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

NOTICE OF PUBLIC HEARING

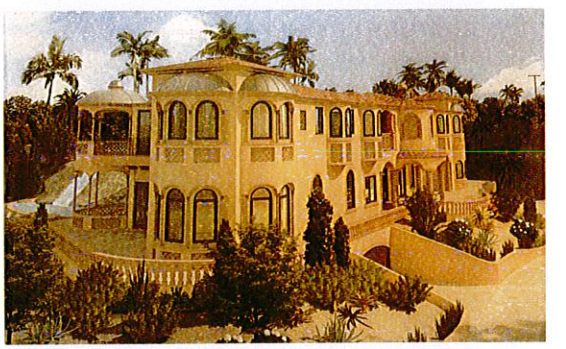
NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Bradbury will conduct a Public Hearing on **Wednesday, September 30, 2015 at 7:00 p.m.** in the Civic Center City Council Chambers at, 600 Winston Avenue, Bradbury, to consider the following item:

Architectural Review AR 15-007
Neighborhood Compatibility NC 15-006
Variance V 15-005

LOCATION: 330 Mount Olive Drive, 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 a new single-family dwelling on a vacant, previously undeveloped lot. The gross building area, inclusive of a subterranean five-car garage is 11,381 square feet. The major architectural review is required for new construction over 1,000 square feet. The variance is required for a reduction of required front and side yard setbacks due to the location of the existing graded pad on the site.



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: September 18, 2015

I, Claudia Saldana, City Clerk hereby certify that I caused said Public Notice to be mailed and posted on the 18th day of September, 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.