

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF BRADBURY, HELD ON JANUARY 23, 2019 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 Jones 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 November 28, 2018 Minutes:** Commissioner Hernandez made a motion to approve the minutes of the November 28, 2018 Planning Commission meeting. Commissioner Dunst 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*

**Motion:** Vice-Chairman Novodor made a motion to order the Fair Political Practices Report dated January 18, 2019 received and filed. Commissioner Jones seconded the motion which carried.

**Public Comment:** None

**703 Braewood Drive:** *RESOLUTION NO. PC 18-280  
(continued from the November 28, 2018 Meeting)*

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 MODIFY THE COLOR AND WINDOW ARRANGEMENTS OF THE GARAGE DOORS AND ADD A NEW LANDSCAPING AND DRIVEWAY PLAN FOR THE PROJECT CONDITIONALLY APPROVED BY PLANNING COMMISSION RESOLUTION NO. 18-271 FOR THE EXPANSION OF THE REMODEL AND ADDITION INITIALLY APPROVED BY MINOR ARCHITECTURAL REVIEW NO. AR-MINOR 17-004 AT 703 BRAEWOOD DRIVE

**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.

**Background:** 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 were 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 needed to be decoratively enhanced and that the amount of paving along the edges needed 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.

At the November 28, 2018 meeting, the homeowner presented an enhanced landscaping plan that appeared to meet the Planning Commission's expectations. The landscape planter on the east side of the driveway was widened, and decorative brick bands are to be inserted into the driveway. However, staff provided only an 11-inch by 17-inch version of this enhanced plan, and the plan was not dimensioned. The Commission did not want to approve a plan that could not be readily measured, and asked that a full-scale version with dimensions be provided at the next meeting. The Commission continued the hearing to the January 23, 2019 meeting.

**Proposal and Analysis:** City Planner Kasama stated that the landscape architect has provided a new landscape and driveway plan with dimensions. A full-scale version is included in the agenda packet. Since the Planning Commission has expressed satisfaction with the garage doors and the landscaping of the front yard, this analysis is limited to the enhancements of the driveway.

**Proposal and Analysis:**

The plan includes a widened planter on the east side of the driveway and decorative brick bands in the driveway. The version presented at the November 28, 2018 meeting showed new fencing and gates at the east side of the garage. This dimensioned version of the plan retains the existing 6-foot tall gates on the east side of the garage, and the landscaping that was proposed to be in front of them has been adjusted to accommodate the current gate swings. Also, the walkway to the side yard on the east side of the garage is now 8 feet wide instead of 6 feet. The draft Resolution includes a condition of approval of the City's Landscape Architect to ensure that the planters along the edges of the driveway will have dense shrubbery as depicted in the photo-renderings presented for the initial approval of the garage remodel.

**Environmental Review:**

It is recommended that the requested design modifications are Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15201 for Existing Facilities, which includes minor alterations and additions to existing private structures, provided that the project will not result in an increase of more than 10,000 square feet, and is in an area where all public services and facilities are available to allow for maximum development per the General Plan, and that the area is not environmentally sensitive.

**Recommendation:**

It is recommended that the requested design modification be deemed acceptable, with the new landscape and drive plan L-1.2 dated 1-6-19.

The Planning Commission is to re-open the public hearing and solicit testimony on the requested design modifications. At that time, the Planning Commission will have the option to close the public hearing and determine that the findings can be made for conditional approval of the requested design modifications and that the project is Categorically Exempt under CEQA, and adopt Resolution No. PC 18-280.

**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. Manual Garcia, Landscape Architect, presented the requested design modifications, including the new landscape and driveway plan L-1.2 dated 1-6-19 and answered the questions of the Planning Commission.

**Public Hearing Closed:**

There being no further public testimony, Chairperson Kuba declared the public hearing closed.

**Discussion:**

The Planning Commission requested the applicant to narrow the walkway and additional landscaping area on the east side of the garage.

**Motion to Adopt Resolution No. PC 18-280:**

Commissioner Hernandez made a motion to adopt Resolution No. PC 18-280 for 703 Braewood Drive, as amended to include the sketch for the narrowing of the walkway and additional landscaping area on the east side of the garage and presented to the Planning Commission at the January 23, 2019 meeting. 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

**Items from Staff and Commissioners:**

**Items from  
City Manager:**

City Manager Kearney stated that a Community Meeting with the Department of Fish and Wildlife has been scheduled for Thursday, February 21, 2019 at 7:00 pm at City Hall to discuss bear nuisances.

**Items from  
City Planner:**

City Planner Kasama presented the Development Review - Project Status Log for January 2019 and asked if the Commissioners had any questions.

Commissioner Hernandez inquired if the City had received any refunds from 208 Barranca. City Planner Kasama replied no.

City Planner Kasama also gave an update of the discussion of Two Stories in the R-7,500 Zone. Due to the State of the District Meeting for District Four to be held on January 31, Councilmember Lathrop requested to postpone the discussion until February or March.

**Items from  
Commissioners:**

Commissioner Jones inquired if Planning Commissioners are invited to participate in the First Aid/AED training. City Manager Kearney replied that staff is still looking at dates, but that Commissioner Jones would be able to participate.

**Adjournment:**

At 7:35 pm Chairperson Kuba adjourned the meeting to Wednesday, February 27, 2019 at 7:00 p.m.

  
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Darlene Kuba – Chairperson

**ATTEST:**

  
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Claudia Saldana - City Clerk