

AGENDA

**PLANNING COMMISSION OF THE CITY OF BRADBURY
WEDNESDAY, MAY 27, 2015**

REGULAR MEETING - 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: Hernandez
Vice-Chairperson: Dunst
Commissioners: Esparza, Kuba & Novodor

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
(Planning Commission has the option to unanimously elect the Chairperson and the Vice Chairperson for a second one-year term)

5. MINUTES Approve minutes for meeting of April 22, 2015.

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 HEARING

A. 345 Oak Mountain Road, Bradbury – ARCHITECTURAL REVIEW APPLICATION NO. AR 15-003, VARIANCE NO. V 15-002, AND NEIGHBORHOOD COMPATIBILITY APPLICATION NO. NC 15-003. A request to demolish existing structures and construct a primary residence and attached garage for a total of 24,790 sq. ft., and a preliminary landscape plan. Approval of a variance from hillside development requirements, specifically the requirement for 100 foot setbacks.

B. 534 Old Ranch Road, Bradbury – ARCHITECTURAL REVIEW APPLICATION NO. AR 15-005, VARIANCE NO. V 15-003, NEIGHBORHOOD COMPATIBILITY APPLICATION NO. NC 15-005. A request to demolish existing site improvements and construct a primary residence, attached garage and accessory structures for a total of 24,072 square feet. Approval of a variance from hillside setback requirements and use of setbacks in underlying A-5 zone.

C. 518 Mount Olive Drive, Bradbury – ARCHITECTURAL REVIEW APPLICATION NO. AR 15-004, NEIGHBORHOOD COMPATIBILITY APPLICATION NO. NC 15-004. 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. The addition is 2,320 square feet. The new residence is 4,472 square feet, including the attached two-car garage.

8. NEW BUSINESS

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

B. Zone Text Amendment 15-002 – AMENDMENT OF CHAPTER 9.06.020 – HILLSIDE DEVELOPMENT STANDARDS. A request to create an exception to the required setback requirements for hillside properties for projects that are proposed on existing graded pads or areas of the site with no slope.

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.

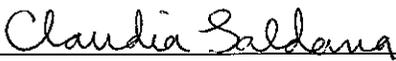
9. **REPORTS AND ITEMS FOR FUTURE AGENDAS**

- A. Commission Members
- B. City Manager
- C. City Planner
 - 1. Review of development project status report

10. **ADJOURNMENT**

The Planning Commission will adjourn to the regular meeting on **Wednesday, June 24, 2014**

"I, Claudia Saldana, City Clerk, hereby certify that this agenda was duly posted at the Bradbury Civic Center entrance on **Friday, May 22, 2015**, at 5:00 p.m."



City Clerk - City of Bradbury