

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION
OF THE CITY OF BRADBURY, HELD ON NOVEMBER 28, 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. Vice-Chairman Novodor led the Pledge of Allegiance.

Roll Call: PRESENT: Chairperson Kuba, Vice-Chairperson Novodor, Commissioners Dunst, Hernandez and Jones

ABSENT: None

STAFF: City Manager Kearney, City Planner Kasama, City Clerk Saldana and Management Analyst Santos Leon

Supplemental Information: City Planner Kasama stated that there was no supplemental information from staff.

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

Approval of October 24, 2018 Minutes: Commissioner Hernandez made a motion to approve the minutes of the October 24, 2018 Planning Commission meeting. Vice-Chairman Novodor 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.

703 Braewood Drive – Resolution No. PC 18-280:
Commissioners residing within 500 feet of 703 Braewood Drive:
None

147 Sawpit Lane – Resolution No. PC -279:
Commissioners residing within 500 feet of 147 Sawpit Lane:
None

Motion: Commissioner Dunst made a motion to order the Fair Political Practices Report dated November 21, 2018 received and filed. Commissioner Jones seconded the motion which carried.

Public Comment: None

703 Braewood Drive: *RESOLUTION NO. PC 18-280
(continued from the October 24, 2018 Meeting)*

Project Description: City Planner Kasama stated that Minor Architectural Review No. AR-Minor 17-004 was administratively 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.

Project Description:

At the February 28, 2018 meeting, the Planning Commission adopted Resolution No. PC 18-271 to conditionally approve the expansion of the project to add the remodel of the existing attached three-car garage, and changeouts of certain doors and windows.

On September 5, 2018, the homeowner applied to modify the design of the project approved by Resolution No. PC 18-271. The requested modifications are for the change of the color of the garage doors from white to dark brown; a change of the arrangement of the windows in the top panels of the garage doors; re-landscaping of the front yard and the widening of the driveway. These requests were considered by the Planning Commission at the September 28, 2018 meeting. The Planning Commission stated that the widened driveway needs to be decoratively enhanced and that the amount of paving along the edges needs to be reduced and replaced with landscaping, including shrubbery. The hearing was continued to the October meeting for the homeowner to prepare plans for the enhancement of the driveway and landscaping. The homeowner retained a landscape architect, Mr. Manuel Garcia, to prepare a new landscape plan.

At the October 24, 2018 meeting, the Planning Commission expressed satisfaction with the changes to the garage doors and the re-landscaping of the front yard. However, the Commission was not satisfied with the widened driveway. It was recommended that the requested design modifications be deemed acceptable with the new landscape plan, but with further enhancements of the landscaping and driveway. The Commission referred to the photo renderings that were presented for the initial approval of the project and emphasized the inclusion of large shrubbery along the edges of the driveway. The Commission continued the hearing to have the homeowner provide a plan that includes further enhancement of the landscaping and decorative features in the driveway.

Proposal:

The landscape architect has provided a new landscape and driveway plan that includes a widened landscape planter on the east side of the driveway and decorative brick bands in the driveway. This plan approximates the sketch provided for the October 24, 2018 meeting, but provides a better decorative pattern in the driveway.

Recommendation:

It is recommended that the requested design modification be deemed acceptable, with the new landscape and drive plan L-1 dated 11-11-18.

Before opening the public hearing Chairperson Kuba asked about the width of the gate and the side yard. City Planner Kasama stated that the width of the side yard has not changed.

Chairperson Kuba inquired about how many plans the Commission is looking at. Do the plans comply with the original approval? City Planner Kasama replied that the agenda packet includes ALL the plans that have been presented at previous meetings and stated there have been changes made to the original plans.

**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:

Paul Mandelin, property owner of 703 Braewood Drive, stated that the side yard gate is approximately 6 feet wide and it is there to get the trash cans in and out.

Commissioner Hernandez wanted to know the exact dimensions of the gate. Commissioner Jones stated that according to the plans the gate is 6 feet wide. Mr. Mandelin stated that this landscape architect discussed the plans with City Planner Kasama. Unfortunately, the landscape architect could not be here tonight.

Chairperson Kuba wants to see the exact dimensions of the gate and for the landscaping. City Planner Kasama stated that he will have to measure the full-scale plans. City Planner Kasama also stated it is his fault that we don't have that the full-scale version at the meeting, because the full-scale version is for plan check and usually does not get presented at the Planning Commission.

John Grady, contractor, asked what and if there are any requirements regarding the dimension for the gate and landscaping.

Commissioner Hernandez stated the Planning Commission needs consistency and that the plans change all the time. City Planner Kasama stated that the Planning Commission approved the plans in February, but that the Commission should have been approached before the changes happened. How do we move forward?

Chairperson Kuba reiterated that the Commission needs accurate plans.

Commissioner Jones asked his fellow Commissioners if there was anything outrageous about this plan?

Vice-Chairperson Novodor suggested to Mr. Mandelin and Mr. Grady to go in the other room and add the dimensions to the plans. Mr. Grady stated that he couldn't add the dimensions to the plan tonight because he did not have the measuring tools needed.

In light of this, Chairperson Kuba told the applicant to return in January.

**Motion to Continue
Public Hearing Open:**

Vice-Chairman Novodor made a motion to continue the public hearing for 703 Braewood Drive open to the January 23, 2019 meeting. Commissioner Hernandez seconded the motion, which was carried by the following roll call vote:

Approved:

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

Motion carried 3:2

147 Sawpit Lane: *TENTATIVE PARCEL MAP NO. 72325
RESOLUTION NO. PC 18-279*

Project Description: City Planner Kasama stated that Mr. Sanjeet Nijjar, the owner of 147 Sawpit Lane, has submitted Tentative Parcel Map No. 72325 to subdivide the 12.81 acre property into two lots of 7.77 acres and 5.04 acres. The proposed subdivision was approved in 2004, but the approval expired. The subdivision was resubmitted in 2013, and was conditionally approved, and the approval was updated in 2015 to include new conditions of approval from the Fire Department. However, that approval has also expired. This submittal is to reapprove the subdivision. The proposed design of the subdivision has not changed, but this new submittal will have to be reviewed anew by the Fire Department as well as any other agencies that may be affected, or that may be required to provide services to the new lots.

Recommendation: It is recommended that the Planning Commission adopt Resolution No. 18-279 to recommend that the City Council conditionally approve the proposed Tentative Parcel Map No. 72325 for the two-from-one lot split.

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. Mark (?), 142 Madeline Drive, Monrovia, had concerns about the development of the property and the oak trees on the property. Also, the block wall is not visually appealing. City Manager Kearney stated that the application in front of the Planning Commission tonight is only for the parcel map, not walls and trees.

Mr. Sanjeet Nijjar, 29 Starlite Drive, stated that he planted 14 more oak trees on the property.

Commissioner Jones wanted to know why Mr. Nijjar wants to split the property. Mr. Nijjar stated that two lots are more valuable than one.

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

Motion: Commissioner Hernandez made a motion to adopt Resolution No. 18-279: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRADBURY, CALIFORNIA, SETTING FORTH ITS FINDINGS OF FACT AND DECISION WITH A CATEGORICAL EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) TO RECOMMEND TO THE CITY COUNCIL THE CONDITIONAL APPROVAL OF TENTATIVE PARCEL MAP NO. 72325 FOR A TWO-FROM-ONE LOT SPLIT AT 147 SAWPIT LANE. Vice-Chairman Novodor seconded the motion, which was carried by the following roll call vote:

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

Motion carried 5:0

Review of Proposed Ordinance No. 362:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRADBURY AMENDING THE BRADBURY MUNICIPAL CODE TO DEFINE AND ADD REGULATIONS FOR RESIDENTIAL CARE FACILITIES AND SUPPORTIVE AND TRANSITIONAL HOUSING, ADD A NEW DEFINITION OF MULTI-FAMILY DWELLINGS, AMEND THE ACCESSORY LIVING QUARTERS DEFINITIONS AND REGULATIONS, AND ADD REASONABLE ACCOMMODATION PROCEDURES FOR DISABLED PERSONS

Background:

City Planner Kasama stated that a required update of the City's Housing Element of the General Plan was due October 15, 2017. The City's housing consultant, Karen Warner Associates, prepared the prior 2014 Housing Element Update and will prepare the upcoming Housing Element Update. In preparing for the update, the consultant found that several Development Code amendments that are required by the programs and policies of the 2014 Housing Element had not been implemented. These amendments need to be in place before the City can submit the next update to the State Department of Housing and Community Development.

The amendments were reviewed by the Planning Commission at the March 28, April 15, May 23, and June 27 regular meetings. At the June 27, 2018 meeting, the Commission adopted Resolution No. PC 18-275, which states that the Commission found that the proposed amendments are consistent with the Housing Element and recommended to the City Council approval of the amendments.

October 9, 2018 Study Session:

The City Council considered the proposed amendment at the September regular meeting and asked for a study session to allow for in-depth reviews of the proposed amendments. A study session was hold on October 9, 2018 and the Council directed staff to proceed with an ordinance for the amendments. However, at the study session, the Council made changes and additions to the amendments, and per the City of Bradbury Development Code, before the ordinance can be further considered by the Council, the changes are to be reviewed by the Planning Commission for a recommendation. A written report of the Commission's action will be presented to the Council.

Recommendation:

It is recommended that the Planning Commission recommend to the City Council approval of Ordinance No. 362 as drafted.

Motion:

Commissioner Hernandez made a motion to recommend to the City Council approval of Ordinance No. .362 as drafted. Commissioner Jones seconded the motion, which was carried by the following roll call vote:

Approved:

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

Motion carried 5:0

Items from City Manager:

None

**Items from
City Planner:**

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

**Items from
Commissioners:**

Commissioner Jones asked staff about amending the ban on short-term rentals to less than 30 days. City Manager Kearney stated that this request needs to be brought up with the City Council. However, the City Council has already made its decision and the Ordinance is in place.

Commissioner Dunst inquired about what the finish on the Lemon Trail was supposed to be. City Manager Kearney stated that the Polymer that the Council chose has been discontinued and we are waiting for a new coat. Commissioner Dunst also stated that the steps on the trail are made from cheap wood and will disintegrate fast.

Chairperson Kuba asked staff to look at the fence on Royal Oaks Trail. There is a defect in the wrought iron post. Chairperson Kuba also mentioned that the catch basin on Lemon Trail needs to be cleaned out.

Vice-Chairman Novodor brought up the gate at 2428 Mount Olive Lane. City Manager Kearney stated that staff looked into it and discovered a legal snag.

Adjournment:

At 8:10 pm Chairperson Kuba adjourned the meeting to Wednesday, January 23, 2019 at 7:00 p.m.



Darlene Kuba – Chairperson

ATTEST:



Claudia Saldana - City Clerk