

**MINUTES OF A REGULAR MEETING OF THE  
PLANNING COMMISSION OF THE CITY OF BRADBURY,  
HELD ON SEPTEMBER 26, 2012 AT 7:00 PM  
IN THE BRADBURY CIVIC CENTER**

**Meeting Called to Order:** The meeting of the Planning Commission of the City of Bradbury was called to order by Chairman Novodor at 7:00 p.m.

**Pledge of Allegiance:** Chairman Novodor led the pledge of Allegiance.

**Roll Call:** PRESENT: Chairman Novodor, Vice-Chairperson Kuba, Commissioners Hernandez and Esparza  
ABSENT: Commissioner Dunst  
STAFF: City Manager Keith and City Planner Meyer, City Clerk Saldana and Management Analyst Kearney

**Commissioner Dunst Excused:** Commissioner Dunst was excused from the meeting for the Yom Kippur holiday.

**Approval of Agenda:** Vice-Chairperson Kuba made a motion to proceed with the agenda as presented. Commissioner Esparza seconded the motion, which carried.

**Approval of August 22, 2012 Minutes:** Commissioner Hernandez made a motion to approve the minutes of the August 22, 2012 Planning Commission meeting. Vice-Chairperson Kuba seconded the motion, which carried.

**Compliance with California Political Reform Act:** In compliance with the California Political Reform 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. The Commissioners disclosed the following information relative to the items contained on the agenda:

**2020 Gardi Street:** Commissioners residing within 500 feet of 2020 Gardi Street:  
*None*

**500 Winston Ave:** Commissioners residing within 500 feet of 500 Winston Avenue:  
*Commissioner Dunst*

**388 Long Canyon Road:** Commissioners residing within 500 feet of 388 Long Canyon Road:  
*Commissioner Hernandez*

**Motion:** Vice-Chairperson Kuba made a motion to receive and file the report as presented. Commissioner Esparza seconded the motion, which carried.

**AR 11-259 & NC 11-95 for 2020 Gardi Street:** City Planner Meyer stated that the property owners, Chin Yu Yeh and Terri T. Cheong, are requesting approval of plans to construct a new 10,720 square foot multi-story 6-bedroom, 10-bath single-family dwelling unit with an attached 5-car covered parking area containing 1,575 square feet. The proposed project also includes a swimming pool and spa and a wine cellar.

**Trees:** City Planner Meyer stated that the property used to be an orchard. Twenty-seven (27) trees will be removed, including 21 fruit trees and 6 mature oak trees.

**General Plan And Zone:** The City's adopted General Plan designates the subject property as Residential/Agricultural 1-acre minimum. The proposed multi-story single-family dwelling unit and accessory structures are consistent with the goals and objectives of the City's adopted General Plan. The subject property contains 1.126 gross acres of land area.

**Environmental Assessment:** 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 is recommending that the Planning Commission take the following action:

**A. Environmental:** approve an environmental Categorical Exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Sections 15303 and 15332; and

**B. Findings:** adopt the findings of fact relative to the submitted applications.

**Questions from the Commission:** Commissioner Esparza inquired if the project meets all the requirements on the south side. The answer is yes.

Chairman Novodor wanted to know if we have the ability to change the driveway.

City Planner Meyer stated that the project will take 1-2 years to build and the driveway could be addressed later.

**Public Hearing Opened:** Chairman Novodor opened the Public Hearing and asked those wishing to speak in favor or opposition to come forward and be heard.

**Public Testimony:** Mr. Twen Ma, Architect, stated that he has been a resident of Bradbury for 28 years and that his client purchased this vacant lot 6 years ago to build his dream house. Horse barns are planned for the future.

Chairman Novodor inquired if there are any plans for a public sewer connection. Mr. Ma replies yes.

William and Monica Anderson, 2040 Gardi Street, the neighbors on the east side, stated that they are not in opposition of the project but that they were concerned about the driveway.

**Public Hearing Closed:** There being no further public testimony, Chairman Novodor declared the Public Hearing closed.

**Motion:** Vice-Chairperson Kuba moved to adopt Resolution No. 12-217.PC, approving Architectural Review No. AR 11-259 and Neighborhood Compatibility Application No. 11-95 for 2020 Gardi Street, subject to the conditions in the staff report dated September 26, 2012. Commissioner Esparza seconded the motion, which was carried by the following roll call vote:

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

Motion passed 4:0

**AR 12-273,  
NC 12-98 and  
V 12-72 for  
500 Winston Ave.:  
(Chadwick)**

City Planner Meyer stated that the property owners, John Chadwick and Judith Kline, are requesting approval of plans to construct a two-story 2,582 square foot addition to the existing single-story residential dwelling unit. The project includes interior remodeling. An office, exercise room and an entertainment room will be added to the ground floor and a new master bedroom suite will be added to the second floor.

**Variance  
Request:**

The applicant is requesting approval of a variance to reduce the required 100-foot wide rear yard setback to 90 feet in order to accommodate the proposed addition.

**General Plan  
And Zone:**

The City's adopted General Plan designates the subject property as Residential/Agricultural 1-acre minimum. The proposed multi-story single-family dwelling unit and accessory structures are consistent with the goals and objectives of the City's adopted General Plan. The subject property contains 3.04 gross acres of land area.

**Environmental  
Assessment:**

The proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Minor Additions) and Section 15332 of the CEQA Guidelines.

**Recommendation:**

Staff is recommending that the Planning Commission take the following action:

**A. Environmental:** approve an environmental Categorical Exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15332 (In-Fill Development) of the CEQA Guidelines; and

**B. Findings:** adopt the findings of fact relative to the submitted applications.

**Public Hearing  
Opened:**

Chairman Novodor opened the Public Hearing and asked those wishing to speak in favor or opposition to come forward and be heard.

**Public  
Testimony:**

Frank Loni, Project Architect with Anderson Design Group, was present to answer questions about the proposed project.

Commissioner Hernandez inquired about the existing roof material and if the addition is going to match. Mr. Loni stated that the matching roof material could not be found, but the new roof will be a close match.

**Public Hearing Closed:** There being no opposition, Chairman Novodor declared the Public Hearing closed.

**Motion:** Commissioner Esparza made a motion to adopt Resolution No. 12-218.PC, approving Architectural Review No. AR 12-273, Neighborhood Compatibility Application No. NC 12-98 and Variance Application No. 12-72 for 500 Winston Avenue, subject to the conditions in the staff report dated September 26, 2012. Vice-Chairperson Kuba seconded the motion, which was carried by the following roll call vote:

AYES: Chairperson Novodor, Vice-Chairperson Kuba, Commissioners Hernandez and Esparza

NOES: None

ABSENT: Commissioner Dunst

Motion passed 4:0

**Commissioner Hernandez Leaves Dais:** Commissioner Hernandez, who resides within 500 feet of 388 Long Canyon Road, recused himself from the decision making process concerning this development application and stepped down from the dais.

**AR 12-275, NC 12-99 and V 12-73 for 388 Long Canyon:** City Planner Meyer stated that the property owner, Hieu Tai Tran, is requesting approval of plans to construct a two-story garage, 10-car carport and second unit to encroach into the 100-foot front yard setback at 388 Long Canyon Road. The total proposed addition will result in the creation of an 11-bedroom 15-bathroom, 23,367 square foot two-story single-family dwelling unit with an attached 4-bedroom, 4-bath, 2,492 square foot second dwelling unit.

**General Plan And Zone:** The City's adopted General Plan designates the subject property as Residential/Agricultural 5-acre minimum. The proposed construction activity which expands the site's current use as an existing single-family residence is consistent with the goals and objectives of the City's adopted General Plan. The subject property contains 9.12 gross acres of land area.

**Environmental Assessment:** The proposed project qualifies for a Class 1 Categorical Exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Minor Additions to Existing Facilities) as it involves addition to an existing structure that will not result in an increase of more than 50% of the existing floor area.

**Recommendation:** The Planning Department recognizes that the opportunities to expand the size of the existing dwelling unit are limited because of the topography of the 9-acre site. It is also noted that 3,000 square feet of the original dwelling that was to be used for covered parking has been converted to recreational uses. The applicant is proposing to convert an existing 6-car garage into additional recreational space. The resulting creation of an 11-bedroom, 15-bath, 23,367 square foot two-story single-family dwelling unit will have an increased demand for off-street parking and the availability of off-street parking spaces will be reduced.

Staff attempted to encourage the project architect to enclose the proposed carport so that the structure would meet the City's requirement for a least an 8-space garage. The architect was also encouraged to explore alternative locations for the proposed new structures so that the 100-foot wide front yard setback would not be reduced.

The project applicant believes that the project as proposed is the best solution to meeting the property owner's needs and to address the City's development standards.

**Planning  
Commission  
Direction:**

Staff believes that insufficient information as been submitted to provide a foundation for a recommendation regarding this development proposal.

Staff requests that the Planning Commission review this development proposal; solicit input from the community; deliberate on the issues covered in the staff report and provide direction to staff.

**Public Hearing  
Opened:**

Chairman Novodor opened the Public Hearing and asked those wishing to speak in favor or opposition to come forward and be heard.

**Public Testimony:**

Architect Steven Phillips stated that he is looking for direction from the Planning Commission.

Sam McRoberts, 424 Long Canyon Road, inquired about the justification for the variance. The house had only one owner and everything built was their choice and they maxed out. They converted the garage into recreation space. Is that legal? City Manager Keith replied that staff will look into the conversion of the garage. Mr. Roberts stated he can see this house every day and that enough is enough.

Alan DeVault, 244 Barranca Road, stated that he has a problem with the variance request and that a variance should only be granted if there are proper reasons.

**Discussion:**

Commissioner Esparza wanted to know what the objection of the HOA was. Staff did not know.

Vice-Chairperson Kuba stated that she would like to see an alternative plan and continue the Public Hearing.

**Public Hearing  
Continued to  
November Meeting:**

Following discussion, the Public Hearing was continued to the November 28, 2012 Planning Commission Meeting.

**Direction to  
Applicant:**

City Planner Meyer explained to the architect that the reason for the continuance is to provide sufficient time to reconsider the options regarding the placement of the proposed buildings and structures in the required front yard setback area. Mr. Meyer stated that he will be happy to meet with the architect to explore alternative development options.

**Commission  
Hernandez back:**

Commissioner Hernandez rejoined the meeting.

**Public Comment:**

None

**Reports and Items  
for Future Agendas:**

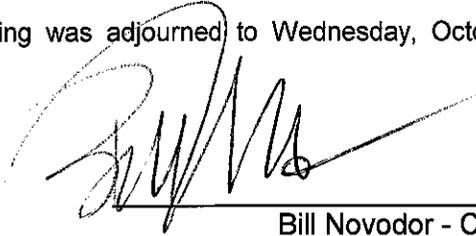
A. Commission Members: Nothing to report.

B. City Manager: City Manager Keith reminded the Commissioners of the Bradbury Appreciation Event on October 4<sup>th</sup> at the Congregational Ale House in Azusa. The General Plan Steering Committee will meet on Monday, October 1<sup>st</sup> and the Finance Committee will meet on Tuesday, October 9<sup>th</sup>. Monday, October 8, is a Furlough Day. The City Manager also reminded everyone of the Buy-a-Brick program to raise funds for the Civic Center Landscaping.

C. City Planner: City Planner Meyer stated that there is an increased interest in new construction and remodeling. Mr. Meyer stated that despite this recent increase, we will still try to "go dark" and not to have a meeting in December. City Planner Meyer also gave the Department Status Report Update.

**Adjournment:**

At 8:38 p.m. the meeting was adjourned to Wednesday, October 24, 2012 at 7:00 p.m.



Bill Novodor - Chairman

**ATTEST:**

  
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Claudia Saldana - City Clerk