

**MINUTES OF A REGULAR MEETING OF THE  
PLANNING COMMISSION OF THE CITY OF BRADBURY,  
HELD ON MAY 26, 2010 AT 7:00 PM  
IN THE COUNCIL CHAMBERS AT CITY HALL**

- Meeting Called to Order:** The meeting of the Planning Commission of the City of Bradbury was called to order by Chairman Hernandez at 7:00 p.m.
- Pledge of Allegiance:** Chairman Hernandez led the pledge of Allegiance.
- Roll Call:** PRESENT: Chairman Hernandez, Vice-Chairman Dunst, Commissioners Kuba, Gifford and Novodor (Commissioner Novodor was sworn in on April 28, 2010)
- ABSENT: None
- STAFF: City Planner Meyer, City Manager Keith and City Clerk Saldana
- Approval of Agenda:** Commissioner Kuba moved to approve the agenda as presented. Commissioner Novodor seconded the motion, which carried.
- Reorganization:** City Planner Meyer stated that the Planning Commission adopted Resolution No. 04-134, establishing Commission Policy for determining the offices of Chairperson and Vice-Chairperson:
- A. *The Chairperson and Vice-Chairperson shall be appointed by the Planning Commission for a one-year term of office at the regular April Planning Commission Meeting of each year.*
  - B. *The term of Chairperson and Vice-Chairperson shall be on a rotating basis with no consecutive terms unless he or she is appointed unanimously for a second term; however in no event shall any member of the Planning Commission serve as Chairperson or Vice-Chairperson for more than two consecutive terms.*
  - C. *The Vice-Chairperson will typically be the Planning Commission member next in line for appointment to the office of Chairperson.*
- Appointment of Chairman:** Chairman Hernandez called for nominations to the office of Planning Chairman. Commissioner Gifford nominated Frank Hernandez to the office of Planning Chairman for another term. There were no further nominations.
- Roll Call Vote:** AYES: Chairman Hernandez, Vice-Chairman Dunst, Commissioners Kuba, Gifford and Novodor  
NOES: None  
ABSENT: None

**Appointment of Vice-Chairman:** Chairman Hernandez called for nominations to the office of Vice-Chairman and nominated Karen Dunst for another term. Commissioner Kuba seconded the nomination. There were no further nominations.

**Roll Call Vote:** AYES: Chairman Hernandez, Vice-Chairman Dunst, Commissioners Kuba, Gifford and Novodor  
NOES: None  
ABSENT: None

**Approval of January 28, 2010 Minutes:** Vice-Chairman Dunst moved to approve the minutes of the January 28, 2010 Planning Commission meeting. Commissioner Kuba seconded the motion, which carried. Commissioners Gifford and Novodor abstained.

**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:

**Agenda Items:** Zone Code Amendment No. ZCA 10-17:  
*Citywide*

**Motion to Receive and File Staff Memo:** Commissioner Kuba made a motion to receive and file the staff memorandum dated May 26, 2010. Vice-Chairperson Dunst seconded the motion, which carried.

**Zone Code Amendment No. 10-17:** City Planner Meyer stated that the City Council has determined that off-street parking and the storage of vehicles and equipment in the required setbacks has become a significant property maintenance issue and that existing regulations are inadequate and should be enhanced in order to protect the public health and welfare and preserve the character of the City.

Therefore, the Planning Commission has been directed by the City Council to examine existing provisions of the Bradbury Zoning Code regarding the prohibition of vehicle and equipment parking and storing in the required residential setbacks. After reviewing the City's regulations and the regulations adopted by other municipalities the City Council would like to receive recommendations from the Planning Commission how to best protect the public's health and welfare regarding this issue.

- General Plan:** The City's adopted General Plan establishes a goal to preserve the community character. The regulation of on-site storage of vehicles and equipment is consistent with the City's goal to protect the public's health and welfare to preserve the community's character.
- Zone:** The proposed regulation of the on-site parking and storage of vehicles and equipment would be applicable to all zones.
- Environmental Assessment:** The proposed project is Categorically Exempt from the provisions of the California Quality Act (CEQA) pursuant to Class 8, Section 15308 (Actions by Regulatory Agencies for Protection of the Environment) of the CEQA Guidelines.
- April Meeting Cancelled:** This item was continued from the April 28, 2010 Meeting, which was cancelled due to a lack of quorum.
- Background:** The City Council and Planning Commission have previously reviewed and modified the City's regulation of the parking and storage of vehicles and equipment. The City Council is of the opinion that the existing regulations are inadequate. The City Council is aware that a few residents store vehicles and equipment in the required front, side and rear yard setbacks. Vehicles and equipment that are stored in the required setbacks for extended periods of time and which are visible from public and private street represent blighting influences that detract the residential character of the community.
- Options:** The City Council would like the Planning Commission to review the issue and make recommendations that would address the following:
1. Prohibit long term storage of commercial vehicles, recreational vehicles, oversized vehicles, boats, trailers, equipment and dismantled or inoperable vehicles in the required yard areas that can be observed from public and private streets; and
  2. Prohibit the long term storage or parking of vehicles and equipment on unpaved surfaces in any of the required yard areas or locations that can be observed from any public or private street; and
  3. Create a public review process regarding any property owner or resident's required to provide on-site long term parking or storage of commercial vehicles, recreational vehicles, oversized vehicles, boats, trailers, equipment and dismantled or inoperable vehicles in the required yard areas that can be observed from public and private streets; and

**Options:**

4. Create development standards regarding the long term parking or storage of commercial vehicles, recreational vehicles, oversized vehicles, boats, trailers, equipment and dismantled or inoperable vehicles in the required yard areas that can be observed from public and private streets to include:
  - a) screening of vehicles and/or equipment from view from any public or private street;
  - b) require that any vehicle parking or storage area must be paved with impervious material approved by the City;
  - c) regulate the number of consecutive days per month or days per year that regulated vehicles and equipment visible from any public or private street may be stored on-site;
  - d) any other regulation that the Planning Commission deems appropriate in the regulation of the on-site parking and storage of regulated vehicles and equipment.

**Photographs/  
Examples:**

Staff has provided photographs of examples of vehicles and equipments stored on privately owned residential property that may be offensive to the surrounding neighborhood. The photographs are only meant as examples of what the City Council may find objectionable.

**Existing  
Regulations:**

The City of Bradbury has adopted the following regulations regarding on-site parking and storage of vehicles and equipment.

**Section 9.06.060.030(a)(9) Front Yard Storage.**

Trailers, campers, boats, recreational vehicles, construction equipments or other mobile equipment store or parked for more than seven (7) consecutive days in the front yard areas on any premises is prohibited.

**Section 9.06.060.030(a)(10) Vehicle Storage.**

Inoperable, wrecked, dismantled or abandoned automobiles, trucks, motorcycles, boats, trailers, recreational vehicles, campers, mobile equipment, buses or similar vehicles or equipment maintained or stored on any premises which are visible from a public or private street or adjacent property is prohibited.

**Section 9.06.060.030(a)(11) Vehicle, Front Yard Storage.**

Automobiles, trucks, motorcycles, boats, trailers, recreational vehicles, campers, mobile equipment or similar vehicles or equipment parked or stored on unpaved surfaces in the front yard area of any premises is prohibited.

**Existing Regulations:**

**Section 9.06.060.030(a)(22) Oversized Vehicles.**

The parking of an oversized vehicle, for more than seven (7) consecutive days, in the front yard, is prohibited; provided, however, that this provision shall not apply to the parking of a currently registered oversized vehicle in any area of the front yard that the Planning Commission has determined to be appropriately located and designed for such activity. As used in this provision, the term "Oversized Vehicle" means a vehicle that exceeds either 20 feet in length, 80 inches in width, or 82 inches in height.

**Recommendation:**

It is recommended that the Planning Commission take the following action:

1. Discuss the direction given by the City Council so as to clearly define the issues; and
2. Clearly identify information and materials that the Planning Commission will need in order to assist in its decision making capacity; and
3. Set the matter for a public hearing at the regular Planning Commission meeting of June 23, 2010.

**Discussion:**

The Planning Commissioners wanted to know if this item was brought before them because of complaints. City Planner Meyer stated that there were no complaints and that this item is Council initiated because it is an image issue about how Bradbury looks. The Council also feels that "good neighbors" don't want to complain.

Commissioner Gifford stated that Mr. Woods, 2337 Elda Street, has been given permission to park his RV in the same spot in the front yard for over 20 years and that it has been "grandfathered" in. City Planner Meyer stated that staff could not find anything in the records (minutes) stating that Mr. Woods has been given permission to park his RV there permanently.

Chairman Hernandez did not want "to open a can of worms" and asked if anyone has been cited. City Manager Keith stated that some residents have been cited as part of the code enforcement process. The Commissioners feared that the Wood RV situation could set a precedent.

Commissioner Novodor inquired if the City could require cars to be garaged. City Planner Meyer stated that that's the kind of feedback the Council is looking for.

**Discussion:**

Vice-Chairman Dunst felt that the City Council shouldn't listen to a couple of complainers and act with unintended consequences. Ms. Dunst stated that an RV could serve as a second home in case of an emergency. Ms. Dunst also stated she did not find the pictures taken by staff objectionable and who is to decide what constitutes an eyesore? Ms. Dunst was particularly concerned about the storage of horse trailers and other farm equipment on paved surfaces. Ms. Dunst stated that she doesn't have any paved surfaces on her property.

Commissioner Novodor suggested landscaping for screening purposes. Vice-Chairman Dunst interjected that with the new water conservation restraints it might become too costly to install new plants.

Commissioner Kuba was concerned about "grandfathered" items. How many years does it take to be grandfathered in? How many residents could claim the same status?

Chairman Hernandez stated the implementation won't be easy and suggested rules/restrictions for different zones.

Vice-Chairman Dunst said that horse properties have horse trailers. City Planner Meyer felt that the community was transitioning rural living into residential estates.

Chairman Hernandez was afraid that if the Planning Commission didn't do anything, the Council could do whatever they want. Vice-Chairman Dunst stated that she would attend the next City Council meeting and speak on this issue. City Manager Keith stated that the Planning Commissioners could all talk to their Council Representative and that staff is not looking for an answer tonight.

City Planner Meyer reiterated that the issue seemed to be visibility. Mr. Meyer agreed that there are internal inconsistencies in the code concerning paving and impervious materials. Staff will look into suggested alternatives to present at the next meeting.

**Motion:**

Commissioner Kuba made a motion to continue the discussion to the June 23 Planning Commission meeting. Vice-Chairman Dunst seconded the motion which carried. A public hearing date was not yet set.

**Public Comment:**

Alan De Vault, 244 Barranca Road, was concerned about the storage of horse trailers. Horse trailers need to be easily accessible in case of an emergency, such as a fire.

**Reports and  
Items for Future  
Agendas:**

City Manager: City Manager Keith stated that the City Council is planning a joint retreat with the Planning Commission in October (either Saturday, October 16, or Saturday, October 23) with a facilitator. The Civic Center Project is moving forward and staff is planning to vacate the premises in July. We will use Royal Oaks Elementary School for public meetings. The construction is estimated to last 6-9 month. The ground breaking is scheduled for July 26, 1010. The Budget Study Session is scheduled for Tuesday, June 8, at 6:30 pm. The Planning Commissioners are encouraged to attend and participate. On June 15 at 6 p.m. (before the regular City Council Meeting) there will be a SEMS/ICS overview. Again, Planning Commissioners are encouraged to attend this training.

City Planner: City Planner Meyer reported that three new dwelling units (Long Canyon Road, Old Ranch Road and Oak Shade Road) are reaching completion. There is no outcome on the Woodlyn Lane gate issue yet (still in arbitration). City Planner Meyer also distributed the most recent Department Status Report.

**Adjournment:**

At 8:00 p.m., Chairman Hernandez adjourned the meeting to Wednesday, June 23, 2010, at 7:00 p.m.

---

Frank Hernandez - Chairman

ATTEST:

---

Claudia Saldana - City Clerk