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

NOTICE OF PUBLIC HEARING

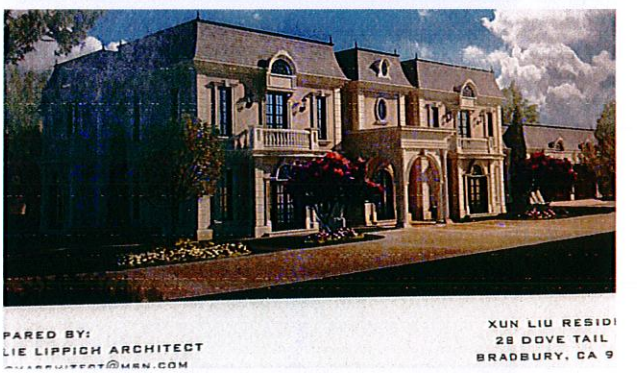
NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Bradbury will conduct a Public Hearing on **Wednesday, June 22, 2016 at 7:00 p.m.** in the Civic Center City Council Chambers at, 600 Winston Avenue, Bradbury, to consider the following item:

Architectural Review 16-003
Neighborhood Compatibility 16-003

Location: 28 Dovetail Lane, 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 demolish all existing structures on the site, including a 1,868 sq. ft. residence and 2,854 sq. ft. accessory building, and to build a new primary residence of 14,368 sq. ft., a 2,458 sq. ft. guest house, a 1,008 sq. ft. pool house, and a 7,000 sq. ft. tennis court. A fruit tree orchard and other existing trees will be removed, but there is also a tree preservation plan and new conceptual landscape plan with over 70,000 sq. ft of new landscape area. Architectural Review is required for all projects over 1,000 sq. ft. of new construction, and the Neighborhood Compatibility is for any structure over one story in height.



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 project description stated on this notice is based on what has been submitted by the applicant. The omission of additional project features or minor amendments to size and location not included on this notice do not invalidate the notice.

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.