

**MINUTES OF AN ADJOURNED MEETING OF THE PLANNING COMMISSION
OF THE CITY OF BRADBURY, HELD ON MAY 31, 2017 AT 7:00 PM
IN THE BRADBURY CIVIC CENTER**

Meeting Called to Order and Pledge of Allegiance: The adjourned 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, Commissioners Esparza, Hernandez and Novodor

ABSENT: Vice-Chairperson Dunst

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

Vice-Chairperson Dunst Excused: Chairperson Kuba made a motion to excuse Vice-Chairperson Dunst from the meeting. Commissioner Novodor seconded the motion which carried.

Approval of Agenda: Commissioner Novodor moved to approve the agenda as presented. Commissioner Esparza seconded the motion which carried.

Approval of May 3, 2017 Minutes: Commissioner Novodor moved to approve the minutes of the May 3, 2017 Planning Commission meeting. Commissioner Hernandez 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: 336 Mount Olive Drive:
Commissioners residing within 500 feet of 336 Mount Olive Drive:
Commissioner Novodor

Motion: Commissioner Hernandez made a motion to order the Fair Political Practices Report dated May 26, 2017 received and filed. Commissioner Novodor seconded the motion which carried.

Commissioner Novodor Recused: Commissioner Novodor recused himself from the decision making process regarding 336 Mount Olive Drive and left the room.

336 Mount Olive Drive: *Architectural Review AR 17-005*
Neighborhood Compatibility NC 17-004

Project Description: City Planner McIntosh stated that this is a request by Steve Phillips, Architect to construct a new two-story, single-family dwelling on a vacant, previously undeveloped lot. The gross building area is 8,940 square feet of which 6,740 is living area and the remainder is garage, balconies and loggia. There is no subterranean area for this project. No variances are required.

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.

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.

Setting and Existing Site Conditions:

This property has never been developed. In 2003, the Planning Commission approved plans to grade the three parcels addressed as 330, 336 and 338 Mount Olive Drive. A variance was granted at that time to allow greater amounts of cut and fill than is permitted under the hillside development standards. In addition, a variance was granted to allow three single-family dwelling units – one on each lot – even though the updated code would require 4 acres per home, rather than the two that was required when the site was subdivided. The pads were graded at the time, but the sites have been vacant until now. The property at 330 Mount Olive Drive was approved by the Planning Commission in December 2015 and is currently under construction.

The most unique thing about this site is the location and topography. This 3-lot subdivision is quite unique in this area of Bradbury in that this lot was created quite far from Mount Olive Drive, located deep into the canyon it is in. The home on this site will not be seen by most adjacent neighbors or neighbors to the south, but will be most visible from a distance and from above. The lot is currently most visible to the residents in the Duarte Mesa located at a higher elevation and to the north of the site, particularly from Rim Road.

Architectural Design:

City Planner McIntosh stated that the architecture of the house can be described as Mediterranean Revival. This is characterized by tile roofs, wrought iron balconies, symmetrical facades, arched windows, and decorative elements. The design of this project meets the requirements for distinct and consistent architecture. A materials and colors board has been submitted for review.

When considering the compatibility requirement, the Commission should consider how the project fits into the upper Mount Olive neighborhood. In this case, there are no nearby structures to compare this one to. It is the second of three homes to be approved for the 3-lot subdivision, the most visible from Mount Olive Drive, and the lowest profile of the tree.

Recommendation:

Staff recommends that the Commission hold the public hearing and adopt Resolution No. 17-262:

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 NO. AR-005 AND NEIGHBORHOOD COMPATIBILITY APPLICATION NO. NC-004 APPROVING THE CONSTRUCTION OF A NEW 8,940 SQUARE FOOT HOME AND LANDCAPE AMENITIES AT 336 MOUNT OLIVE DRIVE, BRADBURY

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: Steve Phillips, Architect, presented a slide-show of the project to the Planning Commission.

Commissioner Hernandez inquired about a trash enclosure, landscape plan, and impervious pavement. Mr. Phillips pointed out the trash enclosure on the plans and stated that he would consider impervious pavement if necessary. Mr. Phillips stated that the lot coverage is 12%. The landscape plan also includes artificial turf.

City Planner McIntosh stated that the plans show a 4-car garage but only 3 spaces are required.

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. 17-262, conditionally approving Architectural Review Application No. AR 17-005 and Neighborhood Compatibility Application No. NC 17-004 for 336 Mount Olive Drive. Commissioner Esparza seconded the motion, which was carried by the following roll call vote:

AYES: Chairperson Kuba, Commissioners Esparza and Hernandez

NOES: None

ABSENT: Vice-Chairperson Dunst

ABSTAIN: Commissioner Novodor

Motion carried 3:0

Commissioner Novodor: Commissioner Novodor rejoined the meeting.

Public Comment: None

Reports and Items for Future Agendas: City Planner: City Planner McIntosh gave a preview of upcoming items for the June and July meetings: 1533 Royal Oaks Drive North (3 new homes – two on Winston Avenue and one on Royal Oaks), 406 Mount Olive Drive, and 128 Palm Hill Lane.

City Planner McIntosh presented the monthly Development Review - Project Status Log for May 2017.

Commissioner Hernandez asked the City Planner if she could include dates of when the applications are submitted and the response time.

City Manager:

City Manager Kearney stated that the City Council has expressed an interest in scheduling a joint retreat with the Planning Commission on a Saturday morning from 9 am to noon in July or August. The suggested dates are July 8, 15, 22, 29 and August 5 & 12, 2017.

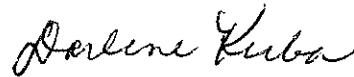
The Commission narrowed the available dates down to July 22 and 29 and August 12 and 19, 2017.

Commission Members:

Nothing to report

Adjournment:

At 7:30 p.m. Chairperson Kuba adjourned the meeting to Wednesday, June 28, 2017 at 7:00 p.m.



Darlene Kuba – Chairperson

ATTEST:



Claudia Saldana - City Clerk