



AGENDA

**PLANNING COMMISSION OF THE CITY OF BRADBURY
WEDNESDAY, FEBRUARY 26, 2014**

SPECIAL MEETING - 6:00 P.M.

**BRADBURY CIVIC CENTER
Located at
600 Winston Avenue, Bradbury, CA 91008**

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.

1. PLEDGE OF ALLEGIANCE

2. ROLL CALL

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

3. APPROVE AGENDA

Chairperson to approve agenda as presented or modified

4. MINUTES Approve minutes for meeting of January 22, 2014.

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. 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. Recommendation: 1) Open a public hearing; 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, February 5, 2014.

B. 528 Winston Avenue; AR 13-281, NC 13-104, Variance 13-76 (continued from December 18, 2013). A request to demolish an existing single-family house and construct a new single-family house on an A-1 lot. Recommendation: Review new exhibits regarding proposed height variance; direct staff to prepare a resolution to approve the project with conditions.

C. 606 Spring Point. AR 13-279, NC 13-103, Variance 13-75. A request to demolish an existing single-family house on an R-20,000 zoned lot, and build a new 5,633 square foot house and attached 489 square foot garage. The proposed plan requires a height variance in limited locations at the rear of the structure due to the slope of the site. In January, the Planning Commission continued the hearing and directed the applicant to install story poles. Recommendation: Continue the hearing to March 26, 2014 (last continuance) to allow the applicant more time to install the story poles (before March 17.)

D. 18 Dovetail; AR 13-284, NC 13-106. A request to construct a new 14,500 square foot single-family house, 2,400 square foot guest house, detached garage and site amenities on a 2.45 acre parcel in the A-5 zone. Recommendation: Approve the project as conditioned in the draft resolution.

7. NEW PUBLIC HEARING

A. 188 Deodar Lane; Architectural Review AR 14-003; Neighborhood Compatibility 14-001; Variance 14-01. A request to construct a 14,780 square foot house, 1,191 square foot detached garage, and 2,450 square foot guest house with additional site amenities on a 2.4 acre parcel in the A-5 zone. Recommendation: Open a public hearing and approve the project as conditioned in the draft resolution.

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.

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

- A. Commission Members
- B. City Manager
- C. City Planner

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 21, 2014** at 5:00 p.m."


City Clerk - City of Bradbury