

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF BRADBURY, HELD ON JULY 22, 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 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 made a motion to approve the agenda as presented. Commissioner Dunst seconded the motion, which carried.

**Approval of June 24, 2015 Minutes:** Commissioner Kuba made a motion to approve the minutes of the June 24, 2015 Planning Commission meeting. Vice-Chairperson Esparza seconded the motion, which carried.

**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.

**Public Hearings:** Zoning Text Amendment ZTA 15-002:  
*Citywide*

**Zoning Text Amendment ZTA 15-002:** *AN AMENDMENT TO THE HILLSIDE DEVELOPMENT STANDARDS TO PROVIDE AN EXEMPTION FROM THE CHAPTER FOR CERTAIN PROPERTIES*

**Project Description:** City Planner McIntosh stated that the City Council had a discussion about the current requirements of the hillside development standards and possible unintended impacts to development projects on certain properties due to the application of the standards. There have been instances where lots that are predominantly flat are captured by the slope calculation and required to apply for a variance in order to find relief from the hillside requirements that cannot be met.

The City Council directed staff to prepare a text amendment for consideration by the Planning Commission.

**Analysis:** When the City adopted the hillside development standards, the intention was to provide protection against extreme grading and fill on natural hillside land, to minimize the removal of natural landscape materials and to design homes to be sensitive to their environment and the neighboring properties. The hillside standards only apply to lots that are greater than two acres in size, which only occur in the A-1, A-2 and A-5 zones.

**Slope Calculation:** As the hillside ordinance has been applied over the years, it has become apparent that the slope calculation used to determine hillside lots captures a larger number of properties and site conditions than was originally anticipated. Many sites are primarily flat (under 10% slope) but meet the hillside definition because of small areas of extreme slope that alter the formula. Additionally, many of the City's large developed lots pre-date the hillside regulations and have graded pad areas that remain viable development areas as old structures are recycled to make way for new homes. While the hillside regulations are helpful in preventing insensitively designed pads, they also do not include any exceptions for properties that have already been graded.

Staff believes that simple changes can be made to the regulations to account for these conditions, thereby meeting the intent of the guidelines without requiring every project to apply for a variance.

**Proposed Changes:** First, a change could be made to what part of a site is included in the slope calculation. Rather than including the entirety of a site, areas around the perimeter of the site that would not be impacted by development and are conditioned to be left in a natural state could be excluded from the calculation.

Second, an exemption could be made to properties that are being redeveloped on a previously graded pad and when no alterations are being proposed to any existing slope areas of the site.

**City Council Direction:** The City Council was clear that this is not a review of the entire hillside standards chapter. It is important that the intent of the chapter is maintained as required by the General Plans – to preserve environmentally sensitive hillside areas to the greatest extent possible.

**Sample Amendment:** The Planning Commission reviewed a sample amendment to Section 9.06.020.020 – Hillside Development Applicability that should address the City Council's direction. City Planner McIntosh stated that staff has considered many options and feels that this is the simplest way to address this specific concern without affecting the effectiveness of the Hillside Development Chapter.

**Recommendation:** Staff recommends Alternative 1 – conduct the public hearing, discuss this matter and recommend that the City Council adopt Zoning Text Amendment ZTA 14-002.

**Public Hearing Opened:** Chairman Novodor opened the public hearing and asked those wishing to speak in favor or opposition to come forward and be heard.

**Public Hearing Closed:** There being no public testimony, Chairman Novodor declared the public hearing closed.

**Discussion:** Commissioner Kuba inquired about how many properties we are talking about. City Manager Keith replied that staff does not have an exact number of properties, but per City Council direction was tasked to reduce variance requests from the Hillside Development Standards.

Commissioner Dunst asked if we can call it something other than a variance. City Planner McIntosh stated that staff is proposing "exemption" or "modification."

City Manager Keith stated that every time the Planning Commission approves a variance, it chips away from the ordinance and sets a precedent.

City Manager Keith reassured the Commission that all applicants would still have to make their case to the Planning Commission before being granted a modification from the Hillside Ordinance.

Commissioner Hernandez proposed to get a comparison with 3 or 4 other cities (La Canada, La Crescenta, Monrovia and Sierra Madre) for 2-acre lots or bigger and bring the results back next month.

And generally speaking all Commissioners preferred the modification, as the City does with fences, to an exemption.

**Motion:** Commissioner Hernandez made a motion to direct staff to do further research as discussed by the Planning Commission and bring the item back to the Planning Commission. Vice-Chairperson Esparza seconded the motion, which was carried by the following roll call vote:

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

Motion carried 5:0

This item will return at the future meeting.

**Public Comment:** None

**Reports and Items for Future Agendas:** Commission Members: Commissioner Dunst reported lots of bear activity.

Vice-Chairperson Esparza inquired about visible story poles on Mount Olive Drive. City Manager Keith replied that the story poles are at 330 Mount Olive Drive. Ms. Esparza reported lots of run-off at this location from the recent rains. City Manager Keith stated that the driveway provides access for three (currently vacant) properties, including 330 Mount Olive.

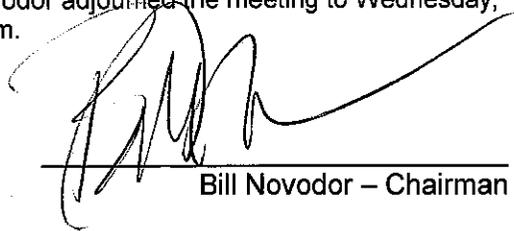
Vice-Chairperson Esparza stated that she might have to miss the August meeting due to a planned camping trip.

**City Manager:** City Manager Keith stated that at the July 21 meeting the City Council awarded the bids for the Civic Center Generator and Fire Hazard Reduction Grant. The City Council also authorized staff to proceed with an Engineering Analysis of extending the sewer on Lemon Avenue and Woodlyn Lane Storm Drain Improvements.

**City Planner:** City Planner McIntosh stated that the Development Team will meet tomorrow (July 23) and distributed the Development Project Status Report for June 2015.

**Adjournment:**

At 7:30 p.m. Chairman Novodor adjourned the meeting to Wednesday, August 26, 2015 at 7:00 p.m.



Bill Novodor – Chairman

**ATTEST:**

Claudia Saldana  
Claudia Saldana - City Clerk