



AGENDA

**PLANNING COMMISSION OF THE CITY OF BRADBURY
WEDNESDAY, MAY 28, 2014**

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. MINUTES Approve minutes for meeting of April 23, 2014.

5. 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.

6. CONTINUED PUBLIC HEARINGS

A. 606 Spring Point. AR 13-279, NC 13-103, Variance 13-75. 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.

B. 1271 Lemon Avenue; Conditional Use Permit 13-001 A request by California American Water (Cal Am) 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 CUP. A revised landscape plan has been prepared and will be discussed at this hearing. Recommendation: Continue to June 25, 2014.

C. 425 Mount Olive Drive; Architectural Review 14-004; Neighborhood Compatibility 14-002; Variance 14-02 A request to construct an addition and undertake a complete architectural remodel to an existing single-family house in the A-2 zone. Recommendation: Approve project as conditioned in Resolution No. PC 14-236.

7. **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.

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

- A. Commission Members
- B. City Manager
- C. City Planner – Update on status of Housing Element; Monthly Project status report

9. **ADJOURNMENT**

The Planning Commission will adjourn to the regular meeting on **Wednesday, June 25, 2014**

"I, Claudia Saldana, City Clerk, hereby certify that this agenda was duly posted at the Bradbury Civic Center entrance on **Friday, May 23, 2014** at 5:00 p.m."


City Clerk - City of Bradbury