



# AGENDA

A REGULAR MEETING OF THE  
PLANNING COMMISSION OF THE CITY OF BRADBURY,  
TO BE HELD ON

WEDNESDAY, OCTOBER 23, 2013

at 7:00 P.M. IN THE BRADBURY CIVIC CENTER  
Located at  
600 Winston Avenue, Bradbury, CA 91008

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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.

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1. PLEDGE OF ALLEGIANCE

2. ROLL CALL

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

3. APPROVE AGENDA

Chairperson to approve agenda as presented or modified

4. MINUTES

The Planning Commission did not hold a meeting in September, therefore there are no minutes requiring approval.

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. Zoning Code Amendment ZCA 13-21** A zoning code text amendment to amend Sections 9.05.020.040 G, 9.05.030.040 G, 9.05.040.040 G, 9.05.050.040 G, 9.05.060.040 G of the Municipal Code to allow for less than a 3.5 to 12 pitch roof when the architectural style warrants such.

**B. 399 Old Ranch Road; AR 13-283** Public Hearing to consider a request by Han Lin to demolish all improvements on this site and construct a new single-family house, with guest house and other site amenities.

**C. 1271 Lemon Avenue; Conditional Use Permit 13-001** A request by California American Water (Cal Am) to install a new pump at an existing well.

**D. Zoning Code Amendment ZCA 13-20**

Overlay Zone to address setback requirements along Lemon, Winston and Royal Oaks Drive North. The City Council has directed that the Planning Commission discuss the options for increasing the distance from curb to private property improvements in parkways and front yard setback areas and make a recommendation to the City Council.

**7. NEW BUSINESS**

**A. Housing Element Update** - Introduction of the 2013 Housing Element Update. Staff will provide an update to the Planning Commission regarding the Housing Element update and invite public comment.

**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. Commission Members**
- B. City Manager**
- C. City Planner – Discussion of Winter Holidays and Planning Commission schedule.**  
Due to the Thanksgiving and Christmas holidays, staff is recommending the November and December Commission meetings be held on the 3<sup>rd</sup> Wednesdays – November 20 and December 18. There are five Wednesdays in January, therefore the Commission meeting that month will occur on January 22, 2014.

**10. ADJOURNMENT**

The next Planning Commission Meeting is a special meeting on **Wednesday, November 20, 2013**. This meeting is in lieu of the regular meeting which would fall on the Wednesday night before the Thanksgiving holiday.

"I, Claudia Saldana, City Clerk, hereby certify that this agenda was duly posted at the Bradbury Civic Center entrance on **Friday, October 18, 2013** at 5:00 p.m."

  
City Clerk - City of Bradbury