



# AGENDA

PLANNING COMMISSION OF THE CITY OF BRADBURY  
REGULAR MEETING  
WEDNESDAY, JANUARY 27, 2016  
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: Novodor  
Vice-Chairperson: Esparza  
Commissioners: Dunst, Hernandez, Kuba

3. APPROVE AGENDA Chairperson to approve agenda as presented or modified

4. MINUTES Approve minutes for meeting of December 16, 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. PUBLIC HEARINGS

- A. **535 Deodar Lane, Architectural Review AR 15-011, Neighborhood Compatibility NC 15-009, Variance V 15-007.** This is a request 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. 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.

- B. 333 Mount Olive Drive, Architectural Review 15-012, Neighborhood Compatibility NC 15-010, Variance V 15-008.** This is a request to construct a new 8,268 square foot residence, retaining a wing and foundation of the existing house on the site but demolishing over 50% of the existing structure. A previous architectural review was approved for this project in February 2013, but the permit expired due to inactivity. The site is currently developed with a 3,929 square foot residence and attached garage (constructed in 1993). 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 both the hillside development standards and underlying A-2 setback requirements. The neighborhood compatibility is required for the construction of a structure that exceeds one story.

**7. NEW BUSINESS**

**Discussion – Parks and Facilities Need Assessment**

The City is participating in the Los Angeles County initiative known as the Parks and Need Assessment. This initiative involves holding community engagement workshops throughout Los Angeles County to identify park projects that are considered a community priority and which might be considered for funding in a future measure. The City held a community meeting on January 12 and the City Council on January 19, the Planning Commission is requested to review the results and discuss the matter.

**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**

1. Commission Members
2. City Manager
3. City Planner

**10. ADJOURNMENT**

The Planning Commission will adjourn to the regular meeting on **Wednesday, February 24, 2016.**

"I, Claudia Saldana, City Clerk, hereby certify that this agenda was duly posted at the Bradbury Civic Center entrance no later than **Friday, January 22, 2015**, at 5:00 p.m."

  
City Clerk - City of Bradbury