

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF BRADBURY, HELD ON MARCH 27, 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 Hernandez led the Pledge of Allegiance.

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

ABSENT: Commissioner Dunst

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

**Supplemental Information:** City Planner Kasama distributed supplemental information on Flag Lots (Development Code Section 9.145.290), the assessor's map page and a Google Map for 637 Fairlee Avenue.

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

**Approval of January 23, 2019 Minutes:** Commissioner Hernandez made a motion to approve the minutes of the January 23, 2019 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.

637 Fairlee Avenue – Resolution No. PC 19-281:

Commissioners residing within 500 feet of 637 Fairlee Avenue:

*None*

**Motion:** Vice-Chairman Jones made a motion to order the Fair Political Practices Report dated March 22, 2019 received and filed. Vice-Chairman Novodor seconded the motion which carried.

**Public Comment:** None

**637 Fairlee Avenue:** *RESOLUTION NO. PC 19-281*

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. 73889 FOR A TWO LOTS FROM ONE LOT SUBDIVISION AT 637 FAIRLEE AVENUE

**Project Description:** City Planner Kasama stated that Mr. Manoj Patel, the owner of 637 Fairlee Avenue, has submitted Tentative Parcel Map No. 73889 to subdivide the 43,487 square foot property into two lots of 20,012 square feet (Lot 1) and 23,475 square feet (Lot 2). The proposed subdivision design would create a flag lot (Lot 2) at the rear portion of the property. The proposed subdivision has been reviewed by the Fire Department and the utility companies that may be affected and has been issued preliminary approvals. The Planning Commission has been supplied with a copy of a letter from the owner explaining his vision for the property.

**Proposal and Analysis:** The General Plan designates the property as "Single-Family – 20,000 square feet" which calls for single-family residential uses on lots containing a minimum area of 20,000 square feet. The R-20,000 zone requires a main residence to be at least 1,850 square feet with a 35-foot front/street setback and side rear yards of at least 15 feet. The proposed new lots will be consistent with the General Plan and will readily accommodate the zoning requirements.

The property is within the Very High Fire Hazard Severity Zone and has to meet the Fire Department's fuel modification requirements. All utility and safety services are available for the new lots, and access is available from Fairlee Avenue. Various easements and dedications are shown on the tentative parcel map to accommodate the various safety and utility agencies access and facilities.

A conceptual layout for a new house on Lot 1 is shown on Tentative Parcel Map No. 73889. This layout has not been evaluated and would not in any way be approved by an approval of the subdivision. Similarly, removal of several trees is indicated. Any and all trees that would be involved in the development of the subdivision and the new lots are to be evaluated, and requests for any removals and encroachments are to be reviewed and processed in accordance with the City's Tree Preservation regulations.

**Environmental Review:** It is recommended that the proposed tentative parcel map be determined to qualify as Categorical Exempt under the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15232 for In-Fill Development Projects. The two-lot subdivision is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designations and regulations; is occurring within city limits on a site of no more than five acres substantially surrounded by urban uses; the site has no value as habitat for endangered, rare or threatened species; approval would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services.

**Recommendation:** It is recommended that the Planning Commission adopt Resolution No. PC 19-281 to recommend that the City Council conditionally approved the proposed Tentative Parcel Map No. 73889 for the two lots from one lot subdivision.

**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.

**Speaking in Favor:** Mr. Manoj Patel (Applicant) stated that he purchased the property three years ago to create a permanent home base for his family. He chose the property because it is big enough to build two homes, one for his mother, and the other for his growing family.

**Speaking in Opposition:** Gayle Jenkins, 2115 Gardi Street  
Sharon Palmer, 2107 Gardi Street  
Marc Hamud, 623 Fairlee Avenue  
Stella Tsai, 623 Fairlee Avenue  
Douglas Rader, 610 Fairlee Avenue  
Param Singh, 2166 Gardi Street  
Eunkyung Kang, 2133 Gardi Street

Ms. Jenkins brought up the following concerns: lack of EIR, air quality issues, the property is currently a wildlife corridor for deer, foxes, bears, owls and possibly habitat of the San Gabriel Valley chestnut snail, water run-off, increased fire danger, mansionization, aesthetic of neighborhood, width of property.

Marc Hamud was concerned about setting a precedent for density and Stella Tsai stated that the City's motto is to preserve rural tranquility.

Mr. Rader asked if other properties are allowed to subdivide.

**Rebuttal:** Drashti Patel, daughter of Manoj Patel, stated that her father has worked with staff to build his family dream home and to call Bradbury home.

Mr. Patel stated that only the neighbors opposed are here today to speak. The project meets all code requirements and no variances are required. A lot of the neighbors' concerns have already been addressed in the Environmental Review.

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

**Discussion:** Chairperson Kuba asked the applicant if he has considered building one home and a guest house for his mother. Mr. Patel replied that it's a cultural thing and that he desires to build two houses on two lots. Mr. Patel's Architect wanted to address the Commission regarding the planned houses. City Manager Kearney stopped the conversation as the discussion regarding houses was not on the agenda, only the lot split.

Vice-Chairperson Novodor inquired about the allowed size of a guest house in the R-20,000 zone. City Planner Kasama replied that the maximum size allowed is 1,500 square feet.

Commissioner Hernandez stated that he is not in favor of flag lots. Chairperson Kuba also stated that she has a problem with flag lots.

Commissioner Jones stated that the City Council and the Planning Commission just took about a year to update the Housing Element so that the City has strong rules in place. We (the Planning Commission) should follow the letter of the law. If we don't allow development that complies with our code, then there is no need for rules.

Chairperson Kuba stated that the proposed subdivision is not compatible with the surrounding neighborhood.

**Motion to Deny:** Chairperson Kuba made a motion to recommend that the City Council deny approval of proposed Tentative Parcel Map No. 73889 for the two lots from one lot subdivision. Vice-Chairman Novodor seconded the motion, which was carried by the following roll call vote:

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

Motion carried 3:1

**Items from Staff and Commissioners:**

**Items from City Manager:** City Manager Kearney turned the item over to the Management Analyst. Ms. Santos Leon reported that 1) the First Aid/CPR/AED Training has been scheduled for Wednesday, May 1st, and Thursday, May 2nd, from 6 to 9 pm at City Hall; and 2) the Annual Appreciation Event will be held on Wednesday, May 15<sup>th</sup> at 38 Degrees in Monrovia at 6 pm.

**Items from City Planner:** City Planner Kasama presented the Development Review - Project Status Log for March 2019.

**Items from Commissioners:** Vice-Chairman Novodor stated that work at 333 Mount Olive Drive has left the street in disrepair. City Manager Kearney stated that he will check on it with the City Engineer.

**Adjournment:** At 8:06 pm Chairperson Kuba adjourned the meeting to Wednesday, April 24, 2019 at 7:00 p.m.

  
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Darlene Kuba – Chairperson

ATTEST:

  
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Claudia Saldana - City Clerk