

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF BRADBURY, HELD ON SEPTEMBER 28, 2016 AT 7:00 PM  
IN THE BRADBURY CIVIC CENTER**

- Meeting Called to Order and Pledge of Allegiance:** The regular meeting of the Planning Commission of the City of Bradbury was called to order by Chairperson Kuba at 7:00 p.m. Vice-Chairman Hernandez led the Pledge of Allegiance.
- Roll Call:** PRESENT: Chairperson Kuba, Vice-Chairman Hernandez, Commissioners Dunst and Novodor
- ABSENT: Commissioner Esparza
- STAFF: City Planner McIntosh, City Clerk Saldana and Management Analyst Donayre
- Commissioner Esparza Excused:** Commissioner Novodor made a motion to excuse Commissioner Esparza from the meeting. Vice-Chairman Hernandez seconded the motion which carried.
- Approval of Agenda:** City Planner McIntosh suggested to move up agenda item #7.A as the applicant(s) for items 6.A and 6.B had not arrived yet. Vice-Chairman Hernandez approved the agenda as amended. Commissioner Novodor seconded the motion which carried.
- Approval of August 24, 2016 Minutes:** Commissioner Novodor made a motion to approve the minutes of the August 24, 2016 Planning Commission meeting. Commissioner Dunst seconded the motion which carried.
- Compliance with Fair Political Practices Act:** In compliance with the California State Fair Political Practices Act, each Commissioner has the responsibility to disclose direct or indirect potential for a personal financial impact as a result of participation in the decision making process concerning development applications.
- Public Hearings:** 6.A 412 Mount Olive Drive:  
Commissioners residing within 500 feet of 412 Mount Olive Drive:  
*None*
- 6.B 1390 Sharon Hill Lane:  
Commissioners residing within 500 feet of 1390 Sharon Hill Lane:  
*None*
- 7.A 399 Old Ranch Road:  
Commissioners residing within 500 feet of 399 Old Ranch Road:  
*None*
- Motion:** Commissioner Novodor made a motion to order the Fair Political Practices Report dated September 23, 2016 received and filed. Commissioner Dunst seconded the motion which carried.

**399 Old Ranch Road  
(aka 506 Deodar):**

*Architectural Review AR 13-283*

**New Business:**

City Manager Keith stated that this is an informational item regarding a change to the footprint of this project, which moves the structure 15 feet to the west due to the Edison master plan. An amendment to the Architectural Review and Neighborhood Compatibility is not required if the Commission finds that the same findings can be met.

In addition, City Manager Keith wanted to let the Commission know that in two weeks all permits for this project will expire and staff is trying to set up a meeting with the applicant's team (they lost their architect and engineering services) to rectify the situation.

No Planning Commission action is required tonight.

**412 Mount Olive Drive:**

*Architectural Review AR 16-010  
Neighborhood Compatibility NC 16-009*

**Project Description:**

City Planner McIntosh stated that this is a request to construct a second addition to a house currently under construction. The original addition approved in 2013 added 2,293 square feet to a 2,184 square foot house. This application proposes an additional 4,950 square feet for a total of 8,962 square feet.

**Applicant  
Withdrawal:**

City Planner McIntosh stated that, based on the staff recommendation to deny the project due to a lack of compliance with the City's development code, specifically regarding the residential density and limits on the size of guest units, the applicant requested to withdraw from the hearing tonight to re-examine and revise the plans.

**Public Hearing  
Opened:**

Chairperson Kuba opened the public hearing and asked those wishing to speak in favor or opposition to come forward and be heard.

**Public Hearing  
Closed:**

There being no public testimony, Chairperson Kuba declared the public hearing closed.

**Motion:**

Commissioner Novodor made a motion to continue the public hearing for 412 Mount Olive Drive and to re-notice the public hearing when the applicant is ready. Commissioner Dunst seconded the motion, with was carried by the following roll call vote:

**Approved:**

AYES: Chairperson Kuba, Vice-Chairperson Hernandez,  
Commissioners Dunst and Novodor  
NOES: None  
ABSENT: Commissioner Espazara  
ABSTAIN: None

Motion carried 4:0

**1390 Sharon Hill Lane:** *Architectural Review AR 16-011*  
*Neighborhood Compatibility NC 16-010*

**Project Description:** City Planner McIntosh stated that this is a request by John Sheng, on behalf of property owner Tin-Woo Yung, to construct a new primary residence of 8,830 square feet, and a two-story accessory structure of 3,261 square feet comprising a garage/workshop (1,948 sq. ft.) and storage (1,313 sq. ft.). This site is in the A-2 zone, but governed by the Sharon Hill Lane Specific Plan and is currently vacant/unimproved and was graded for development when the final tract map was recorded. The Architectural Review is for a structure over 1,000 sq. ft. in size. The Neighborhood Compatibility is for structures greater than one story in height.

**Sharon Hill Lane Specific Plan:** The property is zoned Sharon Hill Lane Specific Plan and allows for the uses proposed with a Major Architectural Review Permit and Neighborhood Compatibility approval from the Planning Commission.

The Sharon Hill Lane Specific Plan includes 9.14 gross acres of land with a total of four custom residential estate lots on a cul-de-sac located in the northeastern quadrant of the City and accessible only from the City of Duarte. The subject property is lot 3, located at the west side of the entrance into the cul-de-sac.

**Accessory Structure:** The accessory structure is 3,200 square feet. The Sharon Hill Lane Specific Plan prohibits all detached guest houses. The applicant has labeled the rooms in the accessory structure as "loft" and "storage." With simple modifications, these could be converted to habitable living area. The underlying A-2 zone would allow a detached guest unit of up to 2,000 square feet, however, one of the concessions made to allow one-acre lots on Sharon Hill Lane was limiting the guest house to attached units only and not exceeding 1,200 square feet.

The Commission should discuss how to address the proposed accessory structure. One option would be to reduce it to one-story and parking spaces only. Another might be to allow for some amount of storage, but only as unconditioned space.

**Landscape Review:** A conceptual landscape plan prepared by a license landscape architect was submitted for the project. The plans submitted are preliminary versions of planting and irrigation plans and details for the project, showing layout of building foundations, hardscape, site features, existing trees, and proposed landscape and irrigation at the preliminary level.

**Engineering Review:** The site is graded. Excavation will be required to construct the basement. When the subdivision map was approved, a sewer line was put in the cul-de-sac. Other than continued slope stabilization to the south, not much engineering is required.

**Environmental Review:** The proposed project is Categorical Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction) and Section 15332 (In-Fill Development) of the CEQA Guidelines.

**Recommendation:** Staff recommends that the Planning Commission open the public hearing, receive a presentation of the project by the architect, receive public testimony, deliberate regarding the merits of this project, and adopt Resolution No. PC 16-261 with a condition to reduce the size of the accessory structure to 2,000 square feet and a condition that it cannot be finished as "conditional space" and may not ever be used for residential purposes.

**Public Hearing Opened:** Chairperson Kuba opened the public hearing and asked those wishing to speak in favor or opposition to come forward and be heard.

**Public Testimony:** Mr. John Sheng (applicant) addressed the accessory structure size problem by proposing to connect the primary residence and accessory structure with a breezeway with a roof to make it one structure instead of two separate structures.

City Planner McIntosh stated that according to plan review this does not meet the intent of the Specific Plan. Ms. McIntosh suggested to continue the public hearing and have staff work with Mr. Sheng to find a solution to the problem.

Commissioner Dunst stated that connecting the two structures with a breezeway is an effort to circumvent the intent of the Specific Plan.

**Public Hearing Continued Open:** There being no further public testimony, Chairperson Kuba declared the public hearing closed.

**Motion:** Chairman Hernandez moved to continue the public hearing for 1390 Sharon Hill Lane to the October 26, 2016 Planning Commission meeting and directed staff to work with the applicant. Commissioner Novodor seconded the motion, which was carried by the following roll call vote:

**Approved:** AYES: Chairperson Kuba, Vice-Chairman Hernandez, Commissioners Dunst and Novodor  
NOES: None  
ABSENT: Commissioner Esparza  
ABSTAIN: None

Motion carried 4:0

**Public Comment:** None

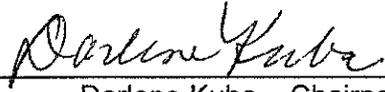
**Reports and Items for Future Agendas:** **Commission Members:** Commissioner Dunst stated that plants have died on the north side of Royal Oaks Trail because they did not get water. Karen Dunst also thanked City Planner McIntosh for being adamant with John Sheng regarding the project at 1390 Sharon Hill.

**City Manager:** City Manager Keith stated that Julio is doing a good job revitalizing the trail and also reported that some of the new plants have been stolen off Royal Oaks Trail. The City Manager reminded the Commissioners of the Bradbury Appreciation Event on Thursday, October 13, at the Congregation Ale House in Pasadena from 6-8 pm (evites have been sent).

**City Planner:** City Planner McIntosh distributed the Development Review - Project Status Log for September 2016.

**Adjournment:**

At 7:30 p.m. Chairperson Kuba adjourned the meeting to Wednesday, October 26, 2016 at 7:00 p.m.

  
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Darlene Kuba – Chairperson

ATTEST:

  
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Claudia Saldana - City Clerk