City of Bradbury, 600 Winston Ave., Bradbury, CA 91008

NOTICE OF PUBLIC HEARING

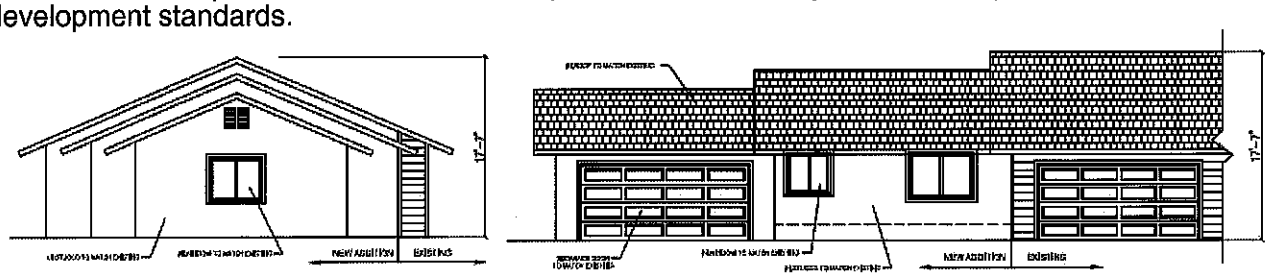
NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Bradbury will conduct a Public Hearing on **Wednesday, December 16, 2015 at 7:00 p.m.** in the Civic Center City Council Chambers at, 600 Winston Avenue, Bradbury, to consider the following item:

Architectural Review AR 15-006
Modification M 15-001

LOCATION: 14 Bradbury Hills Road, Bradbury

The City of Bradbury Planning Commission is seeking input from residents, property owners and interested individuals or groups regarding the above-mentioned planning applications.

Project Description: This is a request to construct an attached 1,038 square foot addition (second unit) and 441 square foot two-car garage, to a single-family house for a new total square footage of 3,643 square feet in the A-2 zone. The major architectural review is required for the addition over 1,000 square feet. The modification is required for a reduction of required front and side yard setbacks pursuant to the hillside development standards.



WEST ELEVATION (SCALE: 3/16"=1'-0")

NORTH ELEVATION (SCALE: 3/16"=1'-0")

The City of Bradbury Planning Department is recommending that the proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development) of the CEQA Guidelines.

The applicant and all persons either favoring or opposing this proposal are invited to present their views at this public hearing. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City.

The public is invited to view the material between the hours of 8:30 A.M. and 5:00 P.M. Monday through Friday. All interested parties are invited to attend the public hearing and provide testimony relevant to the project. Information concerning the project may be obtained by contacting City staff at (626) 358-3218.

DATED: December 4, 2015

I, Claudia Saldana, City Clerk hereby certify that I caused said Public Notice to be mailed and posted on the 4th day of December, 2015, as prescribed by local regulations.

Claudia Saldana

Claudia Saldana, City Clerk

Distribution: City Council members, City Attorney, City Planner, City Engineer, Applicant, and mailed to property owners within a 500 foot radius.