



# AGENDA

## PLANNING COMMISSION OF THE CITY OF BRADBURY REGULAR MEETING

WEDNESDAY, SEPTEMBER 28, 2016

7:00 P.M.

BRADBURY CIVIC CENTER

Located at

600 Winston Avenue, Bradbury, CA 91008

---

The City of Bradbury will gladly accommodate disabled persons wishing to communicate at a City public meeting. Should you need special equipment or assistance in order to communicate at a public meeting please inform the City Manager's Office at (626) 358-3218 a minimum of 72 hours prior to the scheduled meeting.

---

Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the City Clerk's Office during normal business hours.

---

1. PLEDGE OF ALLEGIANCE

2. ROLL CALL

Chairperson: Kuba  
Vice-Chairperson: Hernandez  
Commissioners: Dunst, Esparza, Novodor

3. APPROVE AGENDA Chairperson to approve agenda as presented or modified

4. MINUTES Approve minutes for meeting of August 24, 2016.

5. FAIR POLITICAL PRACTICES ACT

In compliance with the California State Fair Political Practices Act, each Planning Commissioner has the responsibility of disclosing any direct or indirect potential of a personal financial impact that could result from their participation in the decision making process.

**RECOMMENDATION:** Motion to receive and file the report as presented, or as modified.

6. PUBLIC HEARINGS

A. **412 Mount Olive Drive, Architectural Review AR 16-010, Neighborhood Compatibility NC 16-009.** 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. The architectural review is for construction over 1,000 square feet. The neighborhood compatibility is for exceeding 18 feet in height.

B. **1390 Sharon Hill Lane, Architectural Review AR 16-011, Neighborhood Compatibility NC 16-010.** This is a request to construct a new residence 10,143 square feet in size and an accessory structure 1,948 square feet in

size on an existing vacant property. This site is governed by a Specific Plan that was adopted in 2008.

**7. NEW BUSINESS**

- A. **399 Old Ranch Road, Architectural Review 13-283.** This is an informational item regarding a change to the footprint of this project, which moves the structure 15 feet to the west. An amendment to the Architectural Review and Neighborhood Compatibility is not required if the Commission finds that the same findings can be met.

**8. PUBLIC COMMENT**

Citizens wishing to address the Planning Commission on any matter not scheduled on this agenda may do so at this time. Please state your name and address clearly for the record and limit your remarks to five minutes.

*Please note that while the Planning Commission values your comments, the Planning Commission cannot respond nor take action until such time as the matter appears on a forthcoming agenda. Routine requests for action should be referred to City staff during normal business hours 8:30 a.m. - 5:00 p.m., Monday through Friday (626) 358-3218.*

**8. REPORTS AND ITEMS FOR FUTURE AGENDAS**

- A. Items from Commission Members  
B. City Manager  
C. City Planner – Monthly status report

**9. ADJOURNMENT**

The Planning Commission will adjourn to the regular meeting on **Wednesday, October 26, 2016.**

"I, Claudia Saldana, City Clerk, hereby certify that this agenda was duly posted at the Bradbury Civic Center entrance no later than **Friday, September 23, 2016, at 5:00 p.m.**"

  
City Clerk - City of Bradbury