

**MINUTES OF A SPECIAL MEETING OF THE PLANNING COMMISSION
OF THE CITY OF BRADBURY, HELD ON MAY 3, 2017 AT 7:00 PM
IN THE BRADBURY CIVIC CENTER**

- Meeting Called to Order and Pledge of Allegiance:** The special 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-Chairman Hernandez, Commissioners Dunst, Esparza and Novodor
- STAFF: City Manager Kearney, City Planner McIntosh, City Clerk Saldana and Management Analyst Parker-St John
- Reorganization:** Every year in April the Planning Commission reorganizes and appoints a Chair and Vice-Chair for the term of one year.
- Appointment of Chairperson:** Commissioner Dunst nominated Commissioner Kuba for the position of Chairperson. There were no further nominations. Commissioner Esparza seconded the motion which carried unanimously.
- Appointment of Vice-Chairperson:** Chairperson Kuba nominated Commissioner Dunst for the position of Vice-Chairman. There were no further nominations. Commissioner Esparza seconded the motion which carried unanimously.
- New Roll Call:** Chairperson Kuba, Vice-Chairman Dunst, Commissioners Esparza, Hernandez and Novodor
- Approval of Agenda:** Vice-Chairperson Dunst moved to approve the agenda as presented. Commissioner Novodor seconded the motion which carried.
- Approval of February 22, 2017 Minutes:** Vice-Chairperson Dunst made a motion to approve the minutes of the February 22, 2017 Planning Commission meeting. Commissioner Esparza seconded the motion which carried. Commissioner Novodor 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:** 7.A 1390 Sharon Hill Lane:
Commissioners residing within 500 feet of 1390 Sharon Hills Lane:
None
- Motion:** Commissioner Novodor made a motion to order the Fair Political Practices Report dated April 28, 2017 received and filed. Vice-Chairperson Dunst seconded the motion, which carried.

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

Project Description: City Planner McIntosh stated that this is a request by John Sheng, on behalf of property owner Tin-Woo Yung, to construct a new primary residence of 8,830 square feet, and a two-story accessory structure of 3,261 square feet comprising a garage/workshop (1,948 sq. ft.) and storage (1,313 sq. ft.). This site is in the A-2 zone, but governed by the Sharon Hill Lane Specific Plan and is currently vacant/unimproved and was graded for development when the final tract map was recorded. 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.

Background: A public hearing for this project was held by the Planning Commission on September 28, 2016 and continued to December 2016. The Commission had 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 by 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. A new public hearing notice was mailed on April 21, 2017.

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

Analysis: Staff believes that the revised plans begin to address the concerns expressed by the Planning Commission, but do not go quite far enough. It is recommended that the Commission approve the project with the following additional changes:

1. The height of the garage is not compatible with that of the neighboring Sharon Hill lots and should be reduced to no more than 16 feet.
2. 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.
3. The total area of the accessory structure should remain less than 2,000 square feet.

Recommendation: Staff recommends that the Commission receive a staff report and presentation of the revised project by the architect, receive public testimony, and approve Resolution No. PC 17-263, including the condition that the height of the garage be reduced to 16 feet in height, the RV area be removed 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: Mr. John Sheng, Architect, stated that a 12-foot high door is needed for the RV which is 9 feet in height. Commissioner Hernandez inquired why the garage is over 22 feet high if the garage door only need to be 12 feet high. Mr. Sheng replied that he is trying to maintain the same roof pitch for the primary residence and the garage/workshop for aesthetic reasons.

Commissioner Dunst pointed out that the chimney is below the roof level. Mr Sheng stated that it doesn't matter because it is not a wood-burning fire place.

Chairperon Kuba stated that the Planning Commission would like to see the landscape plan for this project.

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

Motion to Continue Public Hearing: Following discussion, Commissioner Hernandez made a motion to continue the public hearing. The applicant was directed to make the recommended changes and submit revised plans, including landscape plans, for further review. Commissioner 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

Motion carried 5:0

Public Comment: None

Reports and Items for Future Agendas: **Commission Members:** Commissioner Novodor asked what the City is going to do about the pavement on Mount Olive Drive once the sewer project is completed. Staff advised Commissioner Novodor that the Mount Olive Drive sewer project is finished but there is another sewer project coming soon on Mount Olive Lane.

Chairperson Kuba advised staff that the storm drain near her property was full again with run-off from the Lemon trail.

City Manager Kearney stated that he would look into both matters and report back to Chairperson Kuba and Commissioner Novodor individually.

City Planner:

City Planner McIntosh suggested to place an item on next month's agenda for discussion of considering guidelines to allow the Planning Commission to limit the height and size accessory structures so that they cannot be converted into a second homes. Vice-Chairperson Dunst added that the Planning Commission needs to discuss secondary housing units that qualify for low-income housing to meet the State's Housing Element requirements. City Planner McIntosh stated that the next cycle of the City's Housing Element update is 2018. This issue will be part of the discussion so that the Planning Commission can give direction to staff.

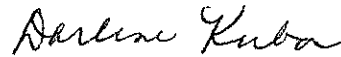
City Planner McIntosh presented the monthly Development Review - Project Status Log for April 2017.

Commissioner Hernandez inquired about 147 Sawpit (Tentative Map 72325) stating that the new road has been put in and two new addresses assigned: 88 and 89 Oak Meadow. City Planner McIntosh stated that no change of address form has been submitted to the City as of yet.

City Planner McIntosh advised the Commission that the owners of 2233 Oak Shade Road are refusing to fix the code enforcement issue which arose when they removed and replaced landscaping with concrete. The request to amend the approved landscape plan was before the Planning Commission at the December 14, 2016 meeting and the Commission directed the owners to work with Armstrong & Walker to address WELO (Water Efficient Landscape Ordinance) requirements. City Planner McIntosh stated that she needs to discuss this matter with the new City Manager, Kevin Kearney, to see if the City wants to take any action against the property owners.

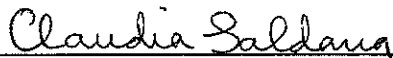
Adjournment:

At 7:40 p.m. Chairperson Kuba adjourned the meeting to Wednesday, May 31, 2017 at 7:00 p.m.



Darlene Kuba – Chairperson

ATTEST:



Claudia Saldana - City Clerk