



# **AGENDA**

**A REGULAR MEETING OF THE  
PLANNING COMMISSION OF THE CITY OF BRADBURY,  
TO BE HELD ON**

**WEDNESDAY, JANUARY 22, 2014**

**at 7:00 P.M. IN THE 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.

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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: 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 December 18, 2013.

**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. PUBLIC HEARINGS**

**A. 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: Approve with conditions.

**B. 1271 Lemon Avenue; Conditional Use Permit 13-001 (continued from October 23, 2013)** A request by California American Water (Cal Am) to install a new pump at an existing well. Recommendation: Approve as conditioned

**C. 2014 HOUSING ELEMENT.** The Planning Commission will open a public hearing regarding the housing element update.

**D. 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. Recommendation: Open hearing and continue to February 26, 2014.

**E. Zone Code Amendment 14-22.** A revision to the design standards in the A-5 zone removing the height limitation of a gable-end of a roof (Section 9.05.060.040.)

**F. 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: Open hearing and continue to February 26, 2014.

**7. 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.*

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

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

**9. ADJOURNMENT**

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

"I, Claudia Saldana, City Clerk, hereby certify that this agenda was duly posted at the Bradbury Civic Center entrance on **Friday, January 17, 2014** at 5:00 p.m."

  
City Clerk - City of Bradbury