



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, March 25, 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 15-001 Variance 15-001 Neighborhood Compatibility 15-001

LOCATION: 425 Mt. Olive Drive

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: The Code Solution, on behalf of Rockport Development, LLC, has filed an application to construct a 6,038 square foot single-family home in the A-2 zone. The site is currently unimproved, except for a concrete foundation from the previous structure that was on the property until November 2014. The property recently underwent a lot line adjustment and is two acres in size. The site has an average slope of greater than 10%, therefore requires conformance to the hillside development standards. The applicant is asking for a variance from the hillside standards. A landscape plan has been provided. The architectural design of the home is one-story, contemporary.

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: March 13, 2015

I, Claudia Saldana, City Clerk hereby certify that I caused said Public Notice to be mailed and posted on the 13th th day of March, 2015, 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.