

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION
OF THE CITY OF BRADBURY, HELD ON MARCH 23, 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 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

Approval of Agenda: Commissioner Kuba approved the agenda as presented. Vice-Chairperson Esparza seconded the motion which carried.

Approval of February 24, 2016 Minutes: Commissioner Kuba made a motion to approve the minutes of the February 24, 2016 Planning Commission meeting. Vice-Chairperson Esparza seconded the motion which carried.

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 Hearing: 6.A 100 Sycamore Lane
Commissioners residing within 500 feet of 100 Sycamore Lane:
Commissioner Hernandez

New Business: 7.A 1235 Lemon Avenue
Commissioners residing within 500 feet of 1235 Lemon Avenue:
None

Motion: The Planning Commission ordered the Fair Political Practices Report dated March 18, 2016 received and filed.

Commissioner Hernandez Recused: Commissioner Hernandez recused himself from the decision making process regarding 100 Sycamore Lane and left the room.

100 Sycamore Lane: *Architectural Review Application No. AR 16-002*
Neighborhood Compatibility No. 16-002

Project Description: City Planner McIntosh stated that A+K Architects, on behalf of property owners David and Lisa Liu, has submitted an application for architectural review and neighborhood compatibility. The request is to demolish and existing residence and construct a new residence, accessory unit and landscape amenities. The site is 8.16 acres in size and zoned A-5 (five acre minimum lot size). The site is currently developed with an 8,554 square foot primary residence (constructed in 1990 and altered in 1995), pool and tennis court.

Project Description:	The request is to demolish all existing site improvements and construct a new primary residence 18,349 square feet in size, a guest house of 2,500 square feet and new recreation/landscape amenities. The major architectural review is required for construction over 1,000 square feet. The Neighborhood Compatibility is required for the construction of a residence that exceeds one story.
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 15352 (In-Fill Development) of the CEQA Guidelines.
Architectural Design:	The applicant has chosen a modernized French provincial style for the project. This is characterized by steep mansard roof with dormers, French doors with rounded arches throughout, and a mixture of wrought iron and concrete balustrades. Materials include a mixture of two-colors of yellow lime stone butt join veneer and stone veneer with reveals, and smooth off-white stucco materials. The horizontal banding evokes the French provincial style. Roof materials are a mixture of patina copper and staggered onyx black slate tile. Windows are constructed of metal and/or wood clad in a caramel color. The front door will be a custom designed solid mahogany.
Landscape Review:	Following an application for conceptual review, a meeting was held at the site with the project arborist, landscape architect, architect, city staff and Armstrong & Walker to observe site conditions and in particular a large number of protected Coast Live Oak trees on the property. The project will require widening of a very long access drive, per LA County Fire Department requirements. This widening, along with construction of the residence, circular driveway, pool/spa/pool house, patios, and other improvements will result in the loss of some oak trees, as well as other non-protected trees on the site. The applicant's design team, arborist, city staff and Armstrong & Walker came to the consensus during the site visit on the best possible routing of the widened driveway to minimize impacts on protected trees, though it should be noted that the Grading Plan has not yet been developed, and this could impact the recommendations.
Bradbury Estates HOA/CSD:	The HOA/CSD have reviewed the plans on two occasions and gave approval for the project as currently designed on December 14, 2015.
Recommendation:	Staff recommends that the Planning Commission open the public hearing, receive a presentation of the project by the architect, receive public testimony, deliberate regarding the merits of the project, and adopt Resolution No. 16-253.
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, A+K Architects, 14728 Pipeline Avenue #E, Chino Hills, CA 91709, made his presentation to the Planning Commission. The Commission commended the architect on his presentation and the project.

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

Motion: Commissioner Kuba made a motion to adopt Resolution No. PC 16-253, conditionally approving Architectural Review Application No. AR 16-002 and Neighborhood Compatibility Application No. 16-002 for 100 Sycamore Lane. Vice-Chairperson Esparza seconded the motion, which was carried by the following roll call vote:

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

Motion carried 4:0

Commissioner Hernandez: Commissioner Hernandez rejoined the meeting.

1235 Lemon Avenue: *Neighborhood Compatibility No. 16-001*

Project Description: City Planner McIntosh stated that John Sheng, on behalf of Mr. and Mrs. Robert Henderson, has submitted a Minor Architectural Review application to convert an existing attic/storage space into livable area. A total of 744 square feet will be converted. The Neighborhood Compatibility findings must be met because the existing residence is single-story. The conversion will make the residence a two-story home and will alter the front elevation accordingly.

Background: The existing house was built in 1993 as a single-story home with a vaulted ceiling and a large attic/storage space. The new owners of the home recently received a minor architectural review and building permits to add a second unit to the recreational vehicle garage on the property. A second request is now being made to remodel the primary residence. A portion of this project will convert the attic to livable area. The front elevation of the home will change. Currently, there is a small dormer window above the front door. The conversion includes the addition of a much larger dormer and additional roof line to the front elevation.

Recommendation: Staff recommends that the Planning Commission deliberate regarding the project and required Neighborhood Compatibility findings and approve NC 16-001 by voice vote. This project does not require a public hearing.

Motion: Commissioner Kuba moved to approve Neighborhood Compatibility Application No. 16-001 for 1235 Lemon Avenue, as presented. Vice-Chairperson Esparza seconded the motion, which was carried by the following roll call vote:

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

Motion carried 5:0

Public Comment: None

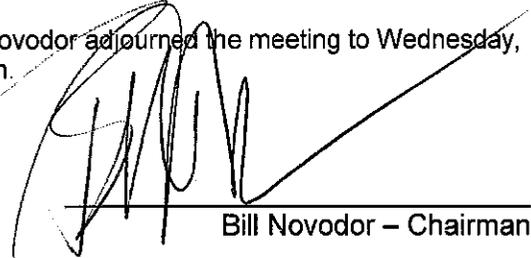
Reports and Items for Future Agendas: **Commission Members:** Commissioner Dunst inquired about pergolas at the top of Winston & Lemon Avenue. City Manager Keith stated that the pergolas are not permanent.

City Manager: Nothing to report.

City Planner: City Planner McIntosh distributed the monthly Project Status Log for March 2016 and pointed out the Conceptual Planning Reviews in the pipeline. Commissioner Frank Hernandez wanted to discuss the Code Enforcement cases:

243 Barranca (prosecuted by City Attorney)
135 Circle Drive (working with City Engineer)
119 Furlong (in litigation)
158 Sawpit (moving along)
1388 Sharon Hill (supposed to start construction)

Adjournment: At 7:37 p.m. Chairman Novodor adjourned the meeting to Wednesday, April 27, 2016 at 7:00 p.m.



Bill Novodor – Chairman

ATTEST:

Claudia Saldana
Claudia Saldana - City Clerk