

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION
OF THE CITY OF BRADBURY, HELD ON JANUARY 27, 2016 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 Novodor at 7:00 p.m. Commissioner Hernandez led the Pledge of Allegiance.

Roll Call: PRESENT: Chairman Novodor, Vice-Chairperson Esparza, Commissioners Dunst, Hernandez and Kuba

ABSENT: None

STAFF: City Manager Keith, City Planner McIntosh, City Clerk Saldana and Management Analyst Donayre

Approval of Agenda: Commissioner Kuba approved the agenda as presented. Commissioner Dunst seconded the motion which carried.

Approval of December 16, 2015 Minutes: Commissioner Dunst made a motion to approve the minutes of the December 16, 2015 Planning Commission meeting. Vice-Chairperson Esparza seconded the motion which carried.

Compliance with Fair Political Practices Act: In compliance with the California State Fair Political Practices 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.

Public Hearings: 6.A 535 Deodar Lane
Commissioners residing within 500 feet of 535 Deodar Lane:
None

Chairman Novodor stated that he would have to recuse himself on this item because of some business dealings with the property owner of 535 Deodar Lane.

6.B 333 Mount Olive Drive
Commissioners residing within 500 feet of 333 Mount Olive Drive:
Chairman Novodor

Discussion Item: 7.A Parks and Facilities Needs Assessment
Citywide

Motion: The Planning Commission ordered the Fair Political Practices Report dated January 22, 2016 received and filed.

Chairman Novodor Recused: Chairman Novodor recused himself from the decision making process regarding 535 Deodar Lane and 333 Mount Olive Drive and left the room. Vice-Chairperson Esparza took over for Chairman Novodor.

535 Deodar Lane: *Architectural Review Application No. AR 15-011*
Neighborhood Compatibility No. 15-009
Variance No. V 15-007

Project Description: City Planner McIntosh stated that this is a request by Steven Phillips, Architect on behalf of Yeung Sai Yeung (property owner) 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.

Recommendation: After the notice was mailed, staff received a request from the applicant to continue this matter to the February meeting. The Commission should open the public hearing and receive public input from anyone in attendance wishing to speak, then continue the hearing open until February 24, 2016.

Public Hearing Opened: Vice-Chairperson Esparza opened the public hearing and asked those wishing to speak in favor or opposition to come forward and be heard.

Public Hearing Continued Open: There being no public testimony, Commissioner Kuba made a motion to continue the public hearing open until February 24, 2016. Commissioner Dunst seconded the motion, which was carried by the following roll call vote:

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

Motion carried 4:0

333 Mount Olive Drive: *Architectural Review Application No. AR 15-012*
Neighborhood Compatibility No. 15-010
Variance No. V 15-008

Project Description: City Planner McIntosh stated that this is a request by Binh K. Do, on behalf of Victor and Jaclyn Trang (property owners) 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 structures. 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.

Environmental Review: The proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction) and Section 15352 (In-Fill Development) of the CEQA Guidelines.

Architectural Design: The existing house is a contemporary style one-story structure, with horizontal bands of concrete and glass ending in a flat roof. It features unusual geometric shapes and the wings of the house are connected with breezeways. A water feature that staff refers to as a "grotto pool" is located on the north side of the house, but is connected by a spillway to another section of the same pool on the south side, which runs under the walkway connecting the two parts of the house. There is also a natural stone hot tub and pool equipment enclosure within the setback area on the southwest edge of the property.

This project is designed in the same contemporary style as the existing house. The applicant intends to construct a second floor over an existing portion of the house, and demolish the main portion of the house replacing it with a new two story main structure.

Recommendation: Staff recommends that the Planning Commission open the public hearing and solicit testimony on the proposed project, close the public hearing and adopt Resolution No. 15-251, approving the project with conditions.

Public Hearing Opened: Vice-Chairperson Esparza opened the public hearing and asked those wishing to speak in favor or opposition to come forward and be heard.

Public Testimony: The applicant, Binh K. Do, Polytech Design & Build, Inc. 2025 South 4th Street, Alhambra, stated that the design has not changed from the previous approval, the only thing new is the landscape plan.

Public Hearing Closed: There being no further public testimony, Vice-Chairperson Esparza declared the public hearing closed.

Discussion: Vice-Chairperson Esparza asked if the tower was there before. The applicant replied yes.

Commissioner Dunst wanted to know if the Commission approved a Variance before. City Planner McIntosh stated that a variance was not required before, but it is now, since the adoption of Ordinance No. 339 in April 2015, relating to non-conforming structures and demolitions.

City Planner McIntosh stated that the project will have no impact on neighboring properties and staff received no opposition from anyone.

Motion: Commissioner Kuba made a motion to adopt Resolution No. PC 15-251, conditionally approving Architectural Review Application No. AR 15-012, Neighborhood Compatibility Application No. 15-010 and Variance Application No. V 15-008 for 333 Mount Olive Drive. Vice-Chairperson Esparza seconded the motion, which was carried by the following roll call vote:

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

Motion carried 4:0

Chairman Novodor Returns: Chairman Novodor rejoined the meeting.

Discussion Item – Parks and Facilities Needs Assessment: Management Analyst Donayre stated that the City is participating in the LA County Department of Parks and Recreation and Place Works coordinated initiative known as the Parks and Facilities Needs Engagement. This initiative involves holding community engagement meetings which are meant to help LA County identify which projects might be considered for funding in the future and are therefore a community priority. The City held its community engagement meeting on January 12, 2016. This item was also discussed at the January 19 City Council meeting.

Bradbury residents who participated in the meeting suggested the following as potential projects for the City:

1. Royal Oaks Park/partnership with Duarte to explore designs or possibilities
2. Acquisition of undeveloped land for a park with connecting trails
3. Wildlife Protection Corridor
4. Acquire/create a trail connection that includes Van Tassel Trail and Trask Scout Reservation
5. Increase dog waste prevention
6. Royal Oaks trail header board maintenance/replanting
7. Lemon Trail maintenance/increased planting
8. Trail integration/increased signage to make trails more continuous
9. Trail resurfacing/cement areas
10. Parks partnership with Duarte and/or Monrovia

Recommendation: Staff is requesting that the Planning Commission review the list and provide their insight on the list of projects generated by residents. Staff will be presenting the list, including suggestions made by the Planning Commission, to the Los Angeles County Department of Parks and Recreation.

Discussion: Chairman Novodor stated that he did not know about the community engagement meeting on January 12. City Manager Keith stated that it was advertised on the City's website, Connect CTY and Nextdoor, but the reason it is on the agenda tonight is because not everyone could make it on January 12th.

Commissioner Kuba stated that she likes #7 (Lemon trail maintenance and increased planting).

No Action Required: The Planning Commission discussed the list of potential projects, but made no suggestions or changes. City Manager Keith stated that this is an informational item and that the Planning Commission does not need to take action.

Public Comment: None

Reports and Items for Future Agendas: **Commission Members:** Chairman Novodor inquired about the Mount Olive Sewer Extension. City Manager Keith stated that the project has been completed but the street work still needs to be done.

Commissioner Dunst stated that there are lots of gopher holes on Royal Oaks Trail and asked staff to call the Vector Control District.

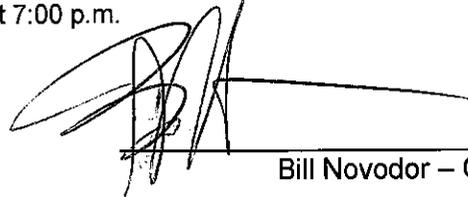
Commissioner Dunst also stated that there is a light at the Cal-Am well site. City Manager Keith stated that the crane has a motion sensor light. Commissioner Dunst suggested to put a link to the Cal-Am well project information on the City's website.

Commissioner Kuba stated that the catch basin at the entrance to the Lemon Trail needs to be cleaned out again. City Manager Keith replied that it should be done this week.

City Manager: City Manager Keith stated that the City is soliciting proposals for landscape maintenance services to specialize in native landscape.

City Planner: City Planner McIntosh presented the Project Status Log for January. Ms. McIntosh stated that staff is working with Mrs. Shah, 606 Spring Point Drive, as the approval is about to expire in February 2016. Commissioner Hernandez inquired about 119 Furlong Lane. City Manager Keith stated that the property is owned by two companies, which are in litigation.

Adjournment: At 7:40 p.m. Chairman Novodor adjourned the meeting to Wednesday, February 24, 2016 at 7:00 p.m.



Bill Novodor – Chairman

ATTEST:

Claudia Saldana
Claudia Saldana - City Clerk