

**MINUTES OF AN ADJOURNED MEETING OF THE PLANNING COMMISSION
OF THE CITY OF BRADBURY, HELD ON JUNE 29, 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 Chairperson Kuba at 7:00 p.m. Vice-Chairman Hernandez led the Pledge of Allegiance.
- Roll Call:** PRESENT: Chairperson Kuba, Vice-Chairman Hernandez, Commissioners Dunst, Esparza and Novodor
- ABSENT: None
- STAFF: City Manager Keith, City Planner McIntosh, City Clerk Saldana and Management Analyst Donayre
- Approval of Agenda:** Commissioner Novodor approved the agenda as presented. Commissioner Dunst seconded the motion which carried.
- Approval of May 25, 2016 Minutes:** Commissioner Novodor made a motion to approve the minutes of the May 25, 2016 Planning Commission meeting. Vice-Chairman Hernandez seconded the motion which carried. Commissioner Dunst abstained.
- 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 28 Dovetail Lane
Commissioners residing within 500 feet of 28 Dovetail Lane:
None
- 6.B 1533 Royal Oaks Drive North:
Commissioners residing within 500 feet of 1533 Royal Oaks Drive North:
None
- 6.C 678 Deodar Lane:
Commissioners residing within 500 feet of 678 Deodar Lane:
None
- 6.D 208 Barranca Road:
Commissioners residing within 500 feet of 208 Barranca Road:
None
- Motion:** Vice-Chairman Hernandez made a motion to order the Fair Political Practices Report dated June 17, 2016 received and filed. Commissioner Dunst seconded the motion which carried.

28 Dovetail Lane: *Architectural Review AR 16-003*
Neighborhood Compatibility NC 16-003

Project Description: City Planner McIntosh stated that Leslie Lippich, AIA, on behalf of property owner Xun Liu, has submitted an application for architectural review and neighborhood compatibility. This is a request to demolish all existing structures on the site, including a 1,868 sq. ft. residence and 2,854 sq. ft. accessory building and build a new primary residence of 14,368 sq. ft., a 2,348 sq. ft. guest house, a 1,008 sq. ft. pool house, and a 7,000 sq. ft. tennis court. The proposed new residence is in the French Provincial style familiar to properties in the Bradbury Estates. A fruit tree orchard and other existing trees will be removed, but there is a tree preservation plan and new conceptual landscape plan with 60,566 sq. ft. of new landscape area.

Architectural Review is required for all projects over 1,000 sq. ft. of new construction, and the Neighborhood Compatibility is for any structure over one story in height. There are no variance requests for this project.

Lot Configuration: City Planner McIntosh stated that it is important to explain the lot lines and location of the required yards, particularly the front lot line and front yard. Based on the definitions in the City's Development Code, 28 Dovetail Lane is an interior lot even though it has frontage along two streets - Bradbury Road and Dovetail Lane - because the two streets do not intersect at a corner, nor are they parallel to one another. The front lot line for 28 Dovetail is along the narrow portion of the lot (Bradbury Road), even though the current and future access to the site is and will be Dovetail Lane. The long lot lines running east and west are the side lot lines, and the north/south lot line along the east is the rear lot line. It should also be noted that the project site is non-conforming due to size. A conforming lot in the A-5 zone is 5 acres. This lot is only 2.93 acres.

Site Design: The architect has taken care to design the site with consideration given to the location of the two streets, the existing topography and landscape, the location of the current driveways, and the location of the homes on neighboring lots in all direction. In doing so, no variances are required for setbacks or any other development standard.

Conceptual Review: City Planner McIntosh stated that at the time of Conceptual Review, staff expressed concerns to the architect about the location and orientation of various site features and structures. The applicant has made the case about why each decision was made, as follows:

Primary Residence: The new primary residence is located on the center portion of the existing site that, for all intents and purposes, is flat. This area is currently a large front lawn area with a fountain feature in the middle. Some trees will be required to be removed, but relative to other portions of the site that are more heavily treed, this is the location that best meets the requirements of architectural review to "preserve to the greatest extent practicable the natural features of the land, including the existing topography and landscaping."

The applicant has submitted a View Study that supports the goal of not unreasonably interfering with the neighbor's existing view of the ridgeline to the north. At the request of the neighbor to the south, story poles were installed as well. The existing one-story house (to be demolished) is located in the only area of the site that affords ridgeline views to the neighbor to the south. The architect has deliberately located the proposed project further west of the current location, away from the view. A one-story garage, paved patio area, and tennis court will be in the location of the current house, thus protecting the existing view. No other neighbors would have a view in any direction that is affected by the location of this property. Therefore, the Architectural Review findings regarding view preservation can be met.

Staff also expressed concern during the Conceptual Plan Review that the orientation of the new primary residence is unconventional because it is located on the opposite side of the primary access point, and 90 degrees from the front and rear yard lines. However, the applicant has shown that the existing driveway is similarly located with access from Dovetail Lane and across the property, curving down to the south following the south property line before reaching the house. Therefore, this is not a new site feature. Is it up to the Commission to determine if this might pose any privacy concerns by locating the front entry and drive court facing the side yard adjacent to the southerly neighbor.

Finally, the primary residence is located further away from all lot lines than is required by code.

Guest House:

The architect designed the project so that the guest house is located at the front of the property rather than the rear. Again, this is an unconventional siting for an accessory structure. The guest house meets all of the setback requirements.

An existing orchard of fruit trees will be removed to accommodate the guest house, but a grove of oak trees will be preserved by locating the guest house here. The fruit trees are not protected and new landscape will be installed at the location. This locational decision also meets the architectural review requirement to "preserve to the greatest extent practicable the natural features of the land, including the existing topography and landscaping."

Recreational Features:

The project includes a pool, pool house, and tennis court (with fencing and lighting). All of those features meet the code requirements for location, height and setbacks.

HOA/CSD Review:

The Bradbury Estates HOA and CSD (Community Services District) have reviewed the plans on two occasions and gave approval for the project as currently designed. A letter with conditions was submitted to the City. Most notably are design specifications for the Bradbury Road widening and a requirement that two property line walls be built at 7 feet in height. The findings and conditions are included in the draft resolution.

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| 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. |
| Recommendation: | Staff recommends that the Commission open the public hearing, receive a staff report and a presentation of the project by the architect, receive public testimony, deliberate regarding the merits of the project, and adopt Resolution No. PC 16-254. |
| Letters: | <p>City Planner McIntosh stated that staff received letters in opposition to the proposed development from</p> <ul style="list-style-type: none"> • Nancy McGrain, 302 Bradbury Road, Bradbury • Gale Rapallo and Tim Mathern, 501 Hacienda Drive, Monrovia • David E. Pilcher, 1034 Wild Rose Avenue, Monrovia |
| Public Hearing Opened: | Chairperson Kuba opened the public hearing and asked those wishing to speak in favor or opposition to come forward and be heard. |
| Speaking in Favor: | <p>The architect, Mr. Leslie Lippich, 14044 Ventura Blvd., Sherman Oaks, made a power point presentation of the project to the Planning Commission.</p> <p>Mr. Joe Garcia, BDCP LLC & Bradbury Deodar LLC, representative of 18 Dovetail Lane, stated that he had no objections to the project. Mr. Garcia stated that he was concerned about the sewer agreement and wants to make sure it is adhered to. Mr. Garcia was also concerned about the 7-foot wall. Mr. Garcia stated that the proposed home at 28 Dovetail Lane is smaller than the homes at 18 Dovetail and 188 Deodar Lane.</p> |
| Speaking in Opposition: | <p>Bill Cruz, attorney for Nancy McGrain, 302 Bradbury Road, stated that the proposed home is 10 times the size of Ms. McGrain's home. There are three areas of concern: privacy, view impact and Neighborhood Compatibility. Mr. Cruz felt that the project as proposed should require an EIR. Mr. Cruz stated that his client's privacy will be destroyed and asked that he applicant reduce the height of the primary residence to 28 feet (down from 35 feet).</p> <p>John Hutchinson, 201 Wildrose, Monrovia, stated that there is a problem with heavy construction trucks illegally crossing the bridge on Wildrose, which is a safety issue because there is a 10-inch gas line on the bridge. Mr. Hutchinson stated that all construction trucks should enter through the new gate on Lemon Avenue. City Manager Keith stated that construction trucks are required to get a permit from the City of Monrovia Department of Public Works.</p> <p>Jean Hogan, Oak Leaf, Monrovia, stated that she feels sympathetic to Nancy Mc Grain's concerns.</p> <p>Maria Mak, 215 Barranca Road, Bradbury, was concerned about privacy with a 35-foot high residence towering over her property and also would like to see the project reduced in height to 28 feet.</p> |

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

Discussion: Commissioner Esparza stated that she looked at the non-conforming property and 500-year old oak tree (which is to be preserved). Commissioner Esparza stated that she understands feng shui but feels that the property owner needs to be considerate to other people in the area.

Commissioner Dunst stated that she visited the site as well and that the project will completely obliterate Nancy McGain's view of the ridgeline. Commissioner Dunst felt that there has to be a transition from inside to outside the gates.

Chairperson Kuba questioned why the architect has not taken into consideration the Conceptual Review comments made over a year ago. City Planner McIntosh stated that the architect has chosen to move forward with the project and bring it before the Planning Commission as proposed.

Commissioner Novodor agreed with all the comments made by the other Commissioners.

Vice-Chairperson Hernandez stated that the A-5 zone allows for 35 feet in height and that the check list does not require a minimum of 5 acres.

The architect, Mr. Lippich, agreed to drop the height to 28 feet but stated that he cannot reduce the size of the house or change the location of the front door.

Action Taken: Chairperson Kuba called for a vote to continue the public hearing open until the architect is ready to bring it back to the Commission, reduce the height to 28 feet, cut down the story poles to 28 feet, and re-notice the public hearing.

Roll Call Vote: AYES: Chairperson Kuba, Vice-Chairperson Hernandez, Commissioners Dunst, Esparza and Novodor
NOES: None
ABSENT: None
ABSTAIN: None

Motion carried 5:0

1533 Royal Oaks Drive North: *Tentative Parcel Map TPM 73673*

Project Description: City Planner McIntosh stated that this is a request for a Minor Land Division to subdivide a single, 3-acre parcel into three 1-acre parcels. No improvements are proposed as part of this request.

The Planning Commission makes a recommendation to the City Council on tentative maps. This is not a final approval.

Project Description: The applicant is requesting to subdivide the subject property into three conforming lots. Each lot will have a minimum of one-net acre of land area. Street widening will occur on Winston Avenue (10 feet dedication) and Royal Oaks Drive North (5 foot dedication). Potential driveway and pad locations have been identified on the plan only to illustrate that the future development on the site can be achieved without requiring any variances from A-1 development standards.

Access: Each lot has frontage on an existing public street – one on Royal Oaks Drive North, and two on Winston Avenue - and will be directly accessed from that street by a 20-foot wide private driveway.

General Plan: The City's adopted General Plan designates the subject property as "Estate 1-acre." The subject property contains 3.80 gross acres of land area. The proposed project is consistent with the goals and objectives of the City's adopted general plan in terms of land use and density.

Existing House to be Demolished: The site is currently developed with a primary residence that has not been inhabited for several years. The house was constructed in or around 1920 and is estimated to be 4,768 sq. ft. The barn was also built at that time and there is another out building. The additional structures are approximately 1,176 sq. ft. in size. Due to the potential historic value of the site in its current setting, the City Manager asked the property owner to prepare a professional photo documentation of the site as a condition of demolishing the structures. This has been completed and is available for review at City Hall.

Existing Trees: The City has been working with the property owner over the past year to ensure that the site would be cleared of dead trees and landscape materials, while implementing a tree preservation plan. In October 2015, licensed arborist JTL Consultants prepared the tree inventory and protection report, part of which guided a brush clearance and tree removal project that took place soon after. The firm's principal monitored the tree removals to ensure that the activities were undertaken according to plan. In February 2016, an updated Tree Preservation Report was provided to the City, including recommendations for future tree protection during demolition and new construction period activities.

Recommendation: It is recommended that the Planning Commission open the public hearing, receive public testimony and adopt Resolution No. 16-255, recommending approval of Tentative Parcel Map 73673 to the City Council as conditioned.

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

Public Testimony: The applicant, John Wong, was present to answer questions.

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

Discussion: Commissioner Dunst stated that the brush is growing back.

Motion: Commissioner Esparza moved to adopt Resolution No. 16-255: A Resolution of the Planning Commission of the City of Bradbury, California, setting forth its findings of fact and recommendations for Tentative Parcel Map No. TPM 73673. Commissioner Novodor seconded the motion, which was carried by the following roll call vote:

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

Motion carried 5:0

678 Deodar Lane: *Architectural Review AR 16-005*
Neighborhood Compatibility NC 16-005
Variance V 16-001

Project Description: City Planner McIntosh stated that this is a request by Robert Tong, Sanyao International, on behalf of property owner Dream Home Deodar Lane, LLC to construct a new primary residence of 17,090 sq. ft. a two-story guest house of 2,500 sq. ft. and 822 sq. ft. cabana. The site is currently vacant/unimproved. The Architectural Review is for a structure over 1,000 sq. ft. in size. The Neighborhood Compatibility is for structures greater than one story in height. The Variance is a request to locate the cabana within the setback area.

Site Design: The project is proposed on a previously undeveloped vacant site at the end of Deodar Lane in the Bradbury Estates. The lot is irregularly shaped with a large circular portion of the site located toward the west, and a narrower portion along Deodar Lane to the east.

Regarding ridgeline preservation, the Commission should discuss the relationship of this project to the property at 480 Winston Avenue to the south.

HOA/CSD Review: The Bradbury Estates HOA and CSD (Community Services District) have reviewed the plans on February 10, 2016. Staff has received a letter with the conditions.

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.

Recommendation: Staff is recommending that the Planning Commission open the public hearing, receive a staff report and presentation of the project by the architect, receive public testimony, deliberate regarding the merits of the project, and adopt Resolution No. PC 16-256.

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

Public Testimony: The architect, Robert Tong, presented the project to the Commission and stated that the worked with City staff to save the mature oak trees.

Christina Garcia, 3 Woodlyn Lane, inquired if this project had any impact on the fire road. It does not.

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

Discussion: Commissioner Novodor wanted to know if the pool area would be landscaped. Mr. Tong stated that the pool is behind the house and cannot be seen from the street.

Motion: Vice-Chairman Hernandez made a motion to adopt Resolution No. 16-256: A resolution of the Planning Commission of the City of Bradbury, setting forth its findings of fact and decision relative to Architectural Review Application No. AR 16-005, Neighborhood Compatibility No. NC 16-005, and Variance V 16-001, approving a new residence and additional structures at 678 Deodar Lane. Commissioner Esparza seconded the motion, which was carried by the following roll call vote:

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

Motion carried 5:0

208 Barranca Road: *Architectural Review AR 16-004*
Neighborhood Compatibility NC 16-004

Project Description: City Planner McIntosh stated that this is a request to demolish a 4,400 sq. ft. primary residence and a 1,330 sq. ft. accessory structure, and construct a 20,888 sq. ft. residence and detached 5-car garage of 1,550 sq. ft. in the Beaux Arts style. The project includes a tennis court and new gardens. The Architectural Review is for a structure over 1,000 sq. ft. in size. The Neighborhood Compatibility is for structures greater than one story in height. No variances are required for this project.

The project is 35 feet in height and therefore must comply with findings in Section 9.05.060.040E. One of the requirements is that the residence not exceed two stories height. As designed, the residence would have an attic area that is as low as 6' 10" on the sides, but rising up to 10 feet in the middle, creating large habitable volumes. These areas also have large windows making this area appear as a third story and most likely meeting the building code definition of a story. Further, there are four or more prominent chimneys on the roof that are an additional 8 feet high.

Overall, staff is concerned that this project may overwhelm the site, which is 3.39 acres. If the site was a full five acres as is now the minimum lot size in the Bradbury Estates, there would be ample room to create the appropriate setting for the massing proposed.

Staff asks that the Commission discuss the overall height, massing, and number of stories to determine if findings of neighborhood compatibility can be met and if the 35 feet in height can be granted.

Pavilion:

City Planner McIntosh stated that there is a very large, open pavilion in the northwest portion of the property. It is 26 feet in height and would be a decorative feature in the overall landscape of this site. The development code does not have restrictions on these types of structures as long as they are outside of the setback areas, but they must also be considered when evaluating views.

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.

HOA/CSD Review:

The Bradbury Estates HOA and CSD (Community Services District) have reviewed the plans on several occasions over the past three years, most recently on May 9, 2016. Staff has received a letter with the conditions.

Recommendation:

Staff is recommending that the Planning Commission open the public hearing and receive testimony. Continue the public hearing open to July 27, 2016, find that the requested plan approvals may be appropriate with or without certain design modifications. Direct the applicant to revise the plans if desired. Direct staff to prepare a resolution of approval for adoption as early as the next hearing date.

Public Hearing Opened:

Chairperson Kuba opened the public hearing and asked those wishing to speak in favor or opposition to come forward and be heard.

Public Testimony:

The architect, Twen Ma, 195 Mount Olive Drive, Bradbury, presented the project to the Commission. Mr. Ma stated that the Bradbury Estates HOA reviewed the project three times. A proposed guest house has been removed. Mr. Ma stated that the building has two stories, not three.

Maria Mak, 215 Barranca Road, asked if the location of the structure has changed. Mr. Ma stated that the location did not change, but that he took away the guest house and pool house.

Kenneth Mak, 215 Barranca Road, asked about road improvements along Barranca Road. City Planner McIntosh stated that road improvements in the Bradbury Estates are under the jurisdiction of the Bradbury Estates Community Services District (CSD), not the City.

Public Hearing Continued Open:

Following public testimony, Chairperson Kuba continued the public open to July 27, 2016.

Discussion: Commissioner Esparza stated that the pavilion looks really big.
Commissioner Dunst stated that the chimney look like factory stacks. Mr. Ma stated that the chimney can be dropped 5 feet.
It was also brought up that there are dead trees and brush on the property which are a fire hazard. The pool is a breeding ground for mosquitoes. The Planning Commission asked that this be taken care of right away.

Action Taken: The Planning Commission continued the public hearing open to July 27, 2016.

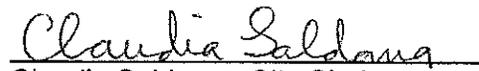
Public Comment: None

Reports and Items for Future Agendas: **Commission Members:** Commissioner Novodor wanted to commend staff for their assistance during the San Gabriel Complex Fire and stated that both the LA County Fire Department and LA County Sheriff's Department did an exemplary job.
Chairperson Kuba asked staff to clean out the drain on Lemon Trail. City Manager Keith offered that Management Analyst Donayre will meet with Chairperson Kuba on the trail to make sure staff knows which drain we are talking about.
City Manager: Nothing to report.
City Planner: City Planner McIntosh distributed the Development Review - Project Status Log for June 2016.

Adjournment: At 9:00 p.m. Chairperson Kuba adjourned the meeting to Wednesday, July 27, 2016 at 7:00 p.m.


Darlene Kuba – Chairperson

ATTEST:


Claudia Saldana - City Clerk