

# AGENDA

## PLANNING COMMISSION OF THE CITY OF BRADBURY REGULAR MEETING

WEDNESDAY, JUNE 22, 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: Kuba  
Vice-Chairperson: Hernandez  
Commissioners: Dunst, Esparza, Novodor

3. APPROVE AGENDA

Chairperson to approve agenda as presented or modified

4. MINUTES Approve minutes for meeting of May 25, 2016.

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. **28 Dovetail Lane, Architectural Review AR 16-003, Neighborhood Compatibility NC 16-003.** 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 to build a new primary residence of 14,368 sq. ft., a 2,458 sq. ft. guest house, a 1,008 sq. ft. pool house, and a 7,000 sq. ft. tennis court. A fruit tree orchard and other existing trees will be removed, but there is also a tree preservation plan and new conceptual landscape plan with over 70,000 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.

- B. 1533 Royal Oaks Drive North – Tentative Parcel Map 73673.** This is a request for a Minor Land Division to subdivide a single, three-acre parcel into three one-acre parcels. No improvements are proposed as part of this request. Possible graded pad areas are shown for zoning compliance purposes only.
- C. 678 Deodar Lane, Architectural Review AR 16-005, Neighborhood Compatibility NC 16-005, Variance V 16-001.** This is a request to construct a new primary residence of 17,909 sq. ft, 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 a structure greater than one-story in height. The Variance is a request to locate the cabana within the setback area.
- D. 208 Barranca Road, Architectural Review AR 16-004, Neighborhood Compatibility NC 16-004.** 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 development projects over 1,000 sq. ft. The Neighborhood Compatibility is for structures over one-story in height.

**7. 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.*

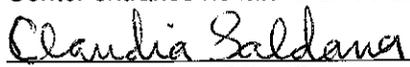
**8. REPORTS AND ITEMS FOR FUTURE AGENDAS**

1. Commission Members
2. City Manager

**9. ADJOURNMENT**

The Planning Commission will adjourn to the regular meeting on **Wednesday, July 27, 2016.**

"I, Claudia Saldana, City Clerk, hereby certify that this agenda was duly posted at the Bradbury Civic Center entrance no later than **Friday, June 17, 2016**, at 5:00 p.m."

  
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City Clerk - City of Bradbury