

**MINUTES OF A REGULAR MEETING OF THE
PLANNING COMMISSION OF THE CITY OF BRADBURY,
HELD ON OCTOBER 24, 2012 AT 7:00 PM
IN THE BRADBURY CIVIC CENTER**

Meeting Called to Order: The meeting of the Planning Commission of the City of Bradbury was called to order by Chairman Novodor at 7:00 p.m.

Pledge of Allegiance: Chairman Novodor led the pledge of Allegiance.

Roll Call: PRESENT: Chairman Novodor, Commissioners Hernandez, Esparza and Dunst
ABSENT: Vice-Chairman Kuba
STAFF: City Planner Meyer, City Clerk Saldana and Management Analyst Kearney

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

Approval of Agenda: Commissioner Hernandez made a motion to proceed with the agenda as presented. Commissioner Dunst seconded the motion, which carried.

Approval of September 26, 2012 Minutes: Commissioner Esparza made a motion to approve the minutes of the September 26, 2012 Planning Commission meeting. Commissioner Hernandez seconded motion which carried.

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:

430 Long Canyon Road: Commissioners residing within 430 Long Canyon Road:
None

Motion: Commissioner Esparza made a motion to receive and file the report as presented. Commissioner Hernandez seconded the motion, which carried.

AR 12-276 & NC 12-100 for 430 Long Canyon Road: City Planner Meyer stated that the property owner, Word for the World Church, is requesting approval of plans to construct a new 748 square foot pool pavilion, a 150 square foot garden folly building, a 604 square foot trellis structure, a swimming pool and a spa on property located at 430 Long Canyon Road. The subject property is fully developed with a two-story single-family residential estate dwelling unit. The proposed buildings and structures are accessory uses usually associated with the residential use of the site.

General Plan And Zone: The City's adopted General Plan designates the subject property as Residential/Agricultural 5-acre minimum. The proposed construction activity consists of residential accessory buildings and structures. The proposed expansion of the single-family use of the site is consistent with the goals and objectives of the City's adopted General Plan. The subject property contains 2.44 gross acres of land area and is considered to be legal non-conforming.

Environmental Assessment: The proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Minor Additions to Existing Facilities) and Section 15332 (In-Fill Development).

Landscaping: The applicant proposes to remove fifteen (15) mature California pepper trees at the urging of the Fire Marshal. These types of trees are prohibited within the Very High Severity Fire Zone. Two plum trees and one white birch tree will also be removed. Generally removed mature trees are to be replaced at a ratio of 2:1. Because the Fire Department has required the removal of the California pepper trees and because the site contains a significant number of mature trees, it is suggested that the California pepper trees be replaced at a ratio of 1:1.

Recommendation: Staff is recommending that the Planning Commission take the following action:

A. Environmental: approve an environmental Categorical Exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15332; and

B. Findings: adopt the findings of fact relative to the submitted 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: Mr. Jerry Rothkin with Vision Craft Builders stated that the applicant and the property owner accept the conditions of approval in the staff report.

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

Motion: Commissioner Hernandez moved to adopt Resolution No. 12-219.PC, approving Architectural Review Application No. AR 12-276 and Neighborhood Compatibility Application No. 12-100 for 430 Long Canyon Road, subject to the conditions in the staff report dated October 24, 2012. Commissioner Dunst seconded the motion, which was carried by the following roll call vote:

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

Motion passed 4:0

Public Comment: None

Reports and Items for Future Agendas: A. Commission Members: Nothing to report

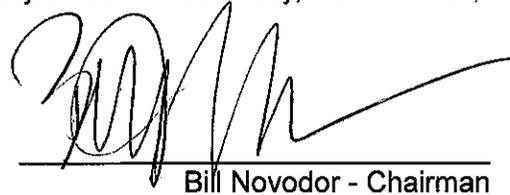
B. City Manager: Not present

C. City Planner: City Planner Meyer reminded the Commissioners that the Public Hearing for 388 Long Canyon Road was continued to the November meeting.

Mr. Meyer stated that the General Plan Steering Committee is on hiatus until January 2013. A draft General Plan document should be ready to be presented to the Planning Commission in March or April 2013.

City Planner Meyer handed out copies of the Planning Department Project Status Log dated October 22, 2012.

Adjournment: At 8:15 p.m. the meeting was adjourned to Wednesday, November 28, 2012 at 7:00 p.m.



Bill Novodor - Chairman

ATTEST:

Claudia Saldana
Claudia Saldana - City Clerk