

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION
OF THE CITY OF BRADBURY, HELD ON JANUARY 24, 2018 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 Santos Leon
- Approval of Agenda:** Commissioner Novodor moved to approve the agenda as presented. Commissioner Hernandez seconded the motion which carried.
- Approval of January 24, 2018 Minutes:** Commissioner Hernandez made a motion to approve the minutes of the January 24, 2018 Planning Commission meeting. Commissioner Novodor seconded the motion which carried. Commissioner Esparza 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.
- 703 Braewood Drive – AR-MINOR 17-004:
Commissioners residing within 500 feet of 703 Braewood Drive:
None
- 350 & 370 Mount Olive Drive – LLA 17-002:
Commissioners residing within 500 feet of 350 & 370 Mt. Olive Drive:
Commissioner Novodor
- 606 Spring Point Drive – Modifications to AR 14-010 & NC 14-002:
Commissioners residing within 500 feet of 606 Spring Point Drive:
Commissioner Esparza
- 2331 Freeborn Street – AR 18-001 & NC 18-001:
Commissioners residing within 500 feet of 2331 Freeborn Street:
Commissioner Esparza
- Motion:** Commissioner Novodor made a motion to order the Fair Political Practices Report dated January 19, 2018 received and filed. Vice-Chairperson Dunst seconded the motion which carried.

706 Braewood Drive: *Minor Architectural Review Application No. AR 17-004*

Background: Minor Architectural Review No. 17-004 was approved in early 2017 for a 585 square foot, one-story addition to the rear of the existing 2,305 square foot, one-story, single-family residence at 703 Braewood Drive. The addition is under construction and will expand the residence to 2,890 square feet with four bedrooms and four and a half bathrooms. The residence has an attached 701 square foot 3-car garage.

The homeowner, Paul Mandelin, proposes to remodel the existing garage by lowering its floor so that the slope of driveway can be lessened. The existing driveway has a very steep slope and the transitions at the driveway apron and into the garage result in his vehicles bottoming out, which damages the vehicles.

A Minor Architectural Review can be approved administratively by the City Planner, but in accordance with Bradbury Development Code Section 9.37.030.(b)(2), the plans may be submitted to the Planning Commission for consideration. This Minor Architectural Review is being referred to the Planning Commission because the proposal will result in an inordinate alternation of the front façade of the residence.

Project Description: City Planner Kasama stated that the proposal is to lower the floor of the existing 3-car garage. The lowering of the floor would be done by removing the existing floor, reinforcing the foundation and wall of the garage, removing the soil underneath the existing floor, and placing a new floor. The garage door will also have to be adjusted to extend down to the new floor level. This would be done by adding panels to the garage doors. The result is a somewhat disproportionately tall garage. To reduce the height of the garage, the entire garage roof would need to be reconstructed, which would be a substantial additional cost, and the homeowner wished to avoid this.

Environmental Review: The proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines.

Landscaping: The area of the proposed project is paved, and landscaping will be limited to small planting areas along the exiting driveway areas. Tree protection is to be provided during construction.

Engineering: The area of the proposed project is an existing garage and driveway. Some minor grading work will be done to lower the floor of the garage and reduce the slope of the driveway. The existing driveway apron should not need to be altered. Minor erosion control measures should be installed during the grading work to prevent erosion of soil into the street.

Findings: City Planner Kasama stated that the proposed project maintains the architectural style of the existing residence and will involve minimal site work. The project meets the required findings stated in Section 9.34.050 of Chapter 34 (Architectural Review, Significant) of the Bradbury Development Code.

Recommendation: The Planning Commission is to open the public hearing and solicit testimony on the proposed project. It is recommended that the Planning Commission close the public hearing and determine that the findings can be made for approval of the project and a determination that the project is Categorically Exempt under CEQA, and make a motion to expand the approval of Minor Architectural Review No. AR-MINOR 17-004, and adopt Resolution No. PC 18-271.

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. Paul Mandelin, 703 Braewood Drive, presented his project to the Planning Commission.

Mr. Robert Kladifko, 708 Braewood Drive, had a number of concerns about the steep slope. He mentioned a trash container currently on the steep driveway and was concerned it would come lose and roll down the street.

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

Discussion: Chairperson Kuba had concerns about the bare bones landscaping and wants to see a landscape plan. Ms. Kuba stated that there was oil leaking from one of the trash containers which needed to be addressed immediately. Mr. Mandelin stated that the leak probably stems from the recent rains and that the trash bin will be gone by Friday. Chairperson Kuba also inquired if a permit was issued to haul dirt. City Planner Kasama stated that there is not enough dirt (only one truck load) to require a permit.

Commissioner Hernandez agreed with Mr. Kladifko about the steep slope. The change of elevation may require a retaining wall.

Commissioner Esparza had concerns about the roof line changes.

Chairperson Kuba stated that she was unhappy with the photo-shopped pictures and stated that the Commission needs accuracy. The Commission needs to see actual architectural plans, structural plans, a soils report, grading plan, and a landscape plan.

Motion to Continue Public Hearing: Commissioner Novodor made a motion to continue the public hearing open for 703 Braewood Drive. Commissioner Esparza seconded the motion, which carried (5:0).

Commissioner Novodor Recused: Commissioner Novodor recused himself from the decision making process regarding the Lot Line Adjustment between 350 & 370 Mount Olive Drive and left the room.

350 and 370 Mount Olive Drive: *Lot Line Adjustment No. LLA 17-002*

Project Description: City Planner Kasama stated that the property owner, Mr. Luis Young, submitted Lot Line Adjustment Application No. LLA 17-002 to adjust the property lien between 350 and 370 Mount Olive Drive.

Project Description: The proposed adjustment involves an area of 0.14 acre, and is to facilitate the improvement of access to 350 Mount Olive Drive, and to have the existing front fence entirely on 350 Mount Olive Drive. Both properties will still meet the A-2 zoning standards, including the minimum two-acre lot area and the 120-foot average lot width requirement.

- 350 Mount Olive Drive will increase in area from 2.01 acres to 2.15 acres, and the front lot line will increase from 311.69 feet to 343.76 feet.
- 370 Mount Olive Drive will decrease in area from 8.01 acres to 7.87 acres, and the front lot line will be shortened from 165.20 feet to 133.13 feet.

Environmental Review: The proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Minor Alterations in Land Use Limitations) of the CEQA Guidelines.

Additional Department/Agency Review: At this time, no additional review is required. If approved by the Planning Commission, the City Engineer will conduct a plan check of the proposed lot line adjustment and will record Certificates of Compliance for each property, and the applicant will be required to record deeds, or records of survey of the adjustment.

Recommendation: The Planning Commission is to open the public hearing and solicit testimony on the proposed project. It is recommended that the Planning Commission close the public hearing and determine that the proposal 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. LLA 17-002 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: A resident of Duarte (Spinks Canyon) wanted to know the reason for the Lot Line Adjustment and stated that everything on Mount Olive Drive impacts the Duarte Mesa. City Planner Kasama stated that there is no construction involved and that the applicant is not present to tell us the reason for the lot line adjustment.

Andrew Rabicek, 165 Spinks Canyon, Duarte, pointed out that Bradbury and the Duarte Mesa share a zip code and that Duarte Mesa residents should be considered as a curtesy.

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

Motion to Continue Public Hearing: Chairperson Kuba stated that the Commission respects the concerns of Duarte residents and made a motion to continue the public hearing open for the lot line adjustment between 350 & 370 Mount Olive Drive and directed staff to ask the applicant to be present next time. Commissioner Esparza seconded the motion, which was carried by the following roll call vote:

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

Motion carried 4:0

Commissioner Novodor: Commissioner Novodor rejoined the meeting.

Commissioner Esparza Recused: Commissioner Esparza recused herself from the decision making process regarding 606 Spring Point Drive and left the room.

606 Spring Point Drive: *Modifications to the conditions of approval for AR 14-010 and NC 14-002 (Planning Commission Resolution No. PC 15-238)*

Background: The homeowners, Dr. and Mrs. Shah, are currently in the process of a remodel and addition of a 5,232 square foot, two-story, single-family residence. Architectural Review No. AR 14-010 and Neighborhood Compatibility No. NC 14-002 were approved for the project by the Planning Commission on February 25, 2015 (see Resolution No. PC 15-238).

Project Description: City Planner Kasama stated that the size, shape, and mass of the remodeled house has not deviated from the plans approved by the Planning Commission. However, during construction, the homeowners encountered difficulties with their contractor and suppliers, and there have been structural design issues. As a result, certain architectural changes have been made; the design of the living room window was altered, vinyl windows have been installed instead of wood windows, the grids have been eliminated from the windows and doors, and the front entry doors and windows are to be accented with wrought iron.

Environmental Review: The proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction of a Single-Family Residence) of the CEQA Guidelines.

Findings: The house that is being constructed and the requested alterations are of high architectural quality and the Architectural Review and Neighborhood Compatibility findings stated in Planning Commission Resolution No. 15-238 are still applicable.

Recommendation: The requested changes are consistent and compatible with the exterior features of other houses in the neighborhood. It is recommended that the Planning Commission find that the requested changes are substantially in compliance with the plans and materials previously submitted and approved by the Planning Commission.

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 (in favor): Mrs. Sonal Sha, 606 Spring Point Drive
Mr. Shiv Talvar, Architect

Public Testimony: Mr. Robert Jones, 623 Spring Point Drive, stated that the windows look fine, but brought up other issues. He stated that there seems to be a dumb waiter or chimney stack and a fire place on the lower balcony that are not on the original plans. Chairperson Kuba stated that we need to find out if these items have been approved. City Manager Kearney stated that the building official is out there all the time and staff will ask him to check.

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

Motion: Commissioner Hernandez made a motion to approve modifications to the conditions of approval for AR 14-010 and NC 14-002 (Planning Commission Resolution No. 15-238) for changes to certain architectural features, including the use of vinyl windows instead of wood-framed windows for the house that is under construction at 606 Spring Point Drive. Commissioner Novodor seconded the motion, which was carried by the following roll call vote:

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

Motion carried 4:0

2331 Freeborn Street: *Architectural Review No. AR 18-001*
Neighborhood Compatibility No. NC 18-001

Background: The subject property is a 7,450 square foot lot in the R-7,500 zone. The property is improved with a one-story, 1,660 square foot, single-family residence with an attached 342 square foot 2-car garage.

Project Description: City Planner Kasama stated that the homeowner, Woodrow Pratanakul, submitted Architectural Review No. AR 18-001 and Neighborhood Compatibility Application No. 18-001 for an 805 square foot, second-floor addition; remodeling of the existing 1,660 square foot first floor; a 270 square foot attached patio at the rear of the house to replace the existing covered patios; and expansion of the front porch to 43 square feet.

The proposal will not enlarge the footprint of the house. The proposed second floor is designed to align with the front and rear walls of the existing house, and is set back from the side walls of the first floor by 7'-2" on the east side and approximately 20 feet on the west side. The overall height will be 22'-9".

The architectural style of the existing residence is stucco ranch. The only accent is the brick porch and planter along the front of the house. The proposed addition and remodel will retain the architectural style and will improve the front by adding a brick veneer wainscoting along the entire front of the first floor and garage. The house will be painted a grayish-brown.

Environmental Review:	The proposed project is Categorical Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines.
Planning and Zoning:	The property is zoned R-7,500 and allows for the proposed project with Architectural Review approval and a determination of Neighborhood Compatibility by the Planning Commission.
Architectural Review and Neighborhood Compatibility:	<p>City Planner Kasama stated that the mass of the proposed second floor has a somewhat bulky appearance. This is attributable to the front elevation, which lacks articulation because of the proposed front wall of the second floor will be directly on top of the front of the first floor. To soften this appearance, the wall of the second floor should be set back from the first-floor wall so that an adequate amount of first-floor area will be in front of the second-floor wall. The second-floor wall will appear shorter and less massive. Based on the 3:12 roof slope, this setback should be at least three feet.</p> <p>Another feature that softens the bulky appearance of a house is to have a hipped roof, but the existing one-story roof has gable ends. The applicant hopes to be able to retain as much of the first-floor roof as possible, but should either or both ends need to be reconstructed, they should be replaced as hipped roofs. The proposed patio roof should also be hipped.</p> <p>This proposal will be the first two-story house on this street. There is only one two-story house in the R-7,500 zoned area at 2350 Gardi Street, and that house has a bulky appearance. While it could be easily said that a second-floor addition is not compatible with this one-story neighborhood, the proposed design, which maintains and enhances the existing architecture, will blend into the neighborhood. Considering property values and the age of the neighborhood, allowing a second floor enables renovation and preservation of the existing neighborhood character. A petition of "No objection/no opposition" was signed by several neighbors in the R-7,500 zone, and an email in support of the project from the homeowner at 2341 Freeborn Street was received.</p>
Privacy:	A concern that arises with second floors is privacy. The proposed design addresses this with substantial side yard setbacks.
Ridgeline Preservation:	The proposal has been reviewed for the applicability of the City's Ridgeline Preservation requirements. The existing property is situated such that a second-floor addition will not affect a view or vista from the main structure of a pre-existing, developed property.
Landscaping:	At this time no landscaping plan has been submitted, but it appears that the existing planters along the front of the house and garage are to be eliminated. It is recommended that as a condition of approval that a landscaping and irrigation plan be prepared by a licensed landscape architect in consultation with the City's landscape architect for the entire property, and that the landscaping comply with the City and State Water Efficient Landscaping requirements. Tree protection should be provided during construction.

Engineering: The proposed project is within the footprint of the existing house, and the existing garage, driveway, and walkway are to be eliminated. There should not be any grading for this project, but minor erosion control measures should be installed during construction to prevent runoff of soil and construction debris into the street.

Recommendation: The Planning Commission is to open the public hearing and solicit testimony on the proposed project. It is recommended that the Planning Commission close the public hearing and determine that the findings can be made for approval of the project and a determination that the project is Categorical Exempt under CEQA, and adopt Resolution No. PC 18-273 for the conditional approval of Architectural Review No. AR 18-001 and Neighborhood Compatibility No. NC 18-001.

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. Woodrow Pratanakul, property owner, presented his proposed plans to the Planning Commission.

Mr. Moses Esparza, 2327 Freeborn Street, who lives directly adjacent, stated that he is opposed to the second story addition because once we allow the second story addition in the R-7,500 zone everyone is going to want two stories. Mr. Esparza stated that he would like to see story poles.

Mr. Jerry Harwell, 2341 Freeborn Street, spoke in favor of the project.

Mayor Bruce Lathrop, 554 Mount Olive Drive, speaking as a private citizen, stated that he was concerned about allowing two-story homes in the area.

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

Discussion: Commissioner Hernandez supported the idea of putting up story poles.

Vice-Chairperson Dunst also felt that story poles should be installed to illustrate the addition. Vice-Chairperson Dunst did not support the solid front as proposed.

Motion to Continue Public Hearing: Vice-Chairperson Dunst made a motion to continue the public hearing to the March Planning Commission Meeting for 2331 Freeborn Street. The applicant was directed to install story poles. Commissioner Novodor seconded the motion, which was carried by the following roll call vote:

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

Motion carried 4:0

**Commissioner
Esparza:**

Commissioner Esparza rejoined the meeting.

Public Comment:

Andrew Rabicek, 165 Spinks Canyon, Duarte, inquired about when the Planning Commission will discuss the Chadwick Ranch Development. Mr. Rabicek was advised to call City Manager Kearney at City Hall.

**Items from
Commissioners and
Reports from Staff**

City Planner:

City Planner Kasama presented the Development Review - Project Status Log for January 2018.

City Manager:

City Manager Kearney informed the Commission that staff will remove Code Enforcement from the Project Status Log to protect privacy. Planning Commissioners are welcome to call City Hall to discuss code enforcement concerns.

Commissioners:

Commissioners Novodor inquired about the status of the gate at 2428 Mount Olive Lane. Mr. Novodor recalled that the gate was not approved by the Planning Commission.

Vice-Chairperson Dunst inquired about markings on the Lemon Trail. City Manager Kearney stated that RKA is performing a survey of the trail. Vice-Chairperson Dunst also reported another rooster.

Commissioner Novodor commended Community Services Officers Derek Hensel, stating that the CSO helped enormously after a recent burglary of Mr. Novodor's home.

Vice-Chairperson Dunst stated that there is not a lot in writing regarding restrictions for second story additions. The Planning Commission needs to discuss city policy with the Council regarding second stories. City Manager Kearney stated that staff is working on rescheduling the City Council-Planning Commission retreat.

Adjournment:

At 8:40 pm Chairperson Kuba adjourned the meeting to Wednesday, February 28, 2018 at 7:00 p.m.



Darlene Kuba – Chairperson

ATTEST:



Claudia Saldana - City Clerk