



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, December 16, 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 13-281 (Modification to conditions of approval)

LOCATION: 528 Winston Avenue

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: In 2014, the Planning Commission approved a request by Architect Anthony George on behalf of property owners Eric and Alissa Janssens to demolish an existing single-family house and construct a new single-family house on approximately the same building pad. The property is located in the A-1 zone and is 131,451 square feet in size. The site has an average slope of greater than 10%, therefore requires conformance to the hillside development standards. The City Manager granted a permit extension of one year to accommodate the plan check process. Now that the project is in the plan check process, the applicant has determined that two conditions of approval be amended – one regarding maintaining existing paving around oak trees, one allowing for soil export.

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: December 4, 2015

I, Claudia Saldana, City Clerk hereby certify that I caused said Public Notice to be mailed and posted on the 4 th day of December, 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.