

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

## NOTICE OF PUBLIC HEARING

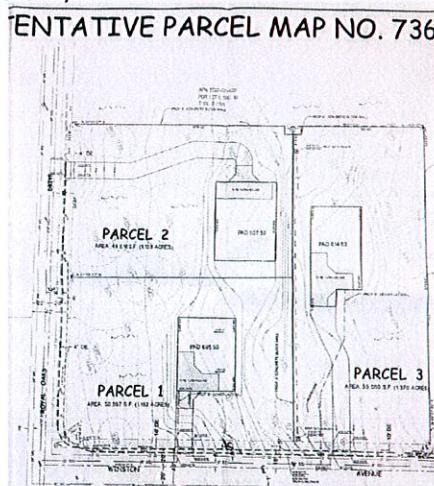
**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of Bradbury will conduct a Public Hearing on **Wednesday, June 22, 2016 at 7:00 p.m.** in the Civic Center City Council Chambers at, 600 Winston Avenue, Bradbury, to consider the following item:

### **Tentative Parcel Map 73673**

### **Location: 1533 Royal Oaks North, Bradbury**

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

**Project Description:** This is a request for a Minor Land Division to subdivide a single, three-acre parcel into three one-acre parcels. No improvements are proposed as part of this request. Possible graded pad areas are shown for zoning compliance purposes only.



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 15315 - minor land divisions: the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

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:** June 10, 2016

I, Claudia Saldana, City Clerk hereby certify that I caused said Public Notice to be mailed and posted on the 10th day of June, 2016, 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.