

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION
OF THE CITY OF BRADBURY, HELD ON OCTOBER 25, 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 and City Clerk Saldana

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

Approval of September 27, 2017 Minutes: Commissioner Hernandez made a motion to approve the minutes of the September 27, 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.

Resolution No. PC 17-267: 330 & 336 Mount Olive Drive - Lot Line Adjustment No. LLA 17-001: Commissioners residing within 500 feet of 330 & 336 Mt. Olive Drive: *Commissioner Novodor*

Motion: Commissioner Hernandez made a motion to order the Fair Political Practices Report dated October 18, 2017 received and filed. Commissioner Esparza seconded the motion which carried.

Commissioner Novodor Recused: Commissioner Novodor recused himself from the decision making process regarding the Lot Line Adjustment between 330 & 336 Mount Olive Drive and left the room.

330 and 336 Mount Olive Drive: *Lot Line Adjustment No. LLA 17-001
Between 330 and 336 Mount Olive Drive*

Background: A new 11,381 square foot residence is currently under construction at 330 Mount Olive Drive. The Planning Commission adopted Resolution No. PC 15-248 at the November 18, 2015 meeting to conditionally approved Architectural Review No. AR 15-007, Neighborhood Compatibility Application No. NC 15-006, and Variance No. V 15-005 for the new residence. The property owners, Mr. and Mrs. Patel, want to add a swimming pool but the proposed location does not comply with the required 25-foot setback from the existing property line.

Project Description: City Planner Kasama stated that the property owners of 330 Mount Olive Drive (Patel) and 336 Mount Olive Drive (Segura) submitted Lot Line Adjustment Application No. 17-001 for two adjustments of the property line between their properties. The proposed westerly adjustment has an area of 1,088.06 square feet and is to accommodate a new swimming pool at 330 Mount Olive Drive (Patel). The proposed easterly adjustment has an area of 1,088.22 square feet, and is to balance the lot areas of the two parcels. The net change is negligible and both properties will still meet the minimum 2-acre requirement

Environmental Review: The proposed project is Categorical Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15313 (Minor Land Divisions) of the CEQA Guidelines.

Recommendation: It is recommended that the Planning Commission open the public hearing, solicit testimony on the proposed project, close the hearing and determine that the proposed lot line adjustment conforms to the City's General Plan and Development Code and is categorically exempt from the California Environmental Quality Act (CEQA), and approve Lot Line Adjustment No. 17-001 as proposed.

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: Joe Garcia, Chateau Operating Corporation, Arcadia, representing the property owners of 330 Mount Olive Drive, Mr. and Mrs. Patel

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

Motion: Commissioner Hernandez made a motion to approve Lot Line Adjustment No. LLA 17-001 between 330 and 336 Mount Olive Drive as proposed. Commissioner Esparza seconded the motion, which was carried by the following roll call vote:
AYES: Chairperson Kuba, Vice-Chairperson Dunst, Commissioners Esparza and Hernandez
NOES: None
ABSENT: None
ABSTAIN: Commissioner Novodor
 Motion carried 4:0

Commissioner Novodor Returns: Commissioner Novodor rejoined the meeting.

Public Comment: None

**Items from
Commissioners and
Reports from Staff:**

Planning Commissioners:

Commissioner Novodor inquired about the gate at 2428 Mount Olive Lane, stating that it was his understanding that the gate was not supposed to be there.

Vice-Chairperson Dunst reported a rooster at 160 Circle Drive. City Manager Kearney stated that he will ask our Community Service Officer to check on the rooster.

City Manager:

City Manager Kearney stated that the November 22 Planning Commission meeting falls on the day before Thanksgiving and suggested to adjourn the meeting to Wednesday, November 29th. Following discussion, the Planning Commission decided to go ahead and meet on November 22, as scheduled. Commissioner Esparza stated that she would not be able to attend the November 22 meeting.

City Planner:

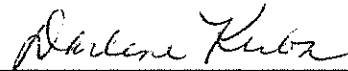
City Planner Kasama distributed the Development Review – Project Status Log for October 2017. Vice-Chairperson Dunst thanked the City Planner for redesigning the Project Status Log.

**Code Compliance
Cases:**

City Manager Kearney stated a stop worker order was issued at 208 (aka 200) Barranca Road after a large amount of dirt was imported on the property without a permit and no erosion control in place.

Adjournment:

At 7:20 p.m. Chairperson Kuba adjourned the meeting to Wednesday, November 22, 2017 at 7:00 p.m.



Darlene Kuba – Chairperson

ATTEST:



Claudia Saldana - City Clerk