

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION
OF THE CITY OF BRADBURY, HELD ON AUGUST 28, 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, Jones and Hunt

ABSENT: None

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

Planning Commission Reorganization: Chairperson Kuba nominated Vice-Chairman Novodor for the position of Planning Chairman. Commissioner Jones seconded the motion, which carried. There were no further nominations.

Chairperson Kuba nominated Commissioner Hernandez for the position of Vice-Chairman. Commissioner Hunt seconded the motion, which carried. There were no further nominations.

New Roll Call: Chairman Novodor, Vice-Chairperson Hernandez, Commissioners Jones, Hunt and Kuba

Supplemental Information: City Planner Kasama stated that there were three supplemental items:

- Flag Lot/Lot Frontage Related to Development Code Sections
- Street Intersection (Curb Line)
- Bradbury Development Code Update - Draft

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

Approval of April 24, 2019 Minutes: Vice-Chairman Hernandez made a motion to approve the minutes of the April 24, 2019 Planning Commission meeting. Commissioner Kuba seconded the motion which carried unanimously.

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.

504 Winston Avenue – Resolution No. PC 19-283:
Commissioners residing within 500 feet of 504 Winston Avenue:
None

Mid-Term Update of Housing Element – Resolution No. PC 19-284:
Citywide

Development Code Update – Resolution No. PC 19-285:
Citywide

Item 10.B - Development Code Update –

R-7,500 Development Standards and Accessory Dwelling Units:

Commissioner Jones lives in the R-7,500 Zone and needs to recuse himself from the discussion.

- Motion:** Commissioner Kuba made a motion to order the Fair Political Practices Report dated August 23, 2019 received and filed. Chairman Novodor seconded the motion which carried.
- Public Comment:** None
- 504 Winston Avenue:** *RESOLUTION NO. PC 19-283
Architectural Review No. AR 19-002
Neighborhood Compatibility Review No. NC 19-002*
- City Planner's Report:** City Planner Kasama stated that A+K Architects submitted plans for a new two-story, single-family residence with approximately 6,719 square feet of living space, a 1,113 square foot attached four-car garage, and a 611 square foot covered patio at 504 Winston Avenue. The subject property is zoned A-1, is subject to the Hillside Development Standards, and is in the Lemon/Winston/Royal Oaks Drive North Overlay Zone for Streetscaping.
- Background:** The subject property is an irregular shaped lot fronting on the east side on Winston Avenue. The property has an area of approximately 2.5 acres with a street frontage of approximately 175 feet. Per the Assessor's records, the lot is improved with a 4-bedroom, 3-bathroom, 2,673 square foot, single-family residence at an upper graded area. There are accessory buildings on the lower graded area of the site. The two graded areas and the existing buildings are accessible from Winston Avenue by a curving, paved driveway on the north side of the property.
- Project Description:** The proposed project is to demolish the existing structures and construct a new, two-story French-provincial style, single-family residence. The project will situate the new residence primarily on the two existing graded areas, but will grade the sloped area between the two areas to accommodate the stepped design of the new residence so that the structure aligns with the contours of the site. The grading will be balanced and in conformance with the City's Hillside Development Standards.
- Environmental Review:** It is recommended that the proposed project be determined to qualify as Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303(a) of the CEQA Guidelines for the construction of one single-family residence in an urbanized area.
- Recommendation:** It is recommended that the Planning Commission close the public hearing and determine that the findings can be made for conditional approval of the proposed project and that the project is Categorically Exempt under CEQA and approve a motion to adopt Resolution No. PC 19-283 as presented.
- Public Hearing Opened:** Chairman Novodor opened the public hearing and asked those wishing to speak in favor or opposition to come forward and be heard.

Speaking in Favor: Mr. Brent Argo, A+K Architects, 14738 Pipeline Ave #E, Chino Hills, and the landscape architect were present to answer questions.

Commission Jones wanted to know what a panic room is. Mr. Argo responded that it is a safe room for the homeowners to go to during home invasions or natural disasters.

Chairman Novodor inquired about the overlay zone. City Planner Kasama stated that it's 10 feet of the curb to enhance the street frontage.

Public Hearing Closed: There being no further comments, Chairman Novodor declared the public hearing closed.

Motion: Commissioner Kuba made motion to adopt Resolution No. PC 19-283:

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 CONDITIONALLY APPROVE ARCHITECTURAL REVIEW NO. AR 19-002 AND NEIGHBORHOOD COMPATIBILITY REVIEW NO. NC 19-002 FOR A NEW TWO-STORY, SINGLE-FAMILY RESIDENCE WITH APPROXIMATELY 6,719 SQUARE FEET OF LIVING SPACE, A 1,113 SQUARE-FOOT, FOUR-CAR GARAGE AND A 611 SQUARE FOOT, COVERED PATIO AT 504 WINSTON AVENUE

Vice-Chairman Hernandez seconded the motion, which was carried by the following roll call vote:

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

Motion carried 5:0

Mid-Term Update of Housing Element: *RESOLUTION NO. PC 19-284*

City Planner's Report: City Planner Kasama stated that State law requires that cities include in their General Plans a Housing Element that covers an 8-year period. The City of Bradbury adopted its current Housing Element in November 2014 for the 2014-2021 planning period. The State also requires a mid-term update of the Housing Element. The City's Mid-Term Update has been reviewed by the State Housing and Community Development Department and has been found to meet the statutory requirements of State housing element law.

The Mid-Term Update includes current demographic and development information and reviews the housing needs for the City of Bradbury as determined by the Southern California Association of Governments (SCAG) based on their regional growth forecast. For the 2014-2021 Housing Element, the City of Bradbury has a quantified objective to produce 24 net new housing units. Of the units, two are assigned to be affordable units; one at the low income level, and one of the extremely low income level.

Environmental Review: It is recommended that the proposed project be determined to qualify as Categorical Exempt under the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) as there is no possibility of a significant effect on the environment because the Mid-Term Update consists of updated information, implements State-required Development Code amendments, and reviews the City's performance relative to the housing goals and programs of the 2014-2021 Housing Element.

Recommendation: It is recommended that the Planning Commission recommend to the City Council the adoption of the Mid-Term Update.

Public Hearing Opened: Chairman Novodor opened the public hearing and asked those wishing to speak in favor or opposition to come forward and be heard.

Public Hearing Closed: There being no public comment, Chairman Novodor declared the public hearing closed.

Motion: Commissioner Jones made motion to adopt Resolution No. PC 19-284:
 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRADBURY, CALIFORNIA, SETTING FORTH ITS FINDINGS OF FACT AND DECISION TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE MID-TERM UPDATE OF THE 2014-2021 HOUSING ELEMENT WITH AN EXEPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)
 Vice-Chairman Hernandez seconded the motion, which was carried by the following roll call vote:

Approved: AYES: Chairman Novodor, Vice-Chairman Hernandez, Commissioners Jones, Hunt and Kuba
NOES: None
ABSENT: None
ABSTAIN: None
 Motion carried 5:0

Development Code Update: *RESOLUTION NO. PC 19-285*

City Planner's Report/ Background: City Planner Kasama stated that at the January 24, 2018 meeting, the Planning Commission considered a proposal for the addition of a second story at 2331 Freeborn Street. The applicant withdrew the proposal due to the controversy over the matter. Nevertheless, there have been discussions regarding whether two stories should be allowed in the R-7,500 Zone. These discussions have raised concern that other development standards also need to be reviewed. The City Council has directed staff to do a thorough review of the development standards and propose updates for consideration.

Flag Lots: There are two items that have recently been discussed: flag lots and intersection visibility. The City Council directed staff to amend the development standards to preclude the creation of flag lots. This decision arose from the recent proposal for a flag lot on Fairlee Avenue. While the proposed design of that subdivision met City standards, it was determined that flag lots are not to be allowed where that type of configuration is inconsistent with the development pattern of the neighborhood.

Vision Clearance At Intersections: Vision clearance at intersections has recently come up as a concern in the Bradbury Estates. It was decided that these regulations need to be updated to eliminate inconsistencies and to address all types of intersections.

Draft Ordinance: Staff has drafted an Ordinance to address these two items, and to update the Official Zoning Map, which the City Engineer has recently updated.

Environmental Review: It is recommended that the project be determined to qualify as exempt under the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) as there is no possibility of a significant effect on the environment.

Recommendation: It is recommended that the Planning Commission close the public hearing and determine that the findings can be made to recommend approval of the amendments with an exemption under CEQA and adopt Resolution No. PC 19-285 as presented.

Public Hearing Opened: Chairman Novodor opened the public hearing and asked those wishing to speak in favor or opposition to come forward and be heard.

Public Hearing Closed: There being no public comment, Chairman Novodor declared the public hearing closed.

Discussion: Commissioner Jones stated that because there are already existing flag lots in the City that people get to enjoy, it does not seem fair to deny other homeowners the same right.

Motion: Vice-Chairman Hernandez made motion to adopt Resolution No. PC 19-285:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRADBURY, CALIFORNIA, SETTING FORTH ITS FINDINGS OF FACT AND DECISION TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF AN ORDINANCE WITH AN EXEPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) TO AMEND THE BRADBURY DEVELOPMENT CODE TO ADD MINIMUM LOT FRONTAGE REQUIREMENTS, UPDATE THE INTERSECTION VISION CLEARANCE REQUIREMENTS, AND UPDATE THE OFFICIA ZONING MAP

Commissioner Hunt seconded the motion, which was carried by the following roll call vote:

Approved: AYES: Chairman Novodor, Vice-Chairman Hernandez, Commissioners Hunt and Kuba
NOES: Commissioner Jones
ABSENT: None
ABSTAIN: None

Motion carried 4:1

ITEMS FROM STAFF AND COMMISSIONERS:

**Items from
City Planner:**

City Planner Kasama presented the following:

- A. Development Review - Project Status Log for August 2019.
- B. Development Code Update – R-7,500 Development Standards and Accessory Dwelling Units (Commissioner Jones did not participate in this discussion)
- C. Upcoming agenda items and other matters

Discussion:

City Planner Kasama stated that there has been no action since November of last year regarding the Oak View Estates.

The applicant for Chadwick Ranch Estates should submit formal applications by Mid-September.

The City Council granted a 6-month extension for Tract Map No. 73673 for a 3-Lot Subdivision at 1533 Royal Oaks Drive North.

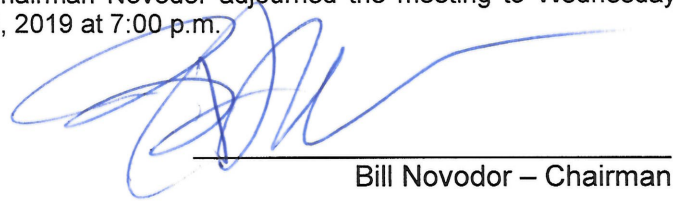
The R-7,5000 Development Standards will be on the October 23, 2019 Planning Commission Agenda. Staff will notify the 38 property owners affected by the Development Code Update.

**Items from
City Manager:**

City Manager Kearney stated that the City Council has scheduled a joint City Council-Planning Commission Retreat on Saturday, December 14th, at the Monrovia Canyon cabin facility.

Adjournment:

At 7:47 pm Chairman Novodor adjourned the meeting to Wednesday, September 25, 2019 at 7:00 p.m.



Bill Novodor – Chairman

ATTEST:

Claudia Saldana
Claudia Saldana - City Clerk