

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF BRADBURY, HELD ON OCTOBER 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 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 supplemental information from staff regarding agenda items 8.A (two emails for the discussion of two stories in the R-7,500 Zone) and 8.B (four new photo renditions for 703 Braewood Drive).

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

**Approval of September 26, 2018 Minutes:** Commissioner Hernandez made a motion to approve the minutes of the September 26, 2018 Planning Commission meeting. Vice-Chairman Novodor 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 concerning development applications.

Discussion of Two Stories in the R-7,500 Zone:  
Commissioners residing within 500 feet of the R-7,500 Zone:  
*Commissioner Jones*

703 Braewood Drive:  
Commissioners residing within 500 feet of 703 Braewood Drive:  
*None*

**Motion:** Commissioner Dunst made a motion to order the Fair Political Practices Report dated October 18, 2018 received and filed. Vice-Chairman Novodor seconded the motion which carried.

**Commissioner Jones Recused:** Commissioner Jones recused herself from the decision-making process regarding the discussion of two stories in the R-7,500 Zone.

**Agenda Item No 8.A:** *DISCUSSION OF TWO STORIES IN THE R-7,5000 ZONE  
DRAFT ORDINANCE AND RESOLUTION NO. PC 18-279  
(continued from the September 26, 2018 Meeting)*

**Background:** At the January 24, 2018 meeting, the Planning Commission considered a proposal for the addition of a second story at 2331 Freeborn Street in the R-7,500 zone. The testimony at the public hearing was split between those opposed and those in favor of two-story houses. The Commission expressed concerns about the regulations not being clear as to whether two stories are allowed in this neighborhood. The Commission continued the public hearing, but the applicant withdrew the proposal without bringing it back to the Commission.

**R-7,500 Zone Regulations:** City Planner Kasama stated that the R-7,500 zone is comprised of 38 lots. The regulations for the R-7,500 zone do not expressly address second floors but allow for a height of up to 28 feet, subject to the Ridgeline and View Preservation regulations, a Significant Architectural Review and Neighborhood Compatibility review. A height of 28 feet will accommodate two stories, but because the regulations do not explicitly address second floors, an applicant or homeowner must apply for the aforementioned reviews and go through a public hearing to find out if a second floor will be allowed. There is one (1) two-story house in this area at 2350 Gardi Street. The two-story portion of the residence was added in 1986.

**June/July/August and September Meetings and Timeline:** At the June 27, 2018 meeting, the Planning Commission directed staff to provide a schedule and methodology for engaging the community in a discussion of whether there should be restrictions on second floors and two-story developments.

At the July 25, 2018 meeting, staff suggested to the Planning Commission that such a discussion would be comprised of two or more meetings.

On August 8, 2018 a letter was sent to the owners and residents of the properties in the R-7,500 zone. The letter asked for the community to provide input on second stories for the Planning Commission to consider at the August 22, 2018 meeting. Eight replies were received. Seven (7) of the replies were in favor of restricting second floors, and one was in favor of the status quo. Following the discussion, the Planning Commission felt that a response from only eight of the 38 properties in the R-7,500 zone was not an adequate representation and directed staff to solicit additional input. The discussion was continued to the September 26, 2018 meeting.

On September 14, 2018 a second letter was sent to the owners and residents of the R-7,500 zone properties. Seventeen (17) responses to this letter were received by the time of the September 26, 2018 meeting. However, due to the absence of two Commissioners and the recusal of one Commissioner, there was no quorum and the item had to be postponed to the October 24, 2018 meeting.

**Discussion:** Based on the responses to the September 14, 2018 letter, which shows that the community is split as to whether two-story developments should continue to be allowed, it is recommended that the draft ordinance and resolution be disregarded in lieu of a discussion on potential new regulations for second stories.

Such a discussion would be accordance with General Plan Land Use Action Program No. 5, which is to engage the community in exploring the need to control development intensity, including, but not limited to re-examination of lot coverage, relationship of setbacks and building height and floor area ratios.

**Recommendation:** It is recommended that the Planning Commission close the public hearing and direct staff to schedule a discussion on the technical aspects of potential regulations for second stories based on the community's concerns.

**Vice-Chairman Novodor:** Vice-Chairman Novodor inquired if the City has received any more responses. City Planner Kasama stated that the total stands at 11 responses in favor and 10 responses against limiting second story developments in the R-7,500 zone.

**Public Hearing Opened:** Chairperson Kuba opened the public hearing and asked those speaking in favor or opposition to come forward and be heard.

**Public Input:** Hector Escobar, 2317 Elda Street (opposed to ban)  
Woodrow Pratakanul, 2331 Freeborn (opposed to ban)  
Natalie Gilmore, 2351 Gardi Street (in favor of ban)  
Jerry Harwell, 2341 Freeborn (opposed to ban)  
Jean Gilmore, 2331 Gardi Street (in favor of ban)

**Discussion:** City Planner Kasama stated that the City probably won't get any more responses and should start looking at allowing two-stories and what they should look like.

City Manager Kearney stated that the regulations are outdated and that the Commission should look at overhauling the R-7,500 zone as a whole.

Commissioner Dunst was concerned about fire if the houses in the R-7,500 are too close together. Commissioner Hernandez stated that we have setback regulations in place. City Planner Kasama stated that setbacks could be increased with new regulations.

**Motion to Continue Public Hearing Open:** Chairperson Kuba made a motion to continue the Public Hearing open to the January 2019 Planning Commission Meeting. Vice-Chairperson Novodor seconded the motion, which was carried by the following roll call vote:

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

Motion carried 4:0

**Commissioner Jones:** Commissioner Jones rejoined the meeting.

**703 Braewood Drive:** *RESOLUTION No. PC 18-280  
(continued from the September 26, 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. 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.

**Recommendation:** It is recommended that the requested design modifications be deemed acceptable including new landscaping plan L-1A, except that further enhancements of the landscaping and driveway shall be added in a manner similar to those shown in the sketch provided by staff. The modifications should be conditionally approved by adoption of Resolution No. PC 18-280, which includes conditions to increase the width of the easterly planter and add decorative features to the driveway.

**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, stated that his property has the fourth smallest driveway on Braewood Drive.

Commissioner Dunst asked Mr. Mandelin what happened to his grading plan. Mr. Mandelin stated that the grading plan has not changed.

Vice-Chairman Novodor asked if there was a problem with the original approval. City Planner Kasama replied that changes were made from the approved plans.

Commissioner Dunst stated that this was unacceptable and that the property owner should abide by the approved plans.

Commissioner Hernandez stated that there is no consistency.

Commissioner Jones stated that the Commission has asked the property owner to come back with changes and he has done that. We are going in circles and we need a resolution.

Mr. Mandelin stated that he would like to move in now.

Commissioner Hernandez stated that the Planning Commission didn't create this mess, Mr. Mandelin's contractor did.

Chairperson Kuba desired the applicant to stick to the original approved plans.

**Motion to Continue  
Public Hearing Open:**

Chairperson Kuba made a motion to continue the public hearing for 703 Braewood Drive open and instructed the homeowner/applicant to have his contractor and landscaper present at the next hearing. Vice-Chairman Novodor seconded the motion, which was carried by the following roll call vote:

**Approved:**

AYES: Chairperson Kuba, Vice-Chairperson Novodor,  
Commissioners Dunst and Hernandez

NOES: None

ABSENT: None

ABSTAIN: Commissioner Jones

Motion carried 4:0

**Items from  
City Manager:**

None

**Items from  
City Planner:**

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

**Items from  
Commissioners:**

Commissioner Dunst stated that trees were cut over the weekend at the Beltre property at 534 Old Ranch Road and that she has a video. Commissioner Dunst also stated that the rooster is still there.

**Adjournment:**

Chairperson Kuba adjourned the meeting to Wednesday, November 28, 2018 at 7:00 p.m.



Darlene Kuba – Chairperson

ATTEST:



Claudia Saldana - City Clerk