

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION
OF THE CITY OF BRADBURY, HELD ON MAY 28, 2014 AT 7:00 PM
IN THE BRADBURY CIVIC CENTER**

- Meeting Called to Order and Pledge of Allegiance:** The meeting of the Planning Commission of the City of Bradbury was called to order by Chairman Hernandez at 7:00 p.m. Chairman Hernandez led the pledge of allegiance.
- Roll Call:** PRESENT: Chairman Hernandez, Vice-Chairperson Dunst, Commissioners Kuba and Novodor
ABSENT: Commissioner Esparza (on vacation)
STAFF: City Manager Keith, City Planner McIntosh and City Clerk Saldana
- Approval of Agenda:** Commissioner Kuba made a motion to approve the agenda as presented. Commissioner Novodor seconded the motion, which carried.
- Approval of April 23, 2014 Minutes:** Commissioner Novodor made a motion to approve the minutes of the April 23, 2014 Planning Commission meeting. Vice-Chairperson Dunst seconded the motion, which was carried by the following roll call vote:

AYES: Chairman Hernandez, Vice-Chairperson Dunst, Commissioners Kuba and Novodor
NOES: None
ABSENT: Commissioner Esparza
ABSTAIN: Commissioner Kuba
- 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:
- Public Hearings:** 6.A - 606 Spring Point Drive:
Commissioners residing within 500 feet of 606 Spring Point Drive:
Vice-Chairperson Esparza (not present)
- 6.B - 1271 Lemon Avenue – Conditional Use Permit No. 13-001:
Commissioners residing within 500 feet of 1271 Lemon Avenue:
None, however, Commissioner Hernandez will be disqualifying himself because of a potential economic interest that creates a conflict of interest and leave the room before a discussion or vote takes place.
- 6.C – 425 Mount Olive Drive:
Commissioners residing within 500 feet of 425 Mount Olive Drive:
None
- Motion to Receive and File Report:** Commissioner Kuba made a motion to receive and file the report as presented. Vice-Chairperson Dunst seconded the motion, which carried unanimously.

606 Spring Point Drive Project Description: City Planner McIntosh stated that this is a request to demolish/remodel an existing single-family house on an R-20,000 zoned lot, and build a new/remodeled 5,633 square foot house and attached 489 square foot garage. Recommendation: Deny without prejudice.

Background: City Planner McIntosh stated that this application was originally submitted in April 2013, but was not deemed complete. After numerous discussions with the applicant over months of time that did not result in a complete submittal, staff noticed a public hearing and the Planning Commission conducted said hearing on this request on January 22, 2014. The focus of the meeting was specifically regarding the variance request for additional height, one of three approvals required to proceed with the proposed project. Based on Commissioner concerns, as well as concerns expressed by the public during the public testimony portion of the hearing, the Planning Commission directed the applicant to install "story poles" on the site to visually locate the height and massing of the proposed structure and demonstrate the need for a variance. The Planning Commission continued the matter to February 26, 2014. The applicant did not provide updated information in time for the February meeting. The story poles were erected prior to the date of the March meeting, but the materials required for the Commission hearing packet were not submitted in time for that meeting nor for the April meeting. The item has been continued each month.

As of this date, staff cannot recommend approval of the project and a complete, conforming application packet has still not been received. This application is over a year old and staff feels that the Commission should render a decision on the request.

While the Planning Commission has not conducted a hearing on this application for five months, staff did receive a letter from a neighboring property owner in response to the story poles. It further supports staff's belief that the project has too much massing for the subject site.

Recommendation: It is recommended that the Commission open the public hearing, receive public input, and deny the application based on the inability to make the required findings – e.g. the project as designed is not compatible with the neighboring properties due to size and massing, the discordant architectural style does not meet the compatibility findings, and the accompanying height variance request is not substantiated.

Public Hearing Opened: Chairman Hernandez opened the Public Hearing and inviting anyone wishing to speak in favor or opposition to come forward and be heard.

Public Testimony: The applicant, Mrs. Sonal Shah, submitted a letter, dated May 28, addressed to the Planning Commission requesting further time to develop the design to a successful conclusion that will accommodate the wishes of the neighbors and comply with the planning staff's recommendation of reduction in size and massing.

Public Hearing Closed: There being no further public comment, Chairman Hernandez closed the Public Hearing.

Discussion: Chairman Hernandez asked Mrs. Shah if there is going to be a new design. Mrs. Shah replied yes.

City Manager Keith explained to the Commission that in order to move forward with new plans the current development application needs to be denied without prejudice. New design plans have not been seen by staff or noticed for a Public Hearing.

Motion: Commissioner Kuba made a motion to deny the development application and Variance Request for 606 Spring Point Drive without prejudice. Vice-Chairperson Dunst seconded the motion, which was carried by the following roll call vote:

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

Chairman Hernandez Recused: Commissioner Hernandez recused himself from the decision making process regarding Conditional Use Permit No. 13-001 for 1271 Lemon Avenue.

Conditional Use Permit No. 13-001 for 1271 Lemon Ave.: City Planner McIntosh stated that California American Water Company is requesting to install a new pump at an existing well. The Planning Commission conducted a public hearing regarding this request in October 2013 and directed the applicant to prepare a landscape plan for the site prior to further consideration of the Conditional Use Permit (CUP).

Project Description: The subject parcel (1271 East Lemon Avenue) is owned by California American Water Company, 8657 Rosemead Avenue, Rosemead, CA 91770. The site is 2.94 gross acres, located on the north side of Lemon Avenue, between Sombrero and Ranchito Roads. The site is level and it is developed with a water well reservoir and accessory equipment, catch basin and landscaping.

Status: At the Planning Commission meeting on April 23, 2014 representatives from California American Water Company presented a landscape plan to the Planning Commission. The Commission asked for some enhancements and changes to the plan and continued the public hearing to May 28, 2014. As of the time of preparing the agenda packet for this meeting staff had not received the updated plan.

Alternatives: The Planning Commission has the following alternatives:

Option 1: Continue the hearing open to June 25, 2014.
Option 2: Open the hearing and receive information and revised plans from the applicant and either continue the matter, or approve or deny the request.

Recommendation: Since the applicant was not present and no revised plans have been received, staff recommends that the Planning Commission continue the hearing open to June 25, 2014.

Motion to Continue Public Hearing: Vice-Chairperson Dunst made a motion to continue the Public Hearing for 1271 Lemon Avenue, Conditional Use Permit No. 13-001, to the June 25, 2014 meeting. Commissioner Kuba seconded the motion, which was carried by the following roll call vote:

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

425 Mount Olive Drive Project Description: City Planner McIntosh stated that Apel Design, Inc., on behalf of Rockport Development LLC, has filed an application to remodel the exterior and construct an addition to a single-family home in the A-2 Zone. The existing building is 2,119 square feet, and after the addition would be 6,038 square feet. The property recently underwent a lot line adjustment and is 94,477 square feet in size, exceeding the minimum two acres. The site has an average slope of greater than 10%, therefore requires conformance to the hillside development standards. The applicant is asking for a variance from the hillside standards. The applicant's intent is to maintain the grounds primarily as they are, with minimal planting. The architecture will change from ranch style to contemporary.

Background: This is a continued public hearing from April 23, 2014. The application review had not been completed at that time, so the Commission opened the public hearing and took testimony and discussed the request for a variance. The Commission was comfortable with the variance findings regarding the hillside standards, but asked for a further review of driveway options by the City Engineer. The remaining discussion about the remodel, addition, site plan and landscaping was tabled until this meeting.

Circular Driveway Removed: The applicant has removed the circular driveway from the plans. The City Engineer reviewed the plan and per the Commission's direction, gave an opinion about a hammerhead solution in lieu of the circular, ultimately supporting that suggestion. The revised site plan shows a version of a hammerhead that would adequately accommodate a vehicle turning onsite to avoid the conflict of backing out of the driveway onto Mount Olive Drive. Staff has included a condition in the resolution to require bollards be installed between the driveway and the paved area adjacent to physically prohibit cars from parking on the paved area.

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 Planning Commission receive the updated staff report, take public testimony, and adopt the resolution approving the project.

Public Hearing Opened: Chairman Hernandez opened the Public Hearing and asked those wishing to speak in favor or opposition to come forward and be heard.

Public Testimony: Mr. Gary Warner, Apel Design, presented the revised plans for 425 Mount Olive Drive. Mr. Warner stated that the applicant is good to go and anxious to move forward.

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

Discussion: Commissioner Novodor had a question about the horse riding rink. Mr. Warner stated that the riding rink is on the neighboring property at 375 Mount Olive Drive.

Motion: Commissioner Kuba made a motion to adopt Resolution No. 14-235, approving Architectural Review Application No. AR 14-004, Neighborhood Compatibility Application No. NC 14-002 and Variance Application No. V-14-02 for a major addition and remodel of a home at 425 Mount Olive Drive. Vice-Chairperson Dunst seconded the motion, which was carried by the following roll call vote:

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

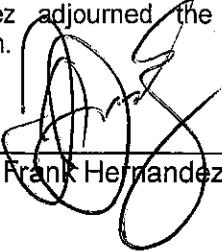
Public Comment: None

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

City Manager: City Manager Keith thanked ERC members Frank Hernandez and Susan Esparza (not present) for their hard work at the Mayday Emergency Expo held on May 17. The City will send thank you notes to all vendors and the Duarte High School kids who volunteered. City Manager Keith stated that the City will switch to the Pasadena Humane Society for Animal Control Services starting July 1, 2014. The City Council approved the Budget for Fiscal Year 2014-2015 at its May 20 meeting. The City Manager will be out of the office on vacation from May 29 through June 13 and will be back in the office on Monday, June 16.

City Planner: Nothing to report.

Adjournment: At 7:50 p.m. Chairman Hernandez adjourned the meeting to Wednesday, May 28, 2014 at 7:00 p.m.



Frank Hernandez – Chairman

ATTEST:



Claudia Saldana - City Clerk