

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION
OF THE CITY OF BRADBURY, HELD ON JULY 26, 2017 AT 7:00 PM
IN THE BRADBURY CIVIC CENTER**

Meeting Called to Order and Pledge of Allegiance: The regular meeting of the Planning Commission of the City of Bradbury was called to order by Chairperson Kuba at 7:00 p.m. Commissioner Hernandez led the Pledge of Allegiance.

Roll Call: PRESENT: Chairperson Kuba, Vice-Chairperson Dunst, Commissioners Esparza, Hernandez and Novodor

ABSENT: None

STAFF: City Manager Kearney, City Planner Kasama, City Clerk Saldana and Management Analyst Parker-St John

Approval of Agenda: Vice-Chairperson Dunst moved to approve the agenda as presented. Commissioner Novodor seconded the motion which carried.

Approval of June 28, 2017 Minutes: Commissioner Novodor made a motion to approve the minutes of the June 28, 2017 Planning Commission meeting. Vice-Chairperson Dunst seconded the motion which carried.

Compliance with Fair Political Practices Act: In compliance with the California State Fair Political Practices 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.

Public Hearings: 7.A 1390 Sharon Hill Lane
Commissioners residing within 500 feet of 1390 Sharon Hill Lane:
None

7.B 62 Deodar Lane
Commissioners residing within 500 feet of 62 Deodar Lane:
None

Motion: Vice-Chairperson Dunst made a motion to order the Fair Political Practices Report dated July 21, 2017 received and filed. Commissioner Novodor seconded the motion which carried.

Consent Calendar:

- A. **1535 Royal Oaks Drive North** (formerly 1533 Royal Oaks)
Architectural Review AR 17-001, Neighborhood Compatibility NC 17-001
Adopt Resolution No. 17-264 approving the project.
- B. **1533 Royal Oaks Drive North**
Architectural Review AR 17-002, Neighborhood Compatibility NC 17-002
Adopt Resolution No. 17-265 approving the project.
- C. **689 Winston Avenue** (formerly 1533 Royal Oaks)
Architectural Review AR 17-003
Adopt Resolution No. 17-266 approving the project.

Consent Calendar: The Planning Commission conducted a public hearing for each of these projects on June 28, 2017 and directed staff to prepare the Resolutions of approval for the July meeting. City Manager Kearney stated that the Planning Commission can approve the Consent Calendar with one motion.

Discussion: Vice-Chairperson Dunst was concerned with the width of the walking path (10 feet on Winston & 5 feet on Royal Oaks) from a safety aspect. Architect Robert Tong, who was present for another project this evening, stated that the landscape architect is on vacation and that he had no specifics available right now. City Manager Kearney intervened stating that these three projects were already approved at the last meeting and that the Planning Commission just needs to approve the Resolutions at this time.

Motion to Approve Consent Calendar: Commissioner Novodor made a motion to approve the Consent Calendar, as presented. Vice-Chairperson Dunst seconded the motion, which was carried by the following roll call vote:

AYES: Chairperson Kuba, Vice-Chairperson Dunst, Commissioners Esparza, Hernandez and Novodor

NOES: None

ABSENT: None

ABSTAIN: None

Motion carried 5:0

New City Planner Introduced: City Manager Kearney introduced the new City Planner, Jim Kasama. Anne McIntosh, our previous City Planner, has accepted a full-time position with the City of Manhattan Beach and has tendered her resignation. Anne has been working with Jim during the transition.

1390 Sharon Hill Lane: *Architectural Review AR 16-011*
Neighborhood Compatibility NC 16-010

Project Description and Background: A public hearing for this project was held by the Planning Commission on September 28, 2016 and continued to December 2016. The Commission directed the applicant, John Sheng, to redesign the proposed garage, specifically reducing the square footage to eliminate non-parking areas, and to reduce the massing accordingly. The plans were not ready for the December 14, 2016 meeting and the Planning Commission denied the proposed design, but specified that the applicant could have a new hearing if the plans were ready prior to June 2017. Another hearing was conducted on May 3, 2017 and the Commission directed the applicant to reduce the height of the garage.

The applicant has submitted revised plans. Staff asked the architect to show the parking on the garage plan. The plan now includes four automobile parking spaces, plus one RV parking space. The height of the structure has been reduced from 28 feet to 22 feet, four inches (22'4"). The floor area of the garage has been reduced by eliminating the 1,313 square foot loft and storage, but increasing the footprint from 1,948 to 1,989 square feet.

Analysis: Staff believes that the revised plans can be approved as conditioned.

Recommendation: It is recommended that the Planning Commission receive a staff report and a presentation of the revised project by the architect, receive public testimony, and approve Resolution No. 17-268, including the condition that the height of the garage be no more than 19 feet 4 inches in height and the floor area of the garage/accessory structure be kept below 2,000 square feet.

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

Public Testimony: John Sheng, Architect, presented the revised plans to the Planning Commission.

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

Motion to Approve: Commissioner Hernandez moved to adopt Resolution No. 17-268: A Resolution of the Planning Commission of the City of Bradbury, California, setting forth its findings of fact and decision relative to Architectural Review Application AR 16-011 and Neighborhood Compatibility Application NC 16-010, approving a new residence and accessory structure at 1390 Sharon Hill Lane. Commissioner Novodor seconded the motion, which was carried by the following roll call vote:

AYES: Chairperson Kuba, Vice-Chairperson Dunst, Commissioners Esparza, Hernandez and Novodor

NOES: None

ABSENT: None

ABSTAIN: None

Motion carried 5:0

62 Deodar Lane: *Architectural Review AR 17-007*

Project Description: City Planner Kasama stated that this is a request to construct a tennis court and related amenities (fence, lighting, landscape) at 62 Deodar Lane in the A-5 Zone. The Architectural Review is required for any project over 1,000 square feet in size.

The proposed development area is an existing graded and flat pad. The property drops off dramatically with steep slopes to the west and south. These slope areas are heavily forested with oak trees, with provide a visual buffer of the improvements on the site to the streets and neighbors below.

In order to construct the tennis court, an existing 628 square foot garage will be demolished. Currently, the garage is attached to the house via a breezeway that will also be demolished. The remaining roof will be intact and the wall patched. There is enough parking on the site, even after the garage demolition, to meet the code required parking.

Court Fencing and Lighting:	The development code has specific requirements for court fencing and lighting: No more than six light standards no higher than 15 feet in height. Fence height of no more than 12 feet provided that no part of such court fence shall be constructed within the required side yard or within 25 feet of an alley.
Landscape Review:	An arborist's analysis by Michael Crane of ArborCare, Inc. was provided and reviewed by the City's landscape consultant, Armstrong & Walker. Two trees are required to be removed to make room for the tennis court – one Japanese Evergreen Pear, and one Southern Magnolia. Neither tree is a native species. The report also included information about Coast Live Oak trees that are in the work zone and haul route. There is an existing paved asphalt driveway that will be used for site access. With some minor conditions, these trees can be easily protected.
Engineering Review:	A preliminary grading and drainage plan has been included with the submittal. One notable feature is a new erosion control wall along the entire west side of the new court area using sand bags. The City Engineer will approve a grading and drainage plan at the time the construction drawings are submitted to building & safety.
Environmental Review:	The proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction) and Section 15332 (In-Fill Development) of the CEQA Guidelines.
CSD and HOA Comments:	<p>At the June Board meeting, the proposed project to remove the existing garage and portico to allow construction of a new tennis court was reviewed. The Board supports the request under the condition that the tennis court has black vinyl fencing and fully shaded lights. The homeowner has agreed to a condition of the CSD to remove the lover gate onto Deodar Lane completely, install new CSD-approved concrete rolled curbs and set back the new wrought iron fencing 15 feet from the back of the curb.</p> <p>The fire hydrant at the Sawpit intersection will be relocated back three feet behind the new curbing. The new entrance gate and paving material was reviewed and approved. The street and parkway improvements need to be completed prior to pouring any concrete for the tennis court.</p>
Recommendation:	It is recommended that the Planning Commission receive a staff report, receive public testimony, and adopt Resolution No. PC 17-267, approving the Major Architectural Review for the tennis court and landscape features.
Public Hearing Opened:	Chairperson Kuba opened the public hearing for 62 Deodar Lane and asked those wishing to speak in favor or opposition to come forward and be heard.
Public Testimony:	Robert Tong, Architect, presented the project to the Commission.

Public Testimony: Catherine Gordon, 1026 Wildrose and 122 Rose Lane, Monrovia, was concerned that the slope is unstable and stated that there was lots of run-off from the property during the winter rains. Ms. Gordon also reported a dead tree on the slope. City Manager Kearney replied that the City's Engineering firm, RKA, will inspect the slope and dead tree.

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

Discussion: Vice-Chairperson Dunst was also concerned about the tennis court lights reflecting into the eyes of drivers.

Mr. Richard Smith, Contractor, stated that all tennis courts lights are shielded and have LED lights that cost \$3,000 each.

Motion to Approve: Following discussion, Vice-Chairperson Dunst made a motion to approve the project as presented. Commissioner Novodor seconded the motion, which was carried by the following roll call vote:

AYES: Chairperson Kuba, Vice-Chairperson Dunst, Commissioners Esparza, Hernandez and Novodor

NOES: None

ABSENT: None

ABSTAIN: Commissioner Esparza

Motion carried 5:0

Resolution No. PC 17-267: City Planner Kasama stated that he will prepare Resolution No. 17-267 approving Architectural Review Application No. 17-007 for adoption by the Planning Commission at the August meeting.

Public Comment: None

Reports and Items for Future Agendas: **City Manager:** City Manager Kearney stated that the City Council picked a new date for the joint City Council & Planning Commission Retreat. The new (tentative) date is Saturday, January 20, 2017, from 8:30 am to noon at the Monrovia Canyon Cabin. The City Council is considering hiring a facilitator for the retreat. Commissioner Esparza stated that she would be unable to attend due to a scheduling conflict.

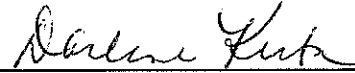
Planning Commissioners:

Commissioner Novodor stated that the property owner at 2428 Mount Olive Lane put up a gate again and he was under the impression that the gate had to be removed.

Vice-Chairperson Dunst asked the City Manager to have the City's Landscaping Company trim up the trees on Royal Oaks Trail to make room for horse riders. Ms. Dunst also suggested to put something in the Newsletter that horses have the right-of-way (slow and wide).

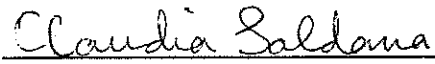
Adjournment:

At 7:45 p.m. Chairperson Kuba adjourned the meeting to Wednesday, August 23, 2017 at 7:00 p.m.



Darlene Kuba – Chairperson

ATTEST:



Claudia Saldana - City Clerk