

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION
OF THE CITY OF BRADBURY, HELD ON JUNE 24, 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. Chairman Novodor led the pledge of allegiance.
- Roll Call:** PRESENT: Chairman Novodor, Vice-Chairperson Esparza, Commissioners Hernandez and Kuba
ABSENT: Commissioner Dunst
STAFF: City Manager Keith, City Planner McIntosh, City Clerk Saldana and Management Analyst Donayre
- Commissioner Dunst Excused:** Commissioner Kuba made a motion to excuse Commissioner Dunst from the meeting. Vice-Chairperson Esparza seconded the motion, with carried.
- Approval of Agenda:** Commissioner Kuba made a motion to approve the agenda as presented. Vice-Chairperson Esparza seconded the motion, which carried.
- Approval of May 27, 2015 Minutes:** Commissioner Kuba made a motion to approve the minutes of the May 27, 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. The Commissioners disclosed the following information relative to the items contained on the agenda:
- Unfinished Business:** 6.A – 345 Oak Mountain Road:
Commissioners residing within 500 feet of 345 Oak Mountain Road:
Commissioner Hernandez
- Public Hearings:** 7.A – 518 Mount Olive Drive:
Commissioners residing within 500 feet of 518 Mount Olive Drive:
Commissioner Esparza
- 7.B – 1423 Lemon Avenue:
Commissioners residing within 500 feet of 1423 Lemon Avenue:
None
- Motion to Receive and File Report:** Commissioner Kuba made a motion to receive and file the report as presented. Vice-Chairperson Esparza seconded the motion, which carried.
- Commissioner Hernandez Recused:** Commissioner Hernandez recused himself from the decision making process regarding 345 Oak Mountain Road and left the room.

345 Oak Mountain Road:

*Architectural Review Application No. AR 15-003
Neighborhood Compatibility Application No. NC 15-003
Variance Application No. V 15-002*

Resolution to Deny:

City Planner McIntosh stated that at the May 27, 2015 meeting, the Planning Commission conducted a duly noticed public hearing for the above referenced project and voted to deny all development applications for 345 Oak Mountain Road.

Tonight, the Planning Commission needs to adopt Resolution No. PC 15-242: A Resolution of the Planning Commission of the City of Bradbury, California, setting forth its findings of fact and decision to deny the following applications: Architectural Review No. AR 15-003, Neighborhood Compatibility No. NC 15-15-003 and Variance No. V 15-002 for the demolition of an existing house and construction of a new 24,790 square foot home and landscape amenities at 345 Oak Mountain Road, Bradbury.

Recommendation:

It is recommended that the Planning Commission adopt Resolution No. PC 15-242.

Motion:

Commissioner Kuba made a motion to adopt Resolution No. PC 15-242 for 345 Oak Mountain Road. Vice-Chairperson Esparza seconded the motion, which was carried by the following roll call vote:

AYES: Chairman Novodor, Vice-Chairperson Esparza,
Commissioner Kuba

NOES: None

ABSENT: Commissioner Dunst

ABSTAIN: Commissioner Hernandez

Motion carried 3:0

Commissioner Hernandez:

Commissioner Hernandez rejoined the meeting.

Vice-Chairperson Esparza Recused:

Vice-Chairperson Esparza recused herself from the decision making process regarding 518 Mount Olive Drive and left the room.

518 Mount Olive Drive:

*Architectural Review Application No. AR 15-004
Neighborhood Compatibility Application No. NC 15-004*

Project Description:

City Planner McIntosh stated that this is a request to remove a portion of two existing exterior walls and construct an addition to an existing single-family residence. The existing residence is 2,152 square feet. The addition is 2,320 square feet. The new residence is 4,472 square feet, including the attached two-car garage.

Background:

The Planning Commission reviewed this request at its May 27 meeting and asked that the item be re-noticed for the June meeting. A concern was expressed during the public hearing that the notice for the project did not make it clear that the request was for a two-story addition to a one-story house. A new notice was prepared and mailed on June 12, 2015 with a new project description as well as the front elevation of the proposed project.

Story Poles: In addition, based on the concerns of potential view impacts expressed by two neighbors, the Planning Commission directed the applicant to install story poles indicating the location and height of the addition. These poles were erected within a few days of the May Planning Commission meeting. There are poles at three of the four corners of the new construction and one at the centerline of the new roofline. The fourth corner pole is a few feet away from the actual corner because the construction area is currently sod and the pole could not be inserted safely at that location. Staff believes that the other corner pole can accurately depict the location for the purpose of this demonstration.

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 15332 (In-Fill Development) of the CEQA guidelines.

Project Analysis: This property (518 Mount Olive Drive) is zoned R-20,000, which allows for this 2,320 square foot addition as proposed with a Major Architectural Review and Neighborhood Compatibility approval from the Planning Commission. Neighborhood Compatibility is specifically required when a two-story project is being added to a single-story development.

This property was developed in 1955 with a single-family home. Neighboring properties include single-family, single-story homes on all sides and several newer two-story homes to the east on Mount Olive Lane. The proposal is for a two-story addition to a single-family home. Two-story homes are permitted in the zone, but this would be the first two-story house on Mount Olive Drive in this neighborhood south of Mount Olive Lane.

Architectural Design: The existing house is a one-story ranch style home with wood siding, a shingle roof and rectangular windows. This style is characteristic of homes built in Bradbury during the 1950s. In an effort to keep this project to an addition and not trigger the demolition ordinance, the applicant has created a design that essentially copies the original ranch style architecture, except for the doorway, which has a more modern arched design.

City Planner McIntosh stated that if it turns out that the existing dwelling unit has to be demolished, the project will have to come back to the Planning Commission for review.

Recommendation: It is recommended that the Planning Commission close the public hearing and adopt Resolution No. PC 15-244, approving the project with conditions for an addition only with the provision that no additional renovation requiring removal of materials not shown on the plans will be allowed without new application for a new construction project.

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 Testimony:

Mr. Ming Huo with M.S. Consulting Engineering, Inc. presented the proposed project with a power point presentation, including pictures of the story poles. Mr. Huo stated that the property owner is planning to keep all of the trees to block the view of the two-story addition.

Mr. Phil Wood, 2337 Elda Street, spoke in opposition to the two-story addition because of view obstruction. Mr. Woods stated that he appreciates that the applicant listened to his concerns, but felt that he had a right to privacy. Mr. Woods, who has lived in his house for over 50 years, stated that all of the houses on Mount Olive Drive are single-story homes. Mr. Woods stated that he complained about the public hearing notice at last month's meeting and appreciates that staff did something about it and re-noticed the hearing.

Commissioner Kuba asked the applicant to show the area map of the neighborhood again to identify two-story homes on Mount Olive Lane and asked staff what year those home were built. City Manager Keith stated that according to public records, the two homes of Mount Olive Lane were built in 1987 and 1999.

Mr. Woods stated that he will lose his view of everything north of him.

Commissioner Kuba pointed out that there are existing trees right now blocking his view to the north.

Mr. Woods said that the privacy issue was more important to him than the view.

Commissioner Hernandez stated that the Planning Commission has a hard time saying no if there are already two two-story homes in the neighborhood right now.

Bruce Lathrop, 554 Mount Olive Drive, stated that he had nothing new to add from last month but overall was concerned about view preservation and the second story.

Public Hearing Closed:

There being no further public testimony, Chairman Novodor declared the public hearing closed.

Motion:

Chairman Novodor made a motion to adopt Resolution No. 15-244: A Resolution of the Planning Commission of the City of Bradbury, California, setting forth its findings of fact and decision relative to Architectural Review Application No. AR 15-004 and Neighborhood Compatibility Application No. NC 15-004, approving the removal of a portion of two exterior walls and construction of a two-story addition to the rear of an existing home and landscape amenities at 518 Mount Olive Drive, Bradbury. Commissioner Kuba seconded the motion, which was carried by the following roll call vote:

Approved:

AYES: Chairman Novodor, Commissioners Kuba and Hernandez

NOES: None

ABSENT: Commissioner Dunst

ABSTAIN: Vice-Chairperson Esparza

Motion carried 3:0

**Vice-Chairperson
Esparza:**

Vice-Chairperson Esparza rejoined the meeting.

1423 Lemon Avenue:

*Architectural Review Application No. AR 15-008
Neighborhood Compatibility Application No. NC 15-007*

Project Description:

City Planner McIntosh stated that this is a request to demolish a 3,038 square foot single-story, single-family house and landscape amenities, and construct a new 6,478 square foot, two-story, single-family house, 1,493 square foot guest house, and 1,064 square foot attached/detached garage and landscape amenities, including a swimming pool in the A-1 Zone.

**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 15332 (In-Fill Development) of the CEQA guidelines.

Project Analysis:

This property (1423 Lemon Avenue) is zoned A-1, which allows for this development as proposed with a Major Architectural Review Permit and Neighborhood Compatibility approval from the Planning Commission. Neighborhood Compatibility is specifically required when a two-story project is being added to or replacing a single-story development.

This property was originally developed in 1964 and significantly remodeled in 1975 with a one-story, single-family home. The property was recently rehabilitated again after it had fallen into disrepair. The street frontage is notable due to a large conifer tree in the front yard, which is proposed to remain. The wood shingle-siding gives the site a rural, low density feel. Unlike other properties along Lemon Avenue, this property does not have a front property line wall or hedge blocking view into the site.

Architectural Design:

City Planner McIntosh stated that this project is designed in the Mediterranean influenced stucco and tile architecture that is popular in California right now. The site plan has a villa feel to it with structures on three sides around an interior courtyard. The new project will have a decidedly different feel, both in density and massing, as well as architectural design, from any of the surrounding properties along Lemon Avenue.

The one concern staff has about the design is the two-story high window on the front of the home. This is not an authentic Mediterranean feature and these types of windows are prominent in the "mansionization" properties that have been criticized in recent years. Tall glazed openings add to the sense of mass and scale on a house of this size and makes it feel out of place. Staff recommends that this feature be redesigned to be a one-story window with a second window above it, or that it be broken into two parts using a horizontal band of stucco where the window mullion occurs.

Recommendation: It is recommended that the Planning Commission open the public hearing, solicit testimony on the proposed project, close the public hearing and adopt Resolution No. 15-245, approving the project with conditions.

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 Testimony: The applicant, Alex Chang with Design Inspiration Group, 8730 Huntington Drive, San Gabriel 91775, presented the project, including a window sample and materials board.

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

Discussion: Commissioner Hernandez stated that he had no problem with the project since it did not require a Variance.

Commissioner Kuba stated that it is a good project.

Motion: Commissioner Kuba made a motion to adopt Resolution No. 15-245: A Resolution of the Planning Commission of the City of Bradbury, California, setting forth its findings of fact and decision relative to Architectural Review Application No. AR 15-008 and Neighborhood Compatibility No. 15-007, approving the demolition of a 3,038 square foot single-story, single-family house and landscape amenities, and construction of a new 6,478 square foot, two-story, single-family house, 1,493 square foot guest house, and 1,064 square feet of both attached and detached garage and landscape amenities at 1423 Lemon Avenue, Bradbury. Vice-Chairperson Esparza seconded the motion, which was carried by the following roll call vote:

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

Motion carried 4:0

Public Comment: None

Reports and Items for Future Agendas: **Commission Members:** Chairman Novodor inquired about the three vacant lots on Mount Olive Drive. City Manager Keith stated plans for Conceptual Plan Review for 330 Mount Olive Drive have been submitted and story poles have been installed.

City Manager: City Manager Keith stated that Building Inspector Steve Fagan is back from retirement through the end of the year.

Management Analyst Julio Donayre is working with the LA County Fire Department on the Fire Reduction Grant.

City Hall will be closed on Friday, July 3, for Independence Day. Fireworks are not allowed in the City.

City Planner: City Planner McIntosh stated that the Development Review – Project Status Log for June 2015 will be available after the Development Team Meeting on Thursday, June 25, and will be emailed to the Commissioners.

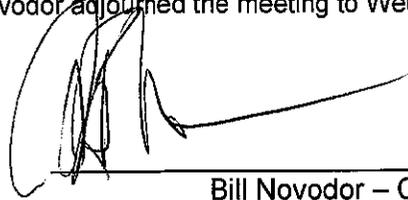
Ms. McIntosh stated that a Tract Map for 1533 Royal Oaks Drive North is expected to be submitted next week.

Ms. McIntosh also advised the Commissioners that the property owner of 425 Mount Olive Drive now wishes to add a swimming pool and tennis court, which was not part of the original approval.

Dr. and Mrs. Shah, 606 Spring Point Drive, have not submitted their plans to the Building Department as of yet.

Adjournment:

At 8:05 p.m. Chairman Novodor adjourned the meeting to Wednesday, July 22, 2015 at 7:00 p.m.



Bill Novodor – Chairman

ATTEST:

Claudia Saldana
Claudia Saldana - City Clerk