

# **MINUTES**

## **PLANNING COMMISSION OF THE CITY OF BRADBURY**

### **REGULAR MEETING**

**Wednesday, August 23, 2023-7:00pm.**

**BRADBURY CIVIC CENTER  
600 Winston Avenue, Bradbury, CA 91008**

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#### **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 7:02 p.m. followed by the Pledge of Allegiance.

#### **2. Roll Call**

Present: Chairperson Halbmann (remote), Vice-Chairperson Kuba and Commissioner Szymkowski.

Absent: Commissioners Hernandez and Jones.

Staff: City Planner Kasama, City Clerk Jensen and Management Analyst Flores.

Vice Chairperson Kuba made a motion to excuse Commissioner Hernandez from the meeting. Chairperson Halbmann seconded the motion which carried unanimously. Chairperson Halbmann made a motion to excuse Commissioner Jones from the meeting and Vice-Chairperson Kuba seconded the motion which carried unanimously.

#### **3. Planning Commission Reorganization and New Roll Call**

Per the Municipal Code, Vice-Chairperson becomes Chairperson and the newest Commissioner with at least one year on the Planning Commission becomes Vice Chairperson. New Roll Call taken.

Present: Chairperson Kuba, Commissioners Szymkowski and Halbmann.

Excused Absence: Vice-Chairperson Hernandez and Commissioner Jones.

Staff: City Planner Kasama, City Clerk Jensen and Management Analyst Flores.

#### **4. Supplemental Information from Staff Regarding Agenda Items** – City Planner Kasama stated there was none.

#### **5. Agenda Approval**

Commissioner Szymkowski made a motion to approve the agenda as presented. Chairperson Kuba seconded the motion which carried unanimously.

#### **6. Minutes**

Commissioner Szymkowski made a motion to approve the Minutes for the Regular Meeting of May 24, 2023 and the Adjourned Meeting of May 30, 2023 at the next Planning Commission meeting on September 27, 2023. Chairperson Kuba seconded the motion which carried unanimously.

## **7. Public Comment**

City Manager Kearney stated that there were no members of the public present.

## **8. Public Hearing**

The three proposed ordinances are in preparation for the adoption of the 6th Cycle Housing Element.

### **A. REASONABLE ACCOMODATIONS POLICY & PROCEDURE**

In 2019, The City of Bradbury adopted an Ordinance crafted by the City of Oakland in response to concerns raised by a Disability Rights Advocacy Group. Updates eliminate "subjectivity" from the process and provide for a much timelier process instead of referencing the Planning Commission.

*RECOMMENDATION:* Planning Commission conduct a public hearing to adopt PC Resolution No. 23-311 and the City Council move to adopt proposed Ordinance No. 386.

Chairperson Kuba opened and then closed the Public Hearing due to no public comments. Commissioner Halbmann proceeded to make a motion to adopt PC Resolution No. 23-311 and Chairperson Kuba seconded the motion.

AYES: Chairperson Kuba, Commissioner Halbmann and Commissioner Szymkowski.

NOES: None.

ABSENT: Excused Commissioners Hernandez and Jones.

*MOTION CARRIED: 3:0*

### **B. DENSITY BONUS LAWS**

Proposed ordinance #387 adds to the City of Bradbury's municipal code the density bonus provisions as required by state law. The proposed ordinance is to adopt state regulations by reference. This is preferred due to the complexity of the regulations and with the historic frequency with which they've been amended by the state. It would also eliminate coming before the Planning Commission and then the City Council every time the Ordinance needed amending as it would automatically be amended anytime the State amended them.

*RECOMMENDATION:* Planning Commission conduct a public hearing and then find that proposed Ordinance #387 is exempt from CEQA and that the Commission adopt PC Resolution No. 23-312 and that the City Council adopt Proposed Ordinance No. 387.

Chairperson Kuba opened and then closed the Public Hearing due to no public comments. Commissioner Szymkowski made a motion to adopt PC Resolution No. 23-312 and Commissioner Halbmann seconded the motion.

AYES: Chairperson Kuba, Commissioner Halbmann and Commissioner Szymkowski.

NOES: None.

ABSENT: Excused Commissioners Hernandez and Jones.

*MOTION CARRIED: 3:0*

**C. AMEND SECONDARY LIVING QUARTER REGULATIONS** *(guest houses, accessory dwelling units, etc.)*

ADU's vs. SB9 units: It has been clarified that legislation intended that both types of units are allowed and not an "either/or" situation.

Applicability of Fire Sprinklers: Backed by numerous findings for justification, the City of Bradbury crafted its own "Firezone ADU" requiring fire sprinklers in all dwelling whether the main dwelling has them or not. The City is confident that the Housing and Community Development (HCD) will not oppose their "Firezone ADU" requirements because ADU's and SB9 units are permitted anywhere in Bradbury with the exception of three narrow streets (Woodlyn Lane from Bradbury Hills Road to El Cielo, all of Bradbury Hills Road and Furlong from Deodor to Long Canyon) which are not wide enough to allow trucks and cars to pass or no adequate access.

Allowable Building Height: Initially 16 feet and now discussions are for 18 feet or 25 feet is unit is attached to primary dwelling. The City of Bradbury is allowing 18 feet across the board to avoid any confusion going forward.

RECOMMENDATION: Planning Commission conduct a public hearing and then find that proposed Ordinance #388 is exempt from CEQA and that the Commission adopt PC Resolution No. 23-313 and that the City Council adopt Proposed Ordinance No. 388.

Chairperson Kuba opened and then closed the Public Hearing due to no public comments. Commissioner Szymkowski made a motion to adopt PC Resolution No. 23-313 and Commissioner Halbmann seconded the motion.

AYES: Chairperson Kuba, Commissioner Halbmann and Commissioner Szymkowski.

NOES: None.

ABSENT: Excused Commissioners Hernandez and Jones.

MOTION CARRIED: 3:0

**9. Items from Staff and Commissioners**

A. Development Project Status Report - None

B. Upcoming agenda items and other matters:

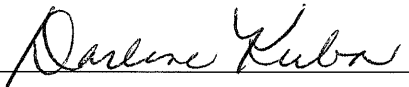
i. Review updated Housing, Safety, and Land Use Elements.

ii. Affordable Housing Overlay Zone to go with the Housing Element Process. All commissioners chose to have these documents printed and delivered rather than reading on the City's website.

**10. Adjournment**

At 7:21p.m., Commissioner Szymkowski made a motion to adjourn the meeting. Chairperson Kuba seconded this motion. The meeting was adjourned to a regular meeting scheduled for Wednesday, September 27, 2023, at the Bradbury Civic Center.

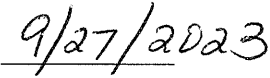
Signed by:



Darlene Kuba, Chairperson



Diane Jensen, City Clerk



Date



Date