

**MINUTES OF A REGULAR MEETING OF THE
PLANNING COMMISSION OF THE CITY OF BRADBURY,
HELD ON MAY 25, 2011 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 Chairperson Dunst at 7:00 p.m.

Pledge of Allegiance: Chairperson Dunst led the pledge of Allegiance.

Roll Call: PRESENT: Chairperson Dunst, Vice-Chairman Novodor, Commissioners Kuba, Gifford and Hernandez
ABSENT: None
STAFF: City Manager Keith, City Planner Meyer, City Clerk Saldana and Management Analyst Petsas

Approval of Agenda: Commissioner Kuba moved to approve the agenda as presented. Commissioner Gifford seconded the motion, which carried.

Approval of April 27, 2011 Minutes: Commissioner Gifford moved to approve the minutes of the April 27, 2011 Planning Commission meeting. Commissioner 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:

239 Deodar Lane: Commissioners residing within 500 feet of 239 Deodar Lane:
None

241 Deodar Lane: Commissioners residing within 500 feet of 241 Deodar Lane:
None

Motion: Commissioner Kuba made a motion to receive and file the report as presented. Commissioner Gifford seconded the motion, which carried.

AR 11-260 and NC 11-96 for 239 Deodar Lane: (Wescott Christian Center) City Planner Meyer stated that the applicant, Mr. Cary Stevens of Landa-Stevens Architects, is requesting approval of plans to remodel the interior of an existing single-story, single-family dwelling unit, demolish an existing single-story guesthouse and garage; and add a two-story addition consisting of 3,793 square feet of habitable area and construct an attached garage containing 1,391 square feet of enclosed floor area. The project also includes site improvements that provide for improved access for emergency services. A freestanding porte-cochere will be constructed over the new driveway. Staff presented a slide show of photographs of the property in its current state.

General Plan and Zone: The City's adopted General Plan designates the subject property as Residential/Agriculture 5-acre minimum. The proposed development project is consistent with the goals and objectives of the City's adopted General Plan in terms of density and land use. The subject property is zoned A-5 and contains 5.06 gross acres of land area. City Planner Meyer stated that this site is not subject to the City's Hillside Development Standards.

Environmental Assessment: The proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Minor Additions to Existing Facilities) and Section 15304 (Minor Alterations to Land).

Recommendation: The Planning Department recommends that the Planning Commission approve an environmental Categorical Exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15304 of the CEQA guidelines and adopt the findings of fact relative to the submitted applications.

Disclosures: Disclosures by those Commissioners who visited the proposed site:
YES: Chairperson Dunst and Commissioner Hernandez
NO: Vice-Chairman Novodor, Commissioners Kuba and Gifford

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

Speaking in Favor: Mr. Cary Stevens, Landa-Stevens Architects, stated he had nothing to add to the City Planner's report and said he would be happy to answer any questions.

Public Hearing Closed: There being no further public testimony, Chairperson Dunst declared the public hearing closed.

Discussion: Commissioner Hernandez asked Chairperson Dunst if she had contacted the neighbor, Mr. Randall, about the proposed project, as he had gotten a call and Randall was quite upset. Chairperson Dunst stated she did contact the neighbor about a meeting with the architect. Commissioner Hernandez stated that the proposed project has zero impact on the Randall property. Chairperson Dunst and resident Patti DeVault, 244 Barranca Road, were also at this meeting and stated that Mr. Randall did not seem upset anymore and that the issues seemed to have been resolved.

Motion: Commissioner Kuba made a motion to adopt Resolution No. 11-212.PC conditionally approving Architectural Review Application No. 11-260 and Neighborhood Compatibility Review Application No. NC 11-96, subject to the conditions in the staff report dated May 25, 2011, for 239 Deodar Lane (Wescott Christian Center). Commissioner Gifford seconded the motion, which was carried by the following roll call vote:

Approved: AYES: Chairperson Dunst, Vice-Chairman Novodor, Commissioners Kuba Gifford and Hernandez
NOES: None
ABSENT: None

**AR 11-261 "M" for
241 Deodar Lane:
(Gene Scott, Inc.)**

City Planner Meyer stated that the applicant, Mr. Cary Stevens of Landa-Stevens Architects, is requesting approval of plans to widen the private street Barranca Road; and make site improvements to include a private driveway, fences, walls and vehicular access gates that will provide access to the 5-acre site addressed as 239 Deodar Lane.

**General Plan
and Zone:**

The City's adopted General Plan designates the subject property as Residential/Agriculture 5-acre minimum. The subject property is zoned A-5 and contains 2.08 gross acres of land area and is considered as non-conforming. The proposed development project is consistent with the goals and objectives of the City's adopted General Plan in terms of density and land use.

**Environmental
Assessment:**

The proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Minor Additions to Existing Facilities) and Section 15304 (Minor Alterations to Land).

Recommendation:

The Planning Department recommends that the Planning Commission approve an environmental Categorical Exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15304 of the CEQA guidelines and approve the submitted plans subject to compliance with the conditions in the staff report.

**City Planner
Meyer:**

City Planner Meyer stated that this item is not a Public Hearing but recommended the Commission consider opening up the discussion for public comment.

Public Comment:

Mr. Alan DeVault, 244 Barranca Road, asked if the dedication of the easement to the CSD reduces the net size of the lot and creates an even smaller size non-conforming lot. The Commissioners responded yes that was their understanding.

Motion:

Vice-Chairman Novodor moved to adopt Resolution No. 11-213.PC conditionally approving Architectural Review Application No. 11-261 "M" subject to the conditions in the staff report dated May 25, 2011, for 241 Deodar Lane (Gene Scott, Inc.). Commissioner Kuba seconded the motion, which was carried by the following roll call vote:

Approved:

AYES: Chairperson Dunst, Vice-Chair Novodor, Commissioners Kuba Gifford and Hernandez
NOES: None
ABSENT: None

Public Comment:

Mrs. Patti DeVault, 244 Barranca Road, wanted to know when the City Council and/or Planning Commission will address non-conforming lots in the Bradbury Estates. She stated she believed this item was on the agenda to be discussed at the upcoming joint meeting on June 9, but will be public have the opportunity to comment? City Manager Keith responded that a policy discussion regarding long-term planning is on the June 9th meeting agenda, which is a properly noticed open public meeting, but no action will be taken that night. Mrs. DeVault also stated that existing codes need to be enforced and that hardscapes should be reduced as they cause a great deal of heat. brought up heat from hardscapes.

**Reports and Items
for Future Agendas:**

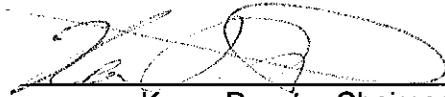
Planning Commissioners: Vice-Chairman Novodor stated that (trash) trucks are tearing up the newly paved street on Mount Olive Drive and leaving tire marks. There are also tire marks on the traffic calming sections. The chips in the median landscaping are grey and ugly. There are striping issues and the no parking sign is blocking the stop sign. Mr. Novodor stated that he is aware that the City is short of money but felt that these issues needed to be addressed. City Manager Keith stated that the project on Mount Olive is not yet completed and the striping will happen in the next few days. The City Engineer will check on the blocked stop sign. However, the City has no money to replace the chips as we have a large deficit going forward. Mrs. DeVault stated that she has free chips. Staff thanked Mrs. DeVault and will follow up on that offer.

City Manager: City Manager Keith reminded everyone of the joint meeting with the City Council and Planning Commission on Thursday, June 9, 2011 from 6 to 9 pm and stated that this meeting is open to the public. The discussion will focus on long-term goals for the community. No action will be taken at this meeting. Ms. Keith also reminded everyone to fill out their Bradbury Counts! Questionnaire.

City Planner: City Planner Meyer gave the Department Status Report, dated May 19, 2011. Mr. Meyer stated that the project at 172 Bliss Canyon Road has been completed. The issue regarding the trash enclosure at 123 Sawpit Lane is still in progress.

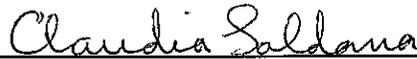
Adjournment:

The meeting was adjourned to the Joint Study Session with the City Council and Planning Commission on Thursday, June 9, 2011 at 6:00 p.m.



Karen Dunst - Chairperson

ATTEST:



Claudia Saldana - City Clerk