

AGENDA

PLANNING COMMISSION OF THE CITY OF BRADBURY REGULAR MEETING

WEDNESDAY, MARCH 23, 2016

7:00 P.M.

BRADBURY CIVIC CENTER

Located at

600 Winston Avenue, Bradbury, CA 91008

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.

1. **PLEDGE OF ALLEGIANCE**

2. **ROLL CALL**

Chairperson: Novodor
Vice-Chairperson: Esparza
Commissioners: Dunst, Hernandez, Kuba

3. **APPROVE AGENDA**

Chairperson to approve agenda as presented or modified

4. **MINUTES** Approve minutes for meeting of February 24, 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. **100 Sycamore Lane, Architectural Review AR 16-002, Neighborhood Compatibility NC 16-002.** This is a request to demolish an existing residence and construct a new residence, accessory unit and landscape amenities. The site 8.16 acres in size and zoned A-5 (five-acre minimum lot size). It is currently developed with an 8,554 square foot primary residence (constructed in 1990 and altered in 1995), pool and tennis court. 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 the addition over 1,000 square feet. The neighborhood compatibility is required for the construction of a structure that exceeds one story.

7. NEW BUSINESS

A. 1235 Lemon Avenue, Neighborhood Compatibility 16-001. The applicant is requesting the conversion of attic/storage space to livable area. The project will create a second story in an existing single-story house which is what prompts the neighborhood compatibility review. There is a slight modification in the front elevation and roofline due to the proposal.

8. 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.

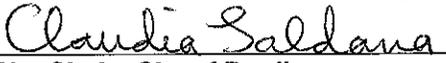
9. REPORTS AND ITEMS FOR FUTURE AGENDAS

1. Commission Members
2. City Manager
3. City Planner

10. ADJOURNMENT

The Planning Commission will adjourn to the regular meeting on **Wednesday, April 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, March 18, 2016**, at 5:00 p.m."


City Clerk - City of Bradbury