tree protection requirements.

**Bradbury Estates HOA/CSD:** This project was reviewed by the HOA/CSD on January 19, 2015. Three conditions have been placed on the project regarding improvements to the driveway approach and a redesign of two catch basins.

**Recommendation:** Staff recommends that the Planning Commission hold the public hearing to solicit public input and adopt Resolution No. 16-252, approving the project with conditions.

**Public Hearing Opened:** Vice-Chairperson Esparza opened the public hearing and asked those wishing to speak in favor or opposition to come forward and be heard.

**Public Testimony:** The applicant, Steven Phillips, Architect, 23177 La Cadena Drive, Suite 101, Laguna Hills, CA 92653, made a power point presentation to the Planning Commission.

**Public Hearing Closed:** There being no further public testimony, Vice-Chairperson Esparza declared the public hearing closed.

**Motion:** There being no further discussion, Commissioner Kuba made a motion to adopt Resolution No. PC 16-252, conditionally approving Architectural Review Application No. AR 15-011, Neighborhood Compatibility Application No. 15-009 and Variance Application No. V 15-007 for 535 Deodar Lane. Commissioner Dunst seconded the motion, which was carried by the following roll call vote:

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

Motion carried 4:0

**Chairman Novodor Returns:** Chairman Novodor rejoined the meeting.

**Public Comment:** None

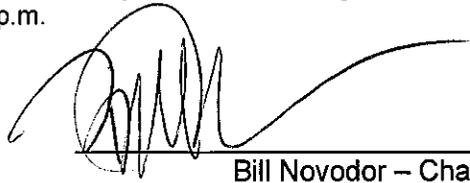
**Reports and Items for Future Agendas:** Commission Members: Commissioner Hernandez asked to put "additional help for the City Planner" on the next agenda. City Manager Keith replied that the City Council has already authorized this request.

City Manager: Nothing to report.

City Planner: City Planner McIntosh stated that the monthly Project Status Log for February will be available after the Development Team meeting on March 3<sup>rd</sup> and will be emailed to the Commissioners.

Ms. McIntosh also stated that she received four (4) new applications for Conditional Plan Review (CPR) since the last meeting.

**Adjournment:** At 7:20 p.m. Chairman Novodor adjourned the meeting to Wednesday, March 23, 2016 at 7:00 p.m.

  
Bill Novodor – Chairman

ATTEST:

  
Claudia Saldana - City Clerk