

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF BRADBURY, HELD ON MAY 27, 2015 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 Hernandez at 7:00 p.m. Chairman Hernandez led the pledge of allegiance.
- Roll Call:** PRESENT: Chairman Hernandez, Vice-Chairperson Dunst, Commissioners Kuba, Esparza and Novodor  
ABSENT: None  
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. Vice-Chairperson Dunst seconded the motion, which carried.
- Reorganization:** Commissioner Kuba nominated Commissioner Novodor for the position of Chairman. Commissioner Esparza seconded the motion, which carried. There were no further nominations.
- Commissioner Kuba nominated Commissioner Esparza for the position of Vice-Chairperson. Chairman Novodor seconded the motion, which carried. There were no further nominations.
- New Roll Call:** Chairman Novodor, Vice-Chairperson Esparza, Commissioners Kuba, Dunst and Hernandez
- Approval of April 22, 2015 Minutes:** Chairman Novodor made a motion to approve the minutes of the April 22, 2015 Planning Commission meeting. Commissioner Dunst seconded the motion, which was carried. Commissioner Kuba abstained.
- 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:** 7.A – 345 Oak Mountain Road:  
Commissioners residing within 500 feet of 345 Oak Mountain Road:  
*Commissioner Hernandez*
- 7.B – 534 Old Ranch Road:  
Commissioners residing within 500 feet of 534 Old Ranch Road:  
*Commissioner Dunst*
- 7.C – 518 Mount Olive Drive:  
Commissioners residing within 500 feet of 518 Mount Olive Drive:  
*Commissioner Esparza*

**Motion to Receive and File Report:**

Commissioner Dunst made a motion to receive and file the report as presented. Commissioner Esparza seconded the motion, which carried unanimously.

**Comments by City Planner:**

City Planner McIntosh made the following comments (verbatim):

*Before I present the staff report for 345 Oak Mountain, I want to make some over comments about tonight's agenda: As you can see, we have three public hearings in addition to two new business items. This reflects the high level of development activity we are experiencing right now in the City.*

*This is not unique to Bradbury. Development activity is up everywhere.*

*I am mentioning this because, in the past two years since I began as the City Planner, we had a low volume of projects. The development team was able to review them one at a time and bring them to public hearing relatively quickly.*

*Now, we find ourselves reviewing three to six projects at once. For every project the Commission approves, another comes in right behind. In addition to the high volume of cases, we have also seen problems with some of our recent projects that have taught us lessons about thorough project review.*

*It is of the utmost importance that we take the time needed to make sure we have all of the information we need and be thorough about preparing conditions of approval before we make a final decision, especially during this busy time.*

*Tonight, staff is making a final recommendation on only two of the three hearings – there is a draft resolution of approval for 534 Old Ranch Road on the table in front of each of you. However, I want to urge the Commission to ask any and all questions you have of all the applicants and make sure you have all of your questions answered before you vote. If you feel that you do not have all of the information you need, please let us know during your discussion and you can continue the item to a future agenda while the applicant and/or staff gets you answers to your questions.*

**Commissioner Hernandez Recused:**

Commissioner Hernandez recused himself from the decision making process regarding 345 Oak Mountain Road and left the room.

**345 Oak Mountain Road:**

*Architectural Review Application No. AR 15-003  
Neighborhood Compatibility Application No. NC 15-003  
Variance Application No. V 15-002*

**Project Description:**

City Planner McIntosh stated that this is a request to demolish all existing structures at this site and construct a primary residence and attached garage for a total of 24,790 square feet, build a new retaining wall, and install new landscape materials and amenities. A variance is requested to exempt the new construction from hillside development requirements, specifically the requirement for 100-foot side yard setbacks.

- 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.
- CSD/HOA Review:** The first conceptual review for this address was submitted in July 2014, and was originally proposed to be an addition to the existing house. The applicant began meeting with the CSD and HOA in August 2014. Based on input received, the applicant resubmitted the project as a demolition of the existing house and new construction. More meetings were held with the CSD and HOA. Changes have been made to the plans to address concerns raised by the neighbor, as well as concerns of city staff. The Bradbury Estates HOA and Community Services District provided two letters of approval to the City. On January 19, 2015, a letter from the HOA indicated approval of the proposal with a recommendation that the neighbor be consulted regarding trees near the adjoining property line. On March 10, 2015, a second letter was provided outlining a number of conditions to be included in the Planning Commission Resolution.
- Project Analysis:** This property (345 Oak Mountain Road) is located near the end of Oak Mountain Road in the northern area of the City, in close proximity to undeveloped hillside acreage. There is an existing single-family house, built in 1994, located on a previously graded pad about 15 feet above the road, and near the front of the site. Behind the graded pad is a steep slope that goes 75 feet higher in elevation. This project would occur primarily on the area that is already graded, although a new perimeter retaining wall will be constructed that expands the pad in a couple of locations.
- Variance Request:** City Planner McIntosh stated that staff is concerned about the variance request for this project. Specifically, the existing house was constructed recently, in 1994. The existing site survey and demolition plan indicates the location of the existing structure. While the existing structure does not comply completely with the 100-foot setback on the sides, it comes close. The new proposed house does not comply with the hillside standards regarding setback on two sides. It only complies with the rear setbacks requirement due to the length of the lot. The site modification and basement plan also shows the 100 foot setback and a dashed line of the new structure wall at half the setback – only 46 feet.
- The question that needs to be decided is whether it is reasonable to allow a new owner of a 5-acre site to deviate from the hillside development standards in order to build a structure that encroaches beyond the limitations.
- Architectural Design:** The Planning Commission must make a series of findings when granting the Architectural Review and Neighborhood Compatibility applications. The City of Bradbury Design Guidelines are intended to create aesthetically pleasing, well designed structures. Architectural styles are not dictated to applicants, but the architectural character of every building should be clear and consistent with unifying features

Staff is supportive of many aspects of the submittal, namely the varying roof heights and articulated facades, including the arcades that give depth and diversity to the exterior walls. However, the architecture of the proposed house combines many different architectural styles and design styles. Staff would like to work with the applicant to refine the architectural details and materials to ensure that the house is constructed to Bradbury's high design standards.

City Planner McIntosh added that the Code does not allow for 46-foot spires as currently shown on the plans.

**Options:**

City Planner McIntosh stated that the Planning Commission has the following options:

Option 1: Close the public hearing, determine that the findings of and conditions can be made to approve the environmental categorical exemption and conditionally approve the proposed development. Direct staff to prepare a resolution of approval for the Commission's adoption at the next meeting.

Option 2: Continue the public hearing open, find that the requested plan approvals may be appropriate with certain design modifications. Direct the applicant to revise the plans and continue the public hearing to a date certain.

Option 3: Close the public hearing, find that the proposed development plans are not consistent with the City's Design Guidelines and Development Standards and the use of the materials is not compatible with the surrounding neighborhood and deny the project as proposed.

**Recommendation:**

Staff recommends Option 1.

**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 architect, Gabriel Armendarize, led the Commission through the power point presentation of the proposed project. Gabriel stated that the property owner, Mr. Steven Chen, wanted to start fresh and that the plans include a grand entrance, motor court and indoor swimming pool. The Planning Commission was also shown the materials board for this project.

Gary Lorenzini, 365 Oak Mountain Road, stated that he was the neighbor to the west of 345 Oak Mountain and the most impacted. Mr. Lorenzini stated that although the applicant has worked with the neighbors he requested the Commission to be diligent in making its decision, especially considering the house is so much larger than neighboring houses. He pleaded with the Commission to use discretion when considering neighborhood compatibility.

**Public Testimony:**

Dick Hale, Mayor and President of the Bradbury Estates HOA, stated that he was irritated with the City Planner for not being prepared (having the Resolution ready at this meeting) and said she had been told that the City would hire a secondary City Planner if the work load is too much for one person. The applicant has already been postponed one month because of quorum issues (at the April 22 Planning Commission meeting) and has been working with the neighbors. It does not seem right not to be ready.

Chairman Novodor addressed Mr. Hale and stated that the City Planner, who is hired by the City Council, should not be attacked or addressed in that manner at an open meeting.

City Manager Keith stated that there seems to be a misunderstanding in regards to the process. The applicant needs to make the case for the findings for the variance, not staff. Staff placed this item on the agenda but does not have all the information needed from the applicant, or the Commission for that matter, to prepare the resolution of approval. That is what this hearing is for.

**Public Hearing Closed:**

There being no further public testimony, Chairman Novodor declared the public hearing closed.

**Discussion:**

Vice-Chairperson Esparza stated concerns about the architectural "mini-mansion" style and questioned why the applicant can't comply with the hillside regulations in regards to the 100-foot setbacks. Commissioner Esparza felt that the property owner should not have bought this property if it does not fit the large house he desires. She also feared that during an earthquake or heavy rain the house will slide down the hill.

Commissioner Dunst stated that the deviation from the hillside development standard did not sit well with her. Why do they ignore the hillside development standards? What is the justification?

Commissioner Kuba had a problem with the massing and size. The slope was also a concern. Commissioner Kuba did not care for the architectural character and was concerned about the height as well.

**Motion:**

Commissioner Kuba made a motion to deny Variance Application No. 15-002. Vice-Chairperson Esparza seconded the motion for purpose of discussion.

Chairman Novodor inquired if the applicant can change the design. City Manager Keith stated that if the Planning Commission denies the entire project, the applicant can appeal the decision to the City Council or resubmit a new project for the site.

Commissioner Kuba amended her motion to deny Architectural Review Application No. AR 15-003, Neighborhood Compatibility Application No. NC 15-003 and Variance Application No. 15-002 for 345 Oak Mountain Road. Commissioner Dunst seconded the motion, which was carried by the following roll call vote:

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

Motion carried 4:0

**10-day Appeal Period:** City Manager Keith advised the applicant that they have ten (10) days to appeal the Planning Commission's decision in writing to the City Council.

**Commissioner Hernandez:** Commissioner Hernandez rejoined the meeting.

**Commissioner Dunst Recused:** Commissioner Dunst recused herself from the decision making process regarding 534 Old Ranch Road and left the room.

**345 Oak Mountain Road:** *Architectural Review Application No. AR 15-005*  
*Neighborhood Compatibility Application No. NC 15-005*  
*Variance Application No. V 15-003*

**Project Description:** City Planner McIntosh stated that this is a request to demolish all existing structures at this site and construct a primary residence, attached garage and accessory structures for a total of 24,072 square feet. One greenhouse structure at the southwestern corner of the site will remain as a garden building. The applicant is also requesting approval of a variance from hillside setback requirements and use of setbacks in the A-5 Zone.

**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.

**CSD/HOA Review:** The project was reviewed by the CSD and HOA on March 9, 2015. In addition to a number of conditions regarding roadway improvements, the comment letter indicates support for granting the variance for side yard setbacks due to the flat topography over 90% of the site. The sloped area, which triggers the hillside development standards, is a small portion of the site at a great distance from the house.

**Project Analysis:** This property (534 Old Ranch Road) is located near the end of Old Ranch Road in the southeastern area of the Bradbury Estates. It abuts properties outside of the Estates in the A-1 and A-2 Zone. The site is currently developed with a house that was constructed in 1950. The existing house is a one-story ranch style house located deep into the property, closer to the rear property line than the front property line. The site has a greenhouse and numerous barns and other horse related structures and also features a large riding ring in the front half of the property abutting Old Ranch Road. All existing structures will be demolished, but the new development will exist within the footprint, and in fact on only a small portion of the site that has already been improved.

**Variance Request:** Staff is supportive of the variance request for this project. The Planning Commission has routinely approved a variance for projects on sites that meet the technical calculation for a slope greater than 10%, but where the slope occurs on a very small portion of the site and at a far distance from the area impacted by development. It is also justified in situations, such as this one, where the 100-foot setback requirement leaves an impractical development area due to a narrow lot width on a lot that was in existence prior to the adoption of the hillside development standards.

**Architectural Design:** The architecture of the main house and all accessory structures is Mediterranean with Churrigueresque features. This is a Spanish Baroque style of sculptural architectural ornamentation which emerged as a manner of stucco decoration in the late 17<sup>th</sup> century Spain with expressive and florid decorative detailing, often found above the entrance on the main façade of a building. The house features arched doorways along front of the first floor with rectangular windows with shutters on the second floor. The wall material is stucco and the roof material is terra cotta tile.

**Recommendation:** Staff recommends that the Planning Commission conduct the public hearing, determine that the findings and conditions can be made which approve the environmental categorical exemption, and conditionally approve the proposed development applications.

**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:** Robert Tong, the Project Designer with Sanyao International, 255 E. Santa Clara Street #200, Arcadia, CA 91006, presented the proposed project to the Planning Commission, including review of materials and site design.

Sanda Beltre, property owner, stated that she and her husband have built a home in the City before and are familiar with the City's rules and regulations.

A letter by Mr. Mordy Dunst, 1527 Lemon Avenue, was read and entered into the record.

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

**Discussion:** Chairman Hernandez stated that his biggest concern was dust control during demolition. Mrs. Beltre stated that her family is not planning to live in the existing house during construction and that the entire site would be demolished and graded prior to construction.

**Motion:** Commissioner Hernandez made a motion to adopt Resolution No. 15-243, approving Architectural Review Application No. AR 15-005, Neighborhood Compatibility Application No. NC 15-005 and Variance Application No. V 15-003, and approving the demolition of an existing house and construction of a new home and landscape amenities at 534 Old Ranch Road. Commissioner Kuba seconded the motion, which was carried by the following roll call vote:

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

Motion carried 4:0

**Commissioner Dunst:** Commissioner Dunst rejoined the meeting.

**Vice-Chairperson Esparza Recused:** Vice-Chairperson Esparza recused herself from the decision making process regarding 518 Mount Olive Drive and left the room.

**518 Mount Olive Drive:** *Architectural Review Application No. AR 15-004*  
*Neighborhood Compatibility Application No. NC 15-004*

**Project Description:** City Planner McIntosh stated that this is a request to remove a portion of two existing exterior walls and construct an addition to an existing single-family residence. The existing residence is 2,152 square feet, including the attached two-car garage.

**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.

**Project Analysis:** This property (518 Mount Olive Drive) is zoned R-20,000, which allows for this 2,320 square foot addition as proposed with a Major Architectural Review and Neighborhood Compatibility approval from the Planning Commission.

This property was developed in 1955 with a single-family home. Neighboring properties include single-family, single-story homes on all sides and several newer two-story homes to the east on Mount Olive Lane. The proposal is for a two-story addition to a single-family home. Two-story homes are permitted in the zone, but this would be the first two-story house on Mount Olive Drive in this neighborhood south of Mount Olive Lane.

**Architectural Design:** The existing house is a one-story ranch style home with wood siding, a shingle roof and rectangular windows. This style is characteristic of homes built in Bradbury during the 1950s. In an effort to keep this project to an addition and not trigger the demolition ordinance, the applicant has created a design that essentially copies the original ranch style architecture, except for the doorway, which has a more modern arched design.

City Planner McIntosh stated that if it turns out that the existing dwelling unit has to be demolished, the project will have to come back to the Planning Commission for review.

**Second Story Addition Impact:** Staff has received an inquiry from a neighbor to the north (Mr. Juan Mercade) in response to the public hearing mailing and expressed concern about how the second story will impact the view from his property. City Planner McIntosh stated that if the Commission wants to ask the applicant to erect story poles that would be reasonable prior to making a final decision. Also, the addition will be a dramatic change to the property owner on the east of this property, adjacent to and within close proximity of the addition.

**Recommendation:** City Planner McIntosh stated that if the Planning Commission would like more time to review all of the information and request that story poles be erected to show the height of the addition, then it would be appropriate to continue the public hearing open.

**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:** Mr. Ming Huo with M.S. Consulting Engineering, Inc. presented the proposed project to the Planning Commission, including materials board and site plan.

Dr. Lu, the property owner, stated that the existing home is in good condition, but very small (1,700 square feet) which is why the second story addition is needed.

Bruce Lathrop, 554 Mount Olive Drive, asked staff to read the letter from Juan and Perla Mercade, 535 Mount Olive Drive, raising concerns regarding the size and height of the proposed project on Mount Olive Drive. A copy of the letter (hereto attached at Exhibit A) was provided to the audience.

Mr. Phil Wood, 2337 Elda Street, stated that the public hearing notice he received did not say anything about this being a second story addition. Mr. Wood felt that if neighbors knew about the proposed second story, there would be more people at this hearing. Mr. Woods was concerned that the second story addition would block his views.

Commissioner Dunst inquired if the City can re-notice this hearing as a second story addition. City Planner McIntosh replied yes.

**Public Hearing Continued Open:** Commissioner Kuba made a motion to continue the public hearing open, directed staff to re-notice the public hearing as a second story addition, and directed the applicant to erect story poles. Commissioner Dunst seconded the motion, which was carried by the following roll call vote:

AYES: Chairman Novodor, Commissioners Kuba, Dunst and Hernandez

NOES: None

ABSENT: None

ABSTAIN: Vice-Chairperson Esparza

Motion carried 4:0

**Vice-Chairperson Esparza:** Vice-Chairperson Esparza rejoined the meeting.

**Fence Height Modification:** 1251 Lemon Avenue/245 Barranca Avenue. A request to exceed the height of a solid property line wall along portions of the Lemon Avenue frontage of this property.

**Project Description:** City Manager Keith presented the staff report for this agenda item. The Bradbury Estates Community Services District (CSD), is requesting a fence height modification to permit a reverse corner lot property line wall and new entry gates into the Bradbury Estates on a privately owned property at this location. The property line wall along the Lemon Avenue frontage is located within the required setback. The wall height limit is 2 feet with fencing. The gate would exceed the maximum fence/gate height limit of 6 feet and column height of 7 feet, and allow a gate height of 8 feet 6 inches and a column height of 8 feet.

**Environmental Review:** The proposed project is Categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA guidelines.

**Analysis:** The property owner of 1251 Lemon Avenue has given an easement to the Bradbury Estates CSD to operate and maintain the public right-of-way on the south and east property lines. Given that this lot is a reverse corner lot, the property line wall would abut Barranca Road, and openings in its vertical surface would be less than 40% but would still be classified as a fence. The project complies with Ordinance No. 333, Chapter 9.05.085.010, establishing an overlay zone. This project also includes a solid concrete block wall alternating with a low block wall with wall iron fencing, alternating approximately every 50 feet. The Bradbury Estates HOA has approved the design as described in a letter dated April 14, 2015.

**Recommendation:** Staff recommends that the Planning Commission approve the fence height modification according to the findings herein and so noted on the construction drawings.

**Motion:** Commissioner Kuba made a motion to approve the Fence Height Modification at 1251 Lemon Avenue/245 Barranca Road. Chairman Novodor seconded the motion, which was carried by the following roll call vote:

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

Motion carried 5:0

**Discussion:** *Zone Code Text Amendment No. 15-002  
Amendment of Chapter 9.06.020 – Hillside Development Standards*

**Possible Amendment to Hillside Development Standards:** City Planner McIntosh stated that at the April meeting, the City Council discussed the current requirements of the hillside development standards and possible unintended impacts to development projects due to the application of the standards. The City Council moved to initiate a code amendment to the Hillside Ordinance to clarify the application of the standards as they are applied to different types of properties and development requests.

**Analysis:** When the City adopted the hillside development standards, the intention was to provide protections against extreme grading and fill on natural hillside land, to minimize the removal of natural landscape materials and to design homes to be sensitive to their environment and the neighboring properties. The hillside standards only apply to properties of two or more acres, generally located in the A-2 and A-5 zones (and sometimes A-1 when a property is 2 acres or greater), which are typically the zones that are most likely to contain lots with natural sloping areas.

As the Hillside Ordinance has been applied over the years, it has become apparent that the slope calculation used to determine hillside lots captures a larger number of properties and site conditions than was originally anticipated. Many sites are primarily flat (under 10% slope) but meet the hillside definition because of small areas of extreme slope that alter the formula. Additionally, many of the City's large developed lots pre-date the hillside regulations and have graded pad areas that remain viable development areas as old structures are demolished to make way for new homes. While the hillside regulations are helpful in preventing insensitively designed pas, they also do not include any exceptions for properties that have already been graded.

**Recommended Changes:** Staff believes that simple changes can be made to the regulations to account for these conditions, thereby meeting the intent of the guidelines without requiring every project to apply for a variance.

City Planner McIntosh stated that a change could be made to what part of a site is included in the slope calculation. Rather than including the entirety of a site, areas around the perimeter of the site that would not be impacted by development and are conditioned to be left in a natural state could be excluded from the calculation. Also, an exception could be made to properties that are being redeveloped on a previously graded pad and when no alterations are being proposed to any existing slope areas of the site.

City Planner McIntosh stated that the City Council may entertain additional suggestions as well.

**Discussion:** The Planning Commission would like to see comparisons to other municipalities in this area.

Commissioner Dunst was concerned about how to allow large homes and keep the hillsides safe.

Chairman Novodor stated that the beauty of our community are the hillsides.

Vice-Chairperson Esparza wanted to see how the proposed amendments would affect the projects currently proposed.

**Direction to Staff:** Staff was directed to bring back a draft ordinance at the June meeting reflecting zone code amendments as discussed.

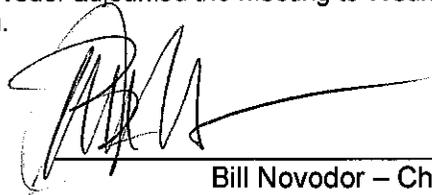
**Public Comment:** Mayor Hale apologized to City Planner McIntosh for comments he made during the public hearing regarding 345 Oak Mountain Road.

**Reports and Items for Future Agendas:** **Commission Members:** Commissioner Dunst stated that she won't be here for the June Planning Commission meeting.

**City Manager:** Nothing to report.

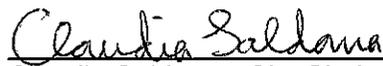
**City Planner:** City Planner McIntosh presented the Development Review – Project Status Log for May 2015.

**Adjournment:** At 9:05 p.m. Chairman Novodor adjourned the meeting to Wednesday, June 24, 2015 at 7:00 p.m.



Bill Novodor – Chairman

ATTEST:

  
\_\_\_\_\_  
Claudia Saldana - City Clerk

Mercade  
535 Mount Olive Drive  
Bradbury, CA 91008  
(626)359-3165 or (626) 454-9605

Exhibit "A"

May 27, 2015

City of Bradbury  
Members of the Planning Commissions  
600 Winston Avenue  
Bradbury, CA 91008

Dear Concerned Parties,

We are reaching out today as proud members of the Bradbury community and our home is located at 535 Mount Olive Drive. We happily moved to Bradbury 19 years ago this summer leaving the hustle and bustle stirring behind us in Pasadena. We were originally drawn to Bradbury because of the charming ranch style homes nestled in the foothills, clear air, peaceful views all within a small beautiful community. A place with country like settings yet set not too far away from its neighboring cities was where we wanted to raise our family. We purchased our home mainly because we feel in love with our expansive property views along with the ranch style charm that is prevalent throughout the city of Bradbury.

The reason for our letter today is to request more detailed information regarding the project located at 518 Mount Olive Drive. This property sits directly across the street from our home and in order to support we need to see and have a better understanding of what to expect. Our request today includes a physical layout of sorts at the property site to show us exactly how the project dimensions will look according to proposed size and height of the home. The letter we received from the city does not specify that the project will include a second story however, in looking at the property itself, the size and proportions of the lot does not warrant enough room to add 2320 square feet to this existing single story home. As we hope you can understand this project has sparked a major concern for our family which is why we are reaching out to the city for assistance.

In looking at this potential project we dreadfully fear that our beautiful views of the city will be obstructed and replaced with the site of a large 2 story mini mansion. We are deeply concerned that a home of 4472 square feet inevitably will block our treasured view as well as not fit into the scale of homes located within this particular strip located on Mount Olive Drive. We also fear that in allowing such projects to take place the city is opening doors for builders to bring the trend that has taken over the city of Arcadia to our valuable community. The knocking down of old charming houses and replacing them with new mini mansions sporadically throughout that are in turn resold has changed the city of Arcadia drastically and would be a true tragedy to see happen in Bradbury.

Before approval of any type of plans for the 518 Mount Olive Drive project we are asking the city to please honor our request to plot the dimension of this intended project including size and especially the height in order for us and our neighbors to review before any final decision are made or allowed. We want to make sure that a home of this size and proportion would not obstruct the view we love so much in which also adds to our property value. In our opinion a single story expansion would be a better fit to this concentrated area and would most likely not jeopardize our views.

We appreciate your dedication to the city of Bradbury, your time and your ability to listen to and help all residents to preserve the beauty of our city.

Warm regards,

Juan and Perla Mercade