

CITY OF BRADBURY
600 Winston Ave.
Bradbury, CA 91010
(626) 358-3218

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 14 at 7:00 p.m.** in the City Council Chambers at City Hall, 600 Winston Avenue, Bradbury, to consider the following items:

**Architectural Review Application No. 16-011 (Modification of AR 03-149)
REVISED LANDSCAPE PLAN**

LOCATION: 2233 Oakshade Road

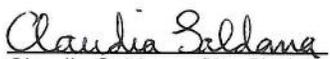
In 2004, the Planning Commission approved the construction of a new 4,365-square foot, two story dwelling unit with an attached 857-square foot attached garage. The Variance granted the applicant relief from the 100-foot wide setback requirements and the maximum retaining wall heights. The subject property contains 2.00-acres of land area and it is zoned A-1 (Agriculture Residential 1-acre minimum). The site is subject to the City's Hillside Development Standards. A Negative Declaration was prepared and adopted in accordance with the provisions of the California Environmental Quality Act (CEQA). A condition of approval of the project was to submit a landscape plan pursuant to the City's ordinances, and install/maintain the landscaping accordingly.

In 2016, the City learned that the current property owners removed and replaced landscape materials with concrete. The revision must be approved by the Planning Commission. The owner has submitted a revised landscape plan.

A copy of the application and submitted project information is on file with the Planning Department. 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 2, 2016

I, Claudia Saldana, City Clerk hereby certify that I caused said Public Notice to be mailed and posted on the 2nd of December, 2016 as prescribed by local regulations.


Claudia Saldana, City Clerk

Distribution:

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