

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION
OF THE CITY OF BRADBURY, HELD ON MAY 25, 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 Hernandez and Kuba

ABSENT: Commissioner Dunst

STAFF: City Planner McIntosh, City Clerk Saldana and Management Analyst Donayre

Commissioner Dunst Excused: Commissioner Kuba made a motion to excuse Commissioner Dunst from the meeting. Vice-Chairperson Esparza seconded the motion, which carried unanimously.

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

Reorganization: Vice-Chairperson Esparza nominated Commissioner Kuba for the position of Chairperson. Commissioner Hernandez seconded the motion which carried.

Vice-Chairperson Esparza nominated Commissioner Hernandez for the position of Vice-Chairman. Commissioner Novodor seconded the motion which carried.

New Roll Call: Chairperson Kuba, Vice-Chairman Hernandez, Commissioners Dunst (not present), Esparza and Novodor

Approval of March 23, 2016 Minutes: Commissioner Novodor made a motion to approve the minutes of the March 23, 2016 Planning Commission meeting. Commissioner 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: 7.A Zone Change 61-002:
Commissioners residing within 500 feet of 1 Deodar Lane, 62 Deodar Lane and 150 Deodar Lane:
None

New Business: 8.A 11 Deodar Lane:
Commissioners residing within 500 feet of 11 Deodar Lane:
None

8.B 2020 Gardi Street:

Commissioners residing within 500 feet of 2020 Gardi Street:
None

Motion: Vice-Chairman Hernandez made a motion to order the Fair Political Practices Report dated May 20, 2016 received and filed. Commissioner Novodor seconded the motion which carried.

Zone Change 16-002: *Pre-Zone Action required for the Annexation of four Monrovia parcels: 8527-003-001, 8527-002-002, 8527-026-023 and 8527-026-025*

Project Description: City Planner McIntosh stated that there are four (4) existing parcels within the confines of the Bradbury Estates that are outside of the Bradbury City limits and are within the jurisdiction of the City of Monrovia. Two of the parcels are owned by the Bradbury Estates Homeowners Association for the entry area and guard house and the other two parcels have been previously developed with single-family residences.

The pre-zone request will ensure that there is a logical delivery of municipal services to the four affected parcels by the City of Bradbury and the Bradbury Estates Community Services District instead of from the adjacent jurisdiction of Monrovia. This pre-zone request for a zone change, if recommended for approval by the Planning Commission and adopted by the City Council, and following approval by the Local Agency Formation Commission of Los Angeles County (LAFCO), would become effective once the four (4) parcels are annexed into the City limits.

A-5 Zone: The recommended zone for the four annexed parcels is A-5 Agricultural Residential Estate, 5 acres. This is the Zone District for the Bradbury Estates. The four parcels are currently under the five acre minimum lot size, but there are other properties in the A-5 Zone that are also legal, non-conforming lots.

CEQA: Pursuant to Section 15319 of the California Environmental Quality Act (CEQA) Guidelines, the project meets the requirements of the Class 19 Categorical Exemption (Annexations of Existing Facilities and Lots for Exempt Facilities).

LAFCO: In order to file an application with LAFCO, however, the City Council must first pre-zone the four parcels. The Planning Commission's role in pre-zone application considerations is advisory to the City Council.

Recommendation: Prior to recommending to the City Council approval of the proposed pre-zoning, the Planning Commission is required to make the following findings:

1. The proposed amendment is consistent in principle with the General Plan.
2. The public health, safety and general welfare are served by the adoption of the proposed amendment.

Staff recommends that the Planning Commission conduct the public hearing, discuss this matter and recommend that the City Council adopt Zone Change 16-002.

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: Susan Pilcher, Wildrose Avenue in Monrovia, inquired if there was going to be any discussion about widening Bradbury Road tonight. City Planner McIntosh replied no.

Peter Liu, representing the property owner of 62 Deodar Lane, stated that the property owner will be happy to move the parcel from Monrovia to Bradbury.

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

Discussion: Commissioner Novodor inquired if the annexation will do anything to the A-5 Zone designation. City Planner McIntosh replied no, they are already part of other properties.

Vice-Chairman Hernandez asked Mr. Liu to remove the dead oak trees at 62 Deodar.

Motion: Commissioner Esparza made a motion to recommend that the City Council adopt Ordinance No. 344, approving Zone Change 16-002 – A Pre-Zone for the Bradbury Estates Annexation and adopting the Categorical Exemption for the Project. Commissioner Novodor seconded the motion, which was carried by the following roll call vote:

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

Motion carried 3:0

11 Deodar Lane: *Modification to Architectural Review 15-010*

Project Description: City Planner McIntosh stated that on November 18, 2015 the Planning Commission approved a new construction project at 11 Deodar Lane. On December 16, 2015 the Planning Commission approved a minor change to the architecture of the project, particularly 1) the West roof elevation, and 2) adding a curve in all of the rooflines.

The applicant, Robert Liu (architect) has submitted another modification to the elevations on all sides of the project and is asking to add a clerestory in one area to increase the height of the roof. The project as revised remains one-story in height and meets the standards of the development code.

HOA Approval: The Bradbury Estates Homeowners Association reviewed the request at their meeting of May 9 and has recommended approval.

Recommendation: Staff recommends that the Planning Commission approve AR 15-010 (Mod) by replacing the original approved plans.

Discussion: The applicant, Chuck Lao with Evergreen Design Group, stated that the goal is to break up the roof line for undulation refinement details.

City Planner McIntosh stated that the landscape corrections are not on the agenda tonight.

Motion: Commissioner Esparza moved to approve the Modification to Architectural Review AR 15-010 as presented. Commissioner Novodor seconded the motion, which was carried by the following roll call vote:

Approved: AYES: Chairperson Kuba, Vice-Chairman Hernandez, Commissioners Esparza and Novodor

NOES: None

ABSENT: Commissioner Dunst

ABSTAIN: None

Motion carried 4:0

2020 Gardi Street: *Fence Height Modification*

Project Description: City Planner McIntosh stated that the contractor for 2020 Gardi Street is requesting a fence height modification to permit an entry gate that would exceed the maximum fence/gate height limit of six (6) feet and column height of seven (7) feet, and permit a 6-foot high fence on a retaining wall that would exceed the height permitted for a property line wall.

CEQA: The proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines.

FINDINGS: City Planner McIntosh stated that the development code allows the Planning Commission to modify fence/wall heights without a variance or public hearing in the A-1 Zone. The Commission will be approving a fence height modification pursuant to Section 9.06.030.040(F) of the Development Code for this request according to the following required findings:

1. The project will not be detrimental to the public health, safety, or general welfare;
2. The project will not adversely affect the orderly development of property with the City;
3. The project will not adversely affect the preservation of property values and the protection of the tax base within the City;
4. The project will not adversely affect the goals and policies set forth in the City's General Plan.
5. Approval of the project will not constitute a grant of special privilege inconsistent with the limitations upon other projects and/or properties in the vicinity and zone in which the proposed project site is located;

6. The project will not create a nuisance, hazard or enforcement problem within the neighborhood or the City or require the City to provide an unusual or disproportionate level of public services;
7. The project will not encourage development inconsistent with the character or the existing development within the neighborhood; and
8. There are special conditions or unique characteristics of the subject property and its location or surrounds which justify relaxation of one or more of the standards set forth in the Chapter to permit project development.

Recommendation: Staff is recommending that the Planning Commission approve the fence height modification according to the findings herein and so note on the construction drawings.

Motion: Commissioner Esparza moved to approve the Fence Height Modification for 2020 Gardi Street as presented. Commissioner Novodor seconded the motion, which was carried by the following roll call vote:

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

Motion carried 4:0

Public Comment: None

Reports and Items for Future Agendas: Commission Members: Commissioner Novodor stated that the Gas Company dug a trench on Mount Olive Drive and the asphalt is sinking. Staff replied that the City Engineer has to inspect the project and that it is a temporary patch.

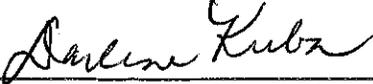
Commissioner Novodor also stated that the contractor who did the Mount Olive Sewer project did not do a great job on the street.

Commissioner Esparza stated that 425 Mount Olive has units on the roof. City Planner McIntosh replied that the contractor removed three A/C units.

City Manager: Not present

City Planner: City Planner McIntosh distributed the Development Review - Project Status Log for May 2016.

Adjournment: At 7:40 p.m. Chairperson Kuba adjourned the meeting to Wednesday, May 22, 2016 at 7:00 p.m.



Darlene Kuba – Chairperson

ATTEST:

Claudia Saldana
Claudia Saldana - City Clerk