

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION
OF THE CITY OF BRADBURY, HELD ON JUNE 28, 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. Vice-Chairman 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 McIntosh, City Clerk Saldana and Management Analyst Parker-St John
- Approval of Agenda:** Commissioner Novodor moved to approve the agenda as presented. Commissioner Esparza seconded the motion which carried.
- Approval of May 31, 2017 Minutes:** Commissioner Hernandez moved to approve the minutes of the May 31, 2017 Planning Commission meeting. Commissioner Novodor seconded the motion which carried. Vice-Chairperson Dunst abstained.
- 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:**
- 6.A 128 Palm Hill Lane:
Commissioners residing within 500 feet of 128 Palm Hill Lane:
None
- 6.B 1535 Royal Oaks Drive North (formerly 1533 Royal Oaks Drive)
Commissioners residing within 500 feet of 1535 Royal Oaks Drive:
None
- 6.C 1533 Royal Oaks Drive North:
Commissioners residing within 500 feet of 1533 Royal Oaks Drive:
None
- 6.D 689 Winston Avenue (formerly 1533 Royal Oaks Drive):
Commissioners residing within 500 feet of 689 Winston Avenue:
None
- 6.E 1390 Sharon Hill Lane:
Commissioners residing within 500 feet of 1390 Sharon Hill Lane:
None
- Motion:** Vice-Chairperson Dunst made a motion to order the Fair Political Practices Report dated June 23, 2017 received and filed. Commissioner Esparza seconded the motion which carried.

128 Palm Hill Lane:	<i>Architectural Review AR 17-004</i> <i>Neighborhood Compatibility NC 17-003</i>
Project Description:	City Planner McIntosh stated that this is a request by John Barber on behalf of property owner Sabraj Nijjar to demolish an existing single-family house and construct a new 14,015 square foot single-family house, 2,500 square foot guest house, 1,996 square foot barn, and 12,887 square foot recreational arena. The new improvements will be constructed on the exiting graded pad and much of it is on the footprint of the existing development. The Architectural Review is for a structure over 1,000 sq. ft. in size. The Neighborhood Compatibility is for structures greater than one story in height.
Site Plan:	The project is proposed on a 5-acre, relatively flat site in the Bradbury Estates. The lot is irregular in shape. The proposed site plan is a combination of the highly designed and landscaped house area towards the front of the property, a pasture and barn area to the northwest of the house, and a large sports arena at the rear. There is also an undeveloped natural area to the east of the house. A series of meandering paths and walkways connects all components of the site.
Architectural Design:	The applicant has chosen a half-timber gabled roof style that is reminiscent of a Swiss Chalet or English Tudor. The theme is carried out through all of the structures on the property.
Project Height:	The project is 35 feet in height and therefore must comply with the findings in Section 9.04.050 for Neighborhood Compatibility, as well as the findings for additional height (above 28 feet). The applicant has made the case that any height above 18 feet will not impede the view of the neighbor to the south, and that all additional findings can be met.
Landscape Review:	The landscape plan package submitted for this project includes a Conceptual Landscape Plan, Conceptual Grading Plan, and Protected Tree (Arborist) Report. There are a large number of existing trees on the site, but only one protected Coast Live Oaks is located on the property, plus four additional Cost Live Oaks on adjacent properties with significant portions of the canopies hanging over the site. The final Planting Plan will require a Plant Legend listing all species, with plant factors listed – all plant should have low to moderate water use requirements.
Environmental Review:	The proposed project is Categorical 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.
Recommendation:	It is recommended that the Planning Commission open the public hearing, receive a presentation of the project by the architect, receive public testimony, deliberate regarding the merits of the project, and adopt Resolution No. 17-263.
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 Barber, Architect, presented the project to the Planning Commission.

Brian Hamill, 728 Winston Avenue, asked about the recreational arena. Mr. Barber replied that it is an enclosed space and that the property owner is a former professional roller hockey player.

Vice-Chairperson Dunst inquired about the percentage of pervious hardscape. City Planner McIntosh stated that percentage of pervious hardscape only applies to hillside properties and this is a flat lot.

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

Motion to Approve: Following discussion, Commissioner Hernandez made a motion to adopt Resolution No. 17-263, conditionally approving Architectural Review Application No. AR 17-004 and Neighborhood Compatibility Application No. NC 17-003 for 128 Palm 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

1535 Royal Oaks Drive North: *Architectural Review AR 17-001
Neighborhood Compatibility NC 17-001*

1533 Royal Oaks Drive North: *Architectural Review AR 17-002
Neighborhood Compatibility NC 17-002*

689 Winston Ave: *Architectural Review AR 17-003*

Staff Report for Agenda Items 6.B, 6.C and 6.D: City Planner McIntosh stated that she would like to review all three development applications together as they are all part of Tentative Parcel Map No. 73673 – formerly addressed as 1533 Royal Oaks Drive North. The applicant is Robert Tong, Sanyao International Inc., 255 E. Santa Clara Street #20, Arcadia, CA 91006.

Project Description: **1535 Royal Oaks Drive North**
This is a request to construct a new 9,028 square foot single-family house, 1,200 square foot guest house, and landscape amenities. The house design is reminiscent of the Prairie School design known in conjunction with the architecture of Frank Lloyd Wright. This is known as a style that is very compatible with nature. The stone work at the base, smooth stucco finish, wood windows and charcoal roof tiles all reflect the textures and colors of landscape materials. This style blends in with just about any setting. The Architectural Review is for a structure over 1,000 sq. ft. in size. The Neighborhood Compatibility is for structures greater than one story in height.

Project Description:	<p>1533 Royal Oaks Drive North This is a request to construct a new 9,075 square foot single-family house, 1,199 square foot guest house, and landscape amenities. This particular design is intended to mimic the design of the original structure on the property. It has wood siding, rectangular windows with palladium window accents, Federalist-style columns and entryways, providing a grand, historic aesthetic reminiscent of the property's history in the community. The Architectural Review is for a structure over 1,000 sq. ft. in size. The Neighborhood Compatibility is for structures greater than one story in height.</p>
Project Description:	<p>689 Winston Avenue This is a request to construct a new 9,006 square foot single-family, single-story house, 1,199 square foot guest house, and landscape amenities. This residence is a one-story, consistent with other homes along Winston Avenue. The design is French Provincial. The façade is a thin stone veneer, with the other three sides being a smooth stucco finish. Accents include wood windows and shutters and a French Provincial style roof tiles. This style is not typical of Winston Avenue, but provides a logical transition from the Ranch-style houses to the north and the adjacent new structures in this development project. The Neighborhood Compatibility is for structures greater than one story in height.</p>
Environmental Review:	<p>All three proposed projects are 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.</p>
Planning and Zoning:	<p>All three properties are zoned A-1, which allows for the developments as proposed with a Major Architectural Review Permit and Neighborhood Compatibility approval from the Planning Commission. In June 2016, Tentative Parcel Map No. 73673 was approved, dividing 1533 Royal Oaks Drive North into three 1-acre lots. The Parcel Map has not been filed, which will be required prior to obtaining building permits for construction.</p>
Setting and Existing Site Conditions:	<p>1533 Royal Oaks Drive North was previously developed with one large estate home, constructed in the late 19th century and divided into two structures in 1931. The improvements on the site, including the home, several out-buildings and a pool, were demolished in 2016. The City required the property owner to prepare a photo archive of the previous site as the home has local historic merit and was of great interest to residents in the area. There are a number of mature California Oaks on the site that were required to be preserved as a condition of the parcel map approval. Most other vegetation on the site is overgrowth and will be removed when construction takes place.</p>
Landscape:	<p>A preliminary landscape plan has been reviewed by the City's landscape consultants – Armstrong & Walker. There are a large number of protected Oaks trees on the property, and the applicant is commended for a site design that keeps in place all significant Oaks. There are also a few other non-protected tree species on the site, several of which are incorporated into the design.</p>

The overall landscape design for the site is very schematic at this point, showing existing and proposed trees, real and synthetic turf areas, and shrub area. Larger shrub symbols indicate buffer/screen planting between and at perimeters of properties where appropriate. Synthetic turf is primarily used in rear yard and City right-of-way areas.

Engineering: Due to the fact that the final parcel map has not been filed, the City Engineer is recommending that all of the same conditions be placed on all three projects as were placed on the tentative map.

No Dedication for Right-of-Way: 1533 Royal Oaks Drive North and 689 Winston Avenue are required to provide a dedication on Winston, however, 1535 Royal Oaks Drive North does not have frontage of Winston Avenue will require no dedication at this time.

Recommendation: It is recommended that the Planning Commission open the public hearing and solicit testimony on the proposed projects and direct staff to prepare three Resolutions approving the projects with conditions:
Resolution No. 17-264 for 1535 Royal Oaks Drive North
Resolution No. 17-265 for 1533 Royal Oaks Drive North
Resolution No. 17-266 for 689 Winston Avenue

Public Hearing Opened: Chairperson Kuba opened the public hearing for 1535 Royal Oaks Drive North, 1533 Royal Oaks Drive North and 689 Winston Avenue and asked those wishing to speak in favor or opposition to come forward and be heard.

Public Testimony: Robert Tong, Architect, stated that he was proud to be part of this project because this project is very visible in the City of Bradbury.

Brian Hamill, 728 Winston Avenue, stated that there were a lot of problems with transients when the property was vacant and wanted to know when construction would begin. Mr. Tong replied that construction will probably begin in a year because the final parcel map had not been filed yet.

Sunil Jayasinghe, 619 Winston Avenue, asked to see the drawings.

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

Discussion: Chairperson Kuba commended the project.

Vice-Chairperson Dunst was concerned about what the 10-foot dedication (green belt) on Winston is going to look like in terms of grass or decomposed granite. The Planning Commission would like to see some kind of walking path.

Motion to approve: Following discussion, Vice-Chairperson Dunst move to approve all three projects as presented and directed the City Planner to prepare the Resolutions for 1535 Royal Oaks Drive North, 1533 Royal Oaks Drive North and 689 Winston Avenue for approval at the July meeting. Commissioner Esparza 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

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

**Project Description
and Background:**

City Planner McIntosh stated that 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 and
Recommendation:**

Staff believes that the revised plans begin to address the concerns expressed by the Commission, however:

- The height of the garage is not compatible with that of neighboring Sharon Hill lots and should be reduced to no more than 16 feet
- The RV parking space is not physically accessible to an RV and this portion of the garage should be eliminated, or designated as the workshop with an elimination of the existing workshop area
- The total area of the accessory structure should remain less than 2,000 square feet

**Public Hearing
Opened:**

Chairperson Kuba opened the public hearing for 1390 Sharon Hill Lane and asked those wishing to speak in favor or opposition to come forward and be heard.

Public Testimony:

City Planner McIntosh stated that the applicant, John Sheng, was not present. There was no further public testimony.

Motion to Continue:

Chairperson Kuba stated that she would like the architect to be present and made a motion to continue the public hearing open. Commissioner Esparza stated that she did not see the need for the applicant to come back. Commissioner Hernandez seconded Chairperson Kuba's motion to continue to the public hearing.

AYES: Chairperson Kuba, Vice-Chairperson Dunst,
Commissioners Hernandez and Novodor
NOES: None
ABSENT: None
ABSTAIN: Commissioner Esparza

Motion carried 4:0

Public Comment: None

**Reports and Items for
Future Agendas:**

Planning Commissioners:

Commissioner Novodor inquired about resurfacing the pavement on Mount Olive Drive following the completion of the sewer project(s). City Manager Kearney stated that another sewer project on Mount Olive Lane is currently in the planning stages and that our streets get paved every 7-10 years. City Manager Kearney stated that he will talk to the City Council.

Commissioner Esparza inquired if any construction over 1,000 square feet needs to be reviewed by the Planning Commission and what other cities do. Can we change that practice? City Planner McIntosh stated that every city is different. City Manager Kearney stated that the City Council and Planning Commission could explore options at the planned joint retreat.

City Planner:

City Planner McIntosh stated that there is no Development Review - Project Status Log for June 2017 at this time.

Adjournment: At 8:10 p.m. Chairperson Kuba adjourned the meeting to Wednesday, July 26, 2017 at 7:00 p.m.



Darlene Kuba – Chairperson

ATTEST:



Claudia Saldana - City Clerk