

AGENDA

PLANNING COMMISSION OF THE CITY OF BRADBURY REGULAR MEETING

WEDNESDAY, MAY 25, 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. **REORGANIZATION:**

Clerk to entertain nominations for the position of Chairperson of the Planning Commission.

Upon Election of the Chairperson of the Planning Commission, the Chairperson shall call for nominations for the position of Vice Chairperson

5. **MINUTES** Approve minutes for meeting of March 23, 2016.

6. **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.

7. **PUBLIC HEARINGS**

- A. **Zone Change 16-002 – Prezone for Annexation of a portion of the Bradbury Estates currently located in the City of Monrovia** The City's of Bradbury and Monrovia are in discussions about an annexation of four (4) parcels located in the Bradbury Estates from the jurisdiction of Monrovia into

the jurisdiction of Bradbury. LAFCO requires that the annexed property be rezoned by the receiving jurisdiction. The proposal is to rezone the property as A-5 – Agriculture Residential Estate, 5-acre minimum, which is the zone of the Bradbury Estates, including adjacent properties within the City of Bradbury. The four affected parcels are as follows:

1	150 Deodar Lane	APN 8527-026-025
2	1 Deodar Lane	APN 8527-026-023
3	1 Deodar Lane	APN 8527-003-001
4	62 Deodar Lane	APN 8527-003-002

8. **NEW BUSINESS**

A. Modification to AR 15-010 at 11 Deodar Lane. The applicant is requesting changes to the architectural design of the exterior of the proposed house. The Planning Commission must find that the changes do not alter the Findings of Fact in Resolution No. PC- 249.

B. Fence Height Modification – 2020 Gardi. The applicant is requesting a higher fence height along the north property line, and an increase in height of the entry gate. Staff supports the request due to the grade difference between the subject and neighboring properties.

9. **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.

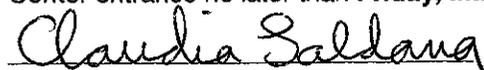
9. **REPORTS AND ITEMS FOR FUTURE AGENDAS**

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

10. **ADJOURNMENT**

The Planning Commission will adjourn to the regular meeting on **Wednesday, June 22, 2016.**

"I, Claudia Saldana, City Clerk, hereby certify that this agenda was duly posted at the Bradbury Civic Center entrance no later than **Friday, May 20, 2016**, at 5:00 p.m."


City Clerk - City of Bradbury