

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF BRADBURY, HELD ON JANUARY 28, 2015 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 Hernandez at 7:00 p.m. Chairman Hernandez led the pledge of allegiance.
- Roll Call:** PRESENT: Chairman Hernandez, Vice-Chairperson Dunst, Commissioners Kuba and Novodor  
ABSENT: Commissioner Esparza  
STAFF: City Manager Keith, City Planner McIntosh, City Clerk Saldana and Management Analyst Kearney
- Commissioner Esparza Excused:** Chairman Hernandez made a motion to excuse Commissioner Esparza from the meeting. Commissioner Kuba seconded the motion which carried unanimously.
- Approval of Agenda:** Commissioner Kuba made a motion to approve the agenda as presented. Vice-Chairperson Dunst seconded the motion which carried.
- Approval of December 3, 2014 Minutes:** Commissioner Novodor made a motion to approve the minutes of the December 3, 2014 Planning Commission meeting. Vice-Chairperson Dunst seconded the motion, which was carried by the following roll call vote:  
  
AYES: Chairman Hernandez, Vice-Chairperson Dunst, Commissioner Novodor  
NOES: None  
ABSENT: Commissioner Esparza  
ABSTAIN: Commissioner Kuba
- 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 Hearing:** 6.A – 606 Spring Point Drive (AR 14-010)  
Commissioners residing within 500 feet of 606 Spring Point Drive:  
*Commissioner Esparza (not present)*
- Motion to Receive and File Report:** Vice-Chairperson Dunst made a motion to receive and file the report as presented. Commissioner Kuba seconded the motion, which carried unanimously.
- 606 Spring Point Drive (Background):** City Planner McIntosh stated that the Planning Commission considered a previous application for this address in 2014, which included a variance request for height. Based on neighborhood concerns and staff's recommendation that the variance findings could not be made, the Planning Commission denied the request in May 2014, as a whole.

**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 first and second story addition to the residence. The proposed project will create a 5,232 square foot, 2-story, 4-bedroom, 6-bath dwelling unit, a new 2-car garage, with a "daylight" basement. The property is located in the R-20,000 zone and is 0.48 acres in size. The exterior renovations are designed in a traditional Mediterranean style. The revised design before the Commission utilized the slope of the property to accommodate the new square footage, with a lower portion on the south side of the property, and a 1-story addition to the north side of the property. Previously, all the floor area was stacked – two stories above a partially above-grade basement.

**Remodel versus New Construction:** It should be noted that the legal notice for this project described it as a demolition and new construction. The extent of the proposed remodeling warrants a more conservative assessment. The existing structure is old, and in spite of the applicant's desire to define this as a remodel, once the demolition begins to take place, it could be apparent that none of the existing walls are fit to support the new, much larger structure. Therefore, while the applicant will submit plans to plan check for a remodel, staff is recommending that this project be conditioned as if it is new construction.

**Environmental Review:** The proposed project is Categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1(e) (Existing Facilities), Section 15303 (New Construction) and Section 15332 (In-Fill Development) of the CEQA guidelines.

**Analysis:** The property is zoned R-20,000 and allows for the use proposed with a major architectural review permit and neighborhood compatibility approval from the Planning Commission. The subject property is a wedge-shaped parcel located on the east side of Spring Point Drive in the northeast quadrant of the intersection of Oak Shade Road and Spring Point Drive. The lot slopes down from the north property line to the south property line, and from the west property line to the east property line. The site is developed with a ranch style dwelling constructed in 1962. The existing home is 2,613 square foot, 3-bedroom, 3-bath, with a daylight basement and swimming pool.

**Recommendation:** Staff recommends that the Commission open the public hearing, receive a presentation of the project by the architect, receive public testimony, deliberate regarding the merits of the project, and direct staff to return in February with a resolution to approve the project with a series of conditions.

**Public Hearing Opened:** Chairman Hernandez opened the Public Hearing and ask those speaking in favor or opposition to come forward and be heard.

**Public Testimony:**

Mrs. Sonal Shah, property owner, stated that the architect has reworked the project. Mrs. Shah stated that her family has lived in Bradbury since 1989.

Mr. Shiv Talwar, architect, showed a power point presentation of the project and a color rendering. Mr. Talwar stated that the height of the proposed house does not exceed 28 feet.

Chairman Frank Hernandez asked to see a materials board.

Mr. Arno Gemeinhardt, 615 Mount Olive Drive, stated that he sees an above ground basement with two stories on top, making it a 3-story structure, which he objects to.

Mrs. Shah stated that the basement is not livable space.

City Planner McIntosh stated that the City's Building Department will verify the basement issue at the time of plan check.

Councilmember Bruce Lathrop, 554 Mount Olive Drive, stated that it would be great if the applicant could put back up the story poles.

Chairman Hernandez addressed Mr. Gemeinhardt and stated that in all fairness, this is a unique property that the owners have to work with and they have reworked the project to address neighbor concerns.

Ms. Cheryl Taylor, 620 Spring Point Drive, inquired if this project requires a Variance. Staff replied that the project does not require a Variance as it does exceed 28 feet in height as stated by the architect.

Mrs. Shah assured Mr. Gemeinhardt that there are lots of trees to screen the view of the house. The landscape plan will be reviewed by the City's landscape architects, Armstrong and Walker.

**Public Hearing Closed:**

There being no further public comments, Chairman Hernandez held the public hearing open to the February 25, 2015 meeting.

**Motion to Continue Public Hearing:**

Commissioner Kuba made a motion to continue the Public Hearing for 606 Spring Point Drive and directed staff to prepare a Resolution to approve the project with conditions at the February 25, 2015 meeting. The applicant was instructed to put up story poles and submit a materials board at the February meeting. Commissioner Novodor seconded the motion, which was carried by the following roll call vote:

**Approved:**

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

**Public Comment:**

None

**Reports and Items for  
Future Agendas:**

**Commission Members:** Nothing to report.

**City Manager:** City Manager Keith stated that congratulations are in order for Kevin Kearney and his wife, who became parents for the first time on January 10, 2015 to a boy named Jacob.

Kevin has accepted a Senior Management Analyst position with the City of Beverly Hills and his last day in Bradbury will be Friday, February 6<sup>th</sup>. The City is in the process of recruiting a new Management Analyst.

City Manager Keith stated that the City Council will discuss billing issues with California American Water Company at the next City Council meeting (March 17, 2015).

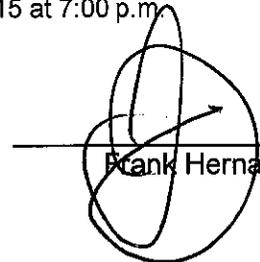
**City Planner:** City Planner McIntosh stated that the monthly development team meeting is scheduled for tomorrow, so we don't have a new Monthly Project Status Report yet.

At the last meeting, the City Council had a discussion of remodel versus new construction. This item will be before the Planning Commission at a future meeting.

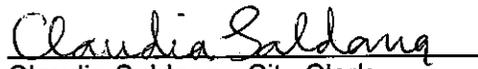
The City is currently receiving a lot of development applications and the City Council is deciding how to handle the influx. The Planning Commission felt that it could not review more than three new projects per meeting.

**Adjournment:**

At 7:54 p.m. Chairman Hernandez adjourned the meeting to Wednesday, February 25, 2015 at 7:00 p.m.

  
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Frank Hernandez – Chairman

**ATTEST:**

  
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Claudia Saldana - City Clerk