



MINUTES

PLANNING COMMISSION OF THE CITY OF BRADBURY

REGULAR MEETING

Wednesday, March 22, 2023 – 7:00 P.M.

BRADBURY CIVIC CENTER
600 Winston Avenue, Bradbury, CA 91008

1. Call to Order & Pledge of Allegiance

The Regular Meeting of the Planning Commission of the City of Bradbury was called to order by Chairperson Chelsea Halbmann at 7:00 p.m., followed by the Pledge of Allegiance.

2. Oath of Office

The Oath of Office was administered to newly appointed Planning Commissioner, Melodie Szymkowski, by Assistant City Clerk, Diane Jensen.

3. Roll Call

Present: Chairperson Chelsea Halbmann, Vice-Chairperson Darlene Kuba, Commissioners Frank Hernandez, Robert Jones, and Melodie Szymkowski.

Absent: None

Staff in attendance were City Manager Kevin Kearney, City Planner Jim Kasama, Assistant City Clerk Diane Jensen, and Management Analyst Sophia Musa.

4. Supplemental Information from Staff Regarding Agenda Items

None

5. Agenda

Vice-Chairperson Kuba moved to approve the agenda as presented. Commissioner Hernandez seconded the motion, which carried.

6. Minutes

Vice-Chairperson Kuba moved to approve the minutes for the February 22, 2023, Regular Meeting as presented. Commissioner Hernandez seconded the motion, which carried.

7. Fair Political Practices Act

The report states that for the project at 703 Braewood Drive, none of the Commissioners resides within 500 feet of the subject property. It was recommended that the report be received and filed as presented.

Vice-Chairperson Kuba moved to order the report received and filed as presented. Commissioner Hernandez seconded the motion, which carried.

8. Public Comment

None

9. Public Hearing

703 Braewood Drive – Planning Commission Resolution No. PC 23-309

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRADBURY, CALIFORNIA, SETTING FORTH THE FINDINGS OF FACT AND DECISION WITH A CATEGORICAL EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) TO CONDITIONALLY APPROVE ARCHITECTURAL REVIEW NO. AR 23-002 FOR A NEW DETACHED ACCESSORY STRUCTURE NEAR THE SOUTHWEST CORNER OF THE PROPERTY COMPRISED OF A 513 SQUARE-FOOT CRAFT WORKSHOP AND A 371 SQUARE-FOOT TRELLIS PATIO AND BARBEQUE AREA COVER WITH VARIANCE NO. V 23-001 TO ALLOW THE SOUTHERLY AND WESTERLY SETBACKS TO BE 10 FEET INSTEAD OF THE 15-FOOT REQUIREMENT AT 703 BRAEWOOD DRIVE

City Planner Kasama presented a report for Architectural Review No. AR 23-002 and Variance No. V 23-001. There were no questions from the Commissioners, and Chairperson Halbmann opened the public hearing.

Mr. Paul Mandelin, the owner of 703 Braewood Drive addressed the Planning Commission to explain the purpose of the proposed project and the difficulties encountered in siting and designing it.

Chairperson Halbmann asked if the existing landscaping will remain. Mr. Mandelin said, yes, it would remain.

There being no other speakers, Chairperson Halbmann closed the public hearing.

Commissioner Jones stated that the project is well designed.

Commissioner Hernandez asked if there were any comments from the neighbors. City Planner Kasama said that there were not.

Vice-Chairperson Kuba moved to adopt Resolution No. PC 23-309 as drafted to conditionally approve the project with a Categorical Exemption under the California Environmental Quality Act (CEQA). Commissioner Jones seconded the motion. The motion carried by the following 5 to 0 vote:

Ayes: Chairperson Halbmann, Vice-Chairperson Kuba, Commissioners Hernandez, Jones, and Szymkowski

Noes: None

10. Items from Staff and Commissioners

The Development Project Status Report for March 2023 was presented. Commissioner Hernandez asked about the two projects in the hillside areas. City Manager Kearney explained that both projects are no longer being processed. The Oak View Estates Project was for the westerly area and the applicant stopped the CEQA review and the project was terminated. The project for the easterly area was called the Chadwick Ranch Estates and it was put on hold by the applicant in July.

Upcoming agenda items – City Planner Kasama said that there is a project proposed for 409 Deodar Lane that has been approved by the Bradbury Estates, but will probably not be ready for the April meeting, and there are no other projects tracking for the April meeting.

Other matters – Management Analyst Musa said that the annual Community Cleanup would be on April 13 to the 15th, with shredding to be provided on the 15th. There would also be composting kits available.

There were no items raised by the Commissioners.

11. Adjournment

At 7:14 p.m., Chairperson Halbmann adjourned the meeting to the regular meeting scheduled for 7:00 p.m. on Wednesday, April 26, 2023, at the Bradbury Civic Center.



Chelsea Halbmann, Chairperson



Diane Jensen, Assistant City Clerk