

**MINUTES OF A REGULAR MEETING OF THE
PLANNING COMMISSION OF THE CITY OF BRADBURY,
HELD ON JUNE 26, 2013 AT 7:00 PM
IN THE BRADBURY CIVIC CENTER**

Meeting Called to Order: The meeting of the Planning Commission of the City of Bradbury was called to order by Chairperson Kuba at 7:00 p.m.

Pledge of Allegiance: Commissioner Dunst led the pledge of Allegiance.

Roll Call: PRESENT: Chairperson Kuba, Vice-Chairperson Esparza and Commissioner Dunst
ABSENT: Commissioner Hernandez and Novodor
STAFF: City Manager Keith and City Planner McIntosh

Commissioners Excused: Commissioner Dunst made a motion to excuse Commissioners Hernandez and Novodor from the meeting. Vice-Chairperson Esparza seconded the motion, which carried.

Approval of Agenda: Vice-Chairperson Esparza made a motion to proceed with the agenda as presented. Commissioner Dunst seconded the motion, which carried.

Approval of April 24, 2013 Minutes: Commissioner Dunst made a motion to approve the minutes of the April 24, 2013 Planning Commission meeting. Chairperson Kuba 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:

ZCA 13-18: Zone Code Amendment No. 13-18 Sign Standards:
Citywide

412 Mt. Olive Drive: Architectural Review No. AR 13-278, Neighborhood Compatibility No. NC 13-102 and Variance No. V-13-74 for 412 Mt. Olive Drive:

Commissioner Novodor has disclosed in the past that he has a conflict of interest of a business nature with the property owner of 412 Mt. Olive Drive (Novodor not present).

180 Mt. Olive Drive: Architectural Review No. AR 13-280 for 180 Mt. Olive Drive:

Commissioners residing within 500 feet of 180 Mt. Olive Drive:
Commissioner Novodor (not present)

Motion: Vice-Chairperson Esparza made a motion to receive and file the report as presented. Commissioner Dunst seconded the motion, which carried.

**Zone Code
Amendment
No. ZCA 13-18
Regarding
Sign Standards:**

City Planner McIntosh stated that the Planning Commission at its meeting of April 24, 2013 considered an amendment to the City's Zoning Code regarding permitted signs. The Commission directed staff to collect additional information for the Commission's review and consideration.

Staff is currently engaged in compiling the information requested by the Commission. Staff requests that this item be continued to the regular Planning Commission meeting of July 24, 2013.

**Motion to Continue
Public Hearing:**

Commissioner Dunst made a motion to continue Zone Code Amendment No. ZCA 13-18 to the July 24, 2013 Planning Commission meeting. Vice-Chairperson Esparza seconded the motion, which was carried by the following roll call vote:

Approved:

AYES: Chairperson Kuba, Vice-Chairperson Esparza,
Commissioner Dunst

NOES: None

ABSENT: Commissioners Hernandez and Novodor

ABSTAIN: None

Motion passed 3:0

**AR 13-278,
NC 13-102 and
V 13-74 for
412 Mount Olive:**

City Planner McIntosh stated that the Planning Commission, at its March 27th meeting, opened the Public Hearing and continued action on this application. The applicant was asked to consider other options to the standing seam metal roof for the existing dwelling and to explore the concept of improving the street appearance of the site and the existing building elevation.

Project Description:

The applicant has revised and re-submitted plans requesting approval to construct a 2,293 square foot single-story 22-foot high addition to an existing single-family home. The proposed addition is located to the rear of the existing dwelling and it will be connected via an enclosed hall/breezeway. The proposed project also includes a swimming pool and minor site improvements. The interior and exterior of the existing dwelling will be remodeled to include the addition of a front porch and a covered patio. The proposed project will create a 4-bedroom, 4-bath residence with a two-car garage.

The applicant revised the plans to redesign the existing front of the house in an architectural style that will match the new addition. The plans also now include a front yard split-face block wall with iron pales between the columns and a new paving and landscape plans to remove the existing circular driveway and replace it with a single aisle drive on the north side of the property. Staff feels that these modifications to the original set of plans the Commission reviewed in march meet the intent and that the project can be approved.

Recommendation:

Staff recommends that the Planning Commission adopt the attached draft resolution, which approved the environmental categorical exemption and conditionally approves the proposed remodel and expansion of the existing dwelling unit, Architectural Review Application No. 13-278, Neighborhood Compatibility Application No. NC 13-102, and Variance Application No. 13-74.

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: Rita Chang of Atelier R Design discussed the slope issue and showed a color sample of the non-reflective metal roof. The darker gray cover was chosen for a more residential than commercial look. The roof material is fire resistant.

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

Discussion: Commissioner Dunst inquired if the height of building was 18 or 22 feet. City Planner McIntosh stated that the building height is 28 feet.

Commissioner Dunst also inquired about the width of the driveway. The applicant stated that the driveway is 16 feet wide.

Motion: Vice-Chairperson Esparza made a motion to adopt Resolution No. 13-223, setting forth the findings of fact and decision relative to Architectural Review Application No. AR 13-278, Neighborhood Compatibility Application No. NC 13-102 and Variance Application No. V-73 for 412 Mount Olive Drive, subject to the conditions in the staff report dated June 26, 2013. Commissioner Dunst seconded the motion, which was carried by the following roll call vote:

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

Motion passed 3:0

AR 13-280 for 180 Mt. Olive Drive: City Planner McIntosh stated that the property owner, Mr. Annis Abraham, is requesting approval of plans to add a new 1,231 square foot single-story family room to an existing single-story single-family dwelling unit. The addition will be approximately 16 feet tall.

Project Description: The applicant initiated the construction of the subject family room before application was made for appropriate planning and building permits. The proposed family room will contain 1,231 square feet of floor area. The height of the proposed addition will be approximately 16 feet. The architectural style is consistent with the existing ranch type dwelling unit. The exterior building and roof material is consistent with the existing dwelling.

General Plan and Zone: The City's adopted General Plan designates the subject property as Agriculture/Residential 2-acre minimum. The proposed single-story single-family dwelling unit and proposed addition are consistent with the goals and objectives of the City's adopted General Plan.

The subject property is zoned A-2 (Agriculture/Residential 2-acre minimum). The subject property contains 2 gross acres of land area. The property in questions has an average slope of 9.6%, therefore it is not subject to the City's Hillside Development Standards.

Environmental Assessment: The proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Alteration of an existing structure) and Section 15332 (In-Fill Development) of the CEQA Guidelines.

Recommendation: The Planning Department recommends that the Planning Commission take the following action:

Environmental: Staff is recommending that the Planning Commission approve an environmental Categorical Exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Sections 15301 (Alteration of an existing structure) and Section 15332 (In-Fill Development) of the CEQA Guidelines.

Findings: Staff is recommending that the Planning Commission adopt the findings of fact relative to the submitted application.

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: Charles Santos of AR Design and Mr. Aniss Abraham (property owner) were present. Mr. Santos gave a brief history of the process, stating that the property owner, Mr. Abraham, had hired a contractor and was taken advantage of by this contractor. The project has been idle for most of the year.

Vice-Chairperson Esparza inquired if the building is done. Mr. Santos replied that it is framed, but it is sitting open now waiting for approval.

Victor Magsarili, 200 Mount Olive Drive, had concerns if the building met the code. It seems that the setback is not accurate, it seems more like 10 feet instead of 25 feet.

Public Hearing Closed: There being no further public testimony Chairperson Kuba declared the Public Hearing continued.

Discussion: Vice-Chairperson Esparza stated that she has visited the property.

City Planner McIntosh stated that a condition will be added to ensure the side yard setback will measure the required 25 feet.

Motion: Chairperson Kuba made a motion to adopt Resolution No. 13-224, setting forth the findings of fact and decision relative to Architectural Review Application No. 13-280 for 180 Mount Olive Drive, subject to the conditions in the staff report dated June 26, 2013. Commissioner Dunst seconded the motion, which was carried by the following roll call vote:

Approved: AYES: Chairperson Kuba, Vice-Chairperson Esparza, Commissioner Dunst

NOES: None

ABSENT: Commissioners Hernandez and Novodor

ABSTAIN: None

Motion passed 3:0

Public Comment: None

Reports and Items for Future Agendas: A. Commission Members: Nothing to report.

B. City Manager: City Manager Keith reminded everyone of Dave Meyer's retirement party on Thursday, June 27, at the Congregational Ale House in Azusa from 6-9 p.m.

City Hall will be closed on Thursday, July 4, for Independence Day, and Friday, July 5, for First Friday Closure.

C. City Planner: Anne McIntosh stated that the General Plan Update will be on the July Planning Commission agenda. The City Planner also provided the Planning Department Project Status Log updated June 5, 2013.

Adjournment: At 7:43 p.m. Chairperson Kuba adjourned the meeting to Wednesday, July 24, 2013 at 7:00 p.m.



Darlene Kuba - Chairperson

ATTEST:



Claudia Saldana - City Clerk