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, April 22, 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 15-002
Neighborhood Compatibility 15-002

LOCATION: **61 Palm Hill Lane**

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: Sanyao International, on behalf of Mr. and Mrs. Tran has filed an application to construct a square foot single-family home in the Bradbury Estates A-5 zone. The existing site improvements will be demolished. A request to demolish existing structures and construct a primary residence and attached garage of 15,410 square feet, a guest house of 2,496 square feet, a detached garage of 2,111 square feet, a cabana of 1,329 square feet, a preliminary landscape plan and recreational amenities including a pool and a tennis court.

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: April 10, 2015

I, Claudia Saldana, City Clerk hereby certify that I caused said Public Notice to be mailed and posted on the 10th day of April, 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.