

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

NOTICE OF PUBLIC HEARING

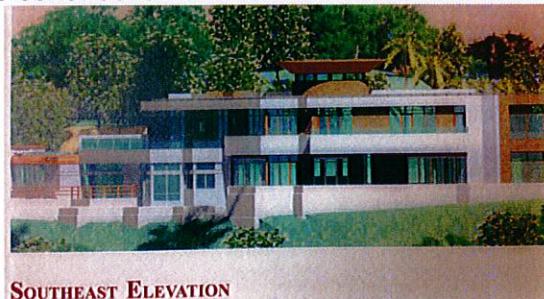
NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Bradbury will conduct a Public Hearing on **Wednesday, January 27, 2016 at 7:00 p.m.** in the Civic Center City Council Chambers at, 600 Winston Avenue, Bradbury, to consider the following item:

**Architectural Review AR 15-012
Neighborhood Compatibility NC 15-010
Variance V 15-008**

LOCATION: 333 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 8,268 square foot residence, retaining a wing and foundation of the existing house on the site but demolishing over 50% of the existing structure. A previous architectural review was approved for this project in February 2013, but the permit expired due to inactivity. The site is currently developed with a 3,929 square foot residence and attached garage (constructed in 1993). The major architectural review is required for the addition over 1,000 square feet. The variance is required for a reduction of required front and side yard setbacks pursuant to both the hillside development standards and underlying A-2 setback requirements. The neighborhood compatibility is required for the construction of a structure that exceeds one story.



SOUTHEAST ELEVATION

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: January 15, 2016

I, Claudia Saldana, City Clerk hereby certify that I caused said Public Notice to be mailed and posted on the 15th day of January, 2016, as prescribed by local regulations.


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.