



# AGENDA

**PLANNING COMMISSION OF THE CITY OF BRADBURY  
WEDNESDAY, FEBRUARY 25, 2015**

**REGULAR MEETING - 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: Hernandez  
Vice-Chairperson: Dunst  
Commissioners: Esparza, Kuba & Novodor

**3. APPROVE AGENDA**

Chairperson to approve agenda as presented or modified

**4. MINUTES** Approve minutes for meeting of January 28, 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. CONTINUED PUBLIC HEARINGS**

**A. 606 Spring Point. AR 14-010, NC 14-004** Continued hearing on a request to demolish an existing single-family house on an R-20,000 zoned

lot, and build a new 5,232 square foot house. In January, the Planning Commission continued the hearing and directed the applicant to install story poles and clarify dimensions on plans. Recommendation: Adopt Resolution No. 15-238, approving Architectural Review AR 14-010 Neighborhood Compatibility NC 14-004.

**7. NEW PUBLIC HEARING**

**A. ZONE TEXT AMENDMENT 15-001 – RECOMMENDATION TO THE CITY COUNCIL TO ADOPT AN AMENDMENT TO CHAPTERS 9.02.030 AND 9.03 OF THE BRADBURY ZONE CODE RELATING TO THE DEFINITION OF AND CONTINUATION OF NON-CONFORMING USES AND STRUCTURES AND THE DEFINITION OF DEMOLITION**

**8. DISCUSSION ITEM**

**A. 425 Mount Olive Drive, Bradbury – Review of modification to: ARCHITECTURAL REVIEW APPLICATION NO. AR 14-004; VARIANCE APPLICATION NO. V 14-02; NEIGHBORHOOD COMPATIBILITY APPLICATION NO. NC 14-002**

**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.*

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

- A. Commission Members**
- B. City Manager**
- C. City Planner – Review of development project status report (to be provided at meeting)**

**10. ADJOURNMENT**

The Planning Commission will adjourn to the regular meeting on **Wednesday, March 26, 2014**

"I, Claudia Saldana, City Clerk, hereby certify that this agenda was duly posted at the Bradbury Civic Center entrance on **Friday, February 20, 2014** at 5:00 p.m."

*Claudia Saldaña*  
City Clerk - City of Bradbury