

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION
OF THE CITY OF BRADBURY, HELD ON MAY 23, 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 Vice-Chairperson Dunst at 7:00 p.m. Commissioner Hernandez led the Pledge of Allegiance.
- Roll Call:** PRESENT: Vice-Chairperson Dunst and Commissioner Hernandez
ABSENT: Chairperson Kuba, Commissioner Novodor
STAFF: City Planner Kasama, City Clerk Saldana and Management Analyst Santos Leon
- Chairperson Kuba And Commissioner Novodor Excused:** Commissioner Hernandez made a motion to excuse Chairperson Kuba and Commissioner Novodor from the meeting. Vice-Chairperson Dunst seconded the motion, which carried.
- Oath of Office:** City Clerk Saldana administered the Oath of Office to newly appointed Planning Commissioner Robert Jones (District Four).
- New Roll Call:** Chairperson Kuba (not present), Vice-Chairperson Dunst, Commissioners Hernandez, Novodor (not present) and Jones
- Supplemental Information:** City Planner Kasama stated that there was no supplemental information from staff regarding agenda items.
- Approval of Agenda:** Commissioner Hernandez moved to approve the agenda as presented. Commissioner Jones seconded the motion which carried.
- Approval of April 25, 2018 Minutes:** Commissioner Hernandez made a motion to approve the minutes of the April 25, 2018 Planning Commission meeting. Vice-Chairperson Dunst seconded the motion which carried. Commissioner Jones 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.

Resolution No. PC 18-275: Zoning Code Amendment No. 18-001 and General Plan Amendment No. 18-001:
City-Wide
- Planning Commission Resolution No. PC 18-275:** *A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRADBURY, CALIFORNIA, SETTING FORTH THE FINDINGS OF FACT AND A DECISION TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF DEVELOPMENT CODE AMENDMENTS AND A GENERAL PLAN AMENDMENT IN ACCORDANCE WITH THE PROGRAMS AND POLICIES OF THE HOUSING ELEMENT WITH AN EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)*

- Background:** City Planner Kasama stated that the City's Housing Element of the General Plan is overdue for a required update. It was due October 15, 2017. In adopting the prior update, the City Council, per direction by the State Department of Housing and Community Development, included several Development Code changes, and a General Plan Amendment, as programs and policies to advance Statewide housing goals. These changes were outlined in the agenda reports for the March 28, 2018 and April 15, 2018 Planning Commission meetings.
- Consultant:** The City has retained a consultant, Karen Warner Associates, to prepare the update. This consultant was also retained for the prior update, and is familiar with the State's requirements. However, in preparing for the current update, the consultant found that the programs and policies of the 2014 update that called for the various Development Code and General Plan Amendments had not been implemented. These changes need to be made before the City can submit a new update to the State for review. Karen Warner attended the April 25 Planning Commission Meeting.
- Public Hearing Held on April 25, 2018:** After concluding the public hearing at the April 25, 2018 meeting, the Planning Commission found that the proposed amendments are consistent with the Housing Element and directed staff to prepare Resolution No. PC 18-275.
- Recommendation:** It is recommended that the Planning Commission adopt Resolution No. PC 18-275.
- Discussion:** Commissioner Jones inquired why Residential Care Facilities, Supportive Housing and Transitional Housing would be permitted in the R-7,500 and R-20,000 zones only if the zone code amendments are citywide. Why not in the A-1, A-2 and A-5 zones?
- City Planner Kasama replied that the State requires these permitted uses in residential zones only, and the A-1, A-2 and A-5 are zoned agricultural.
- Vice-Chairperson Dunst wanted to know where the Consultant was. City Planner Kasama replied that Karen Warner was out of town.
- Commissioner Hernandez inquired if this item can be postponed or does the Planning Commission have to vote on it tonight? City Planner Kasama stated all this should have been done already in 2015 but that the Resolution cannot pass by a 2:1 vote.
- Motion:** Commissioner Hernandez made a motion to continue the adoption of Resolution No. PC 18-275 to the June 27, 2018 meeting. Vice-Chairperson Dunst seconded the motion, which was carried by the following roll call vote:
- Approved:** AYES: Vice-Chairperson Dunst, Commissioners Hernandez and Jones
NOES: None
ABSENT: Chairperson Kuba, Commissioner Novodor
ABSTAIN: None
- Motion carried 3:0

Public Comment: Rick Barakat, 700 Braewood Drive, inquired why the R-7,500 and R-20,000 zones can't be designated for agricultural use. City Planner Kasama stated that the R-7,500 and R-20,000 zones are too small for that purpose.

Items from Commissioners and Staff, and Items for Future Agendas:

Items from the City Planner: City Planner Kasama presented the Development Review - Project Status Log for May 2018. Commissioner Jones inquired about how long Planning approvals are good for and suggested to add it to the project log. Vice-Chairperson Dunst stated that this information is already included.

Items from Commissioners: The Planning Commission inquired about the proposed 2-story addition on Freeborn Street. City Planner Kasama stated that the applicant has withdrawn his application. The Commission wants to look further into this issue (whether to allow second story additions on Gardi, Elda and Freeborn Street) at the future meeting.

Items for Future Agendas: City Planner Kasama stated that revisions for 506 Deodar Lane will be on the June Planning Commission Agenda

Adjournment: At 7:33 pm Vice-Chairperson Dunst adjourned the meeting to Wednesday, June 27, 2018 at 7:00 p.m.



Karen Dunst – Vice-Chairperson

ATTEST:



Claudia Saldana - City Clerk