

**MINUTES OF ADJOURNED REGULAR MEETING OF THE PLANNING COMMISSION
OF THE CITY OF BRADBURY, HELD ON DECEMBER 11, 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 Vice-Chairman Hernandez at 7:00 p.m. followed by the Pledge of Allegiance.

Roll Call: PRESENT: Vice-Chairman Hernandez, Commissioners Jones, Hunt and Kuba
ABSENT: Chairman Novodor
STAFF: City Manager Kearney, City Planner Kasama, City Clerk Saldana and Management Analyst Santos Leon

Chairman Novodor excused: Vice-Chairman Hernandez made a motion to excuse Chairman Novodor from the meeting. Commissioner Hunt seconded the motion which carried.

Supplemental Information: City Planner Kasama stated that there is none.

Approval of Agenda: Commissioner Kuba moved to approve the agenda as presented. Commissioner Jones seconded the motion which carried.

Approval of October 23, 2019 Minutes: Commissioner Hunt made a motion to approve the minutes of the October 23, 2019 Planning Commission meeting. Commissioner Jones seconded the motion which carried. Commissioner Kuba 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.

Public Hearing: 255 El Cielo Lane – Resolution No. PC 19-287
Commissioners residing within 500 feet of 255 El Cielo Lane:
None

Discussion: R-7,500 Zone – Two-Story Development Standards
Commissioner Jones lives in the R-7,500 Zone, but in the current situation, there are 75 addresses in District Four of which 38 addresses, or 50%, are in the R-7,500 Zone. Thus, the affected properties constitute more than 25% of “all real property within the official’s jurisdiction.” It is the opinion of the City Attorney that neither official (City Council Member and/or Planning Commissioner) has a disqualifying conflict of interest.

Motion: Commissioner Kuba made a motion to order the Fair Political Practices Report dated December 6, 2019 received and filed. Commissioner Hunt seconded the motion which carried.

Public Comment: None

255 El Cielo Lane: *Resolution No. PC 19-287*
 Architectural Review No. AR 19-003
 Neighborhood Compatibility Review No. NC 19-003
 Variance No. V 19-001

City Planner's Report: City Planner Kasama stated that Mark Houston Associates submitted plans for additions to the existing one-story 2,559 square foot single-family residence, and a new 358 square feet second dwelling at 255 El Cielo Lane. The proposed additions include 358 square feet to the first floor, and a 3,467 square foot second floor. The subject property is zoned A-2 and is subject to the City's Hillside Development Standards. The proposed additions and the second unit will comply with the A-2 zoning requirements, but will not meet the 100-foot setback requirements of the Hillside Development Standards. Also, the additions to the main residence require a variance to allow two of the four required parking spaces to be in the existing, attached carport instead of in a fully enclosed garage. The existing carport has a side yard setback of 7'11".

Background: The subject project is an irregular shaped lot fronting on El Cielo Lane. The property has an area of approximately 2.11 acres. El Cielo Lane is a private street comprised of easements along the fronts of the lots that it serves. Per the Assessor's records, the lot is improved with a three-bedroom, three-bathroom, 2,679 square foot single-family residence. The existing residence is at a graded area at the northerly portion of the lot that is significantly lower than the building areas of the surrounding lots to the north, east and south. To the west, the lot drops off substantially. The existing parking facilities are accessed from El Cielo Lane by a paved driveway on the northerly side of the property. There is a second driveway on the south side of the lot that provides guest/service parking, and there is another driveway further south that provides access to the neighboring lot.

Environmental Review: It is recommended that the project be determined to qualify as Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) pursuant to Sections 15301, 15303 and 15305 of the CEQA Guidelines for, respectively, additions to an existing single-family residence, a new second dwelling, and a minor variance.

Recommendation: It is recommended that the Planning Commission open a public hearing and solicit testimony on the proposed project, 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 19-287 as presented or as modified by the Commission.

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

Speaking in Favor: Mark Houston (Architect) of Mark Houston Associates, 517 S. Myrtle Avenue, Suite 201, Monrovia, CA 91016, presented the project to the Planning Commission.

Public Input: Alex Pontecchi, 222 El Cielo Lane, stated that he has no problems with the project.

Tom Bigley, 41 Woodlyn Lane, President of the Woodlyn Lane Improvement Association (WLIA), stated that most residents are ok with the project. The concern was damage to the roadway during construction and Mr. Bigley asked if the Planning Commission could require the property owner to post a bond with the City. City Manager Kearney stated that this not something that should be part of the Planning Commission approval and that he would have to check with the City Engineer (RKA).

Dan Lien, 31 Woodlyn Lane, stated that RKA handles parking staging issues during construction. Mr. Lien also stated that the likes the project.

Public Hearing Closed: There being no opposition, Vice-Chairman Hernandez declared the public hearing closed.

Motion: Commissioner Kuba made motion to adopt Resolution No. PC 19-287:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRADBURY, CALIFORNIA, SETTING FORTH THE FINDINGS OF FACT AND DECISION WITH CATEGORICAL EXEMPTIONS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) TO CONDITIONALLY APPROVE ARCHITECTURAL REVIEW NO. AR 19-003 AND NEIGHBORHOOD COMPATIBILITY REVIEW NO. NC 19-003 FOR THE ADDITION OF 358 SQUARE FEET TO THE FIRST FLOOR AND A 3,467 SQUARE FOOT SECOND FLOOR TO THE EXISTING ONE-STORY 2,559 SQUARE FOOT SINGLE-FAMILY RESIDENCE, AND A NEW 839 SQUARE FOOT SECOND DWELLING UNIT; AND VARIANCE NO. V 19-001 TO ALLOW TWO OF THE FOUR REQUIRED PARKING SPACES FOR THE MAIN DWELLING TO BE IN AN EXISTING CARPORT IN LIEU OF A FULLY ENCLOSED GARAGE AT AN EXISTING SIDE YARD SETBACK OF 7'11" IN LIEU OF THE 25-FOOT REQUIREMENT AT 255 EL CIELO LANE

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

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

Motion carried 4:0

Discussion: ***R-7,5000 Zone – Two-Story Development Standards***

City Planner's Report: City Planner Kasama stated that the community discussion for regulations for two stories in the R-7,500 zone was reinitiated at the October 23, 2019 meeting. One property owner spoke at the October 23 meeting expressing concern that the proposed regulations would not provide for an adequate second floor area.

Mayor Hale was at the October 23 meeting and prepared diagrams for the R-7,5000 zone based on the proposed regulations. Mayor Hale examined the lot dimensions of the 35 lots that comprise the R-7,5000 zone and arrived at an average lot size of 71 feet wide by 106 feet deep.

Plot Plan and Diagrams for R-7,500 Zone:

The attached plot plan shows such a lot in green with the allowable single-story area as yellow, which has an area of 3,876 square feet. The proposed allowable second story area is shown as an earth-tone color, which has an area of 1,581 square feet. These two areas combined exceed the proposed maximum 50% floor-area-ratio and maximum 35% lot coverage area for a two-story house. Therefore, the total floor area and footprint area of a two-story house must be less than the one-story area depicted in yellow. However, the proposed regulations would allow for a two-story house that would have almost the same area as a one-story house. Based on that, a two-story house could have an area of 3,763 square feet, which would be 114 square feet less than the maximum one-story house area of 3,876 square feet.

The attached section drawing "A" displays a two-story house with a nine foot first floor ceiling height and an eight foot second floor ceiling height with a roof at the maximum proposed pitch of 4:12, which results in a height of 25'3", which is 2'9" less than the maximum 28-foot building height limit. This shows that the proposed regulations would allow for high ceilings. The narrowest lot in the R-7,500 zone has a width of 69 feet. The widths of the houses on those lots would be only two feet less, but could have higher ceilings. The diagrams show that the proposed regulations will allow for adequate first and second floor areas.

Recommendation:

It is recommended that the Planning Commission conclude the community discussion and direct staff to proceed with the drafting of an ordinance to amend the R-7,500 regulations in accordance with the draft regulations presented at this meeting.

Discussion:

The Planning Commission wanted to know how many letters went out to the residents. City Planner Kasama stated that the City send letters to all residents in the R-7,500 zone three times.

Commissioner Jones stated that the proposed amendments are a good compromise.

Public Hearing Opened:

Vice-Chairman Hernandez 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 input, Vice-Chairman Hernandez declared the public hearing closed.

Motion:

Commissioner Kuba made a motion to direct staff to proceed with the drafting of an ordinance to amend the R-7,500 regulations in accordance with the draft regulations presented at this meeting. Commissioner Jones seconded the motion, which was carried by the following roll call vote:

Approved:

AYES: Vice-Chairman Hernandez, Commissioners Jones, Hunt, Kuba

NOES: None

ABSENT: Chairman Novodor

ABSTAIN: None

Motion carried 4:0

ITEMS FROM STAFF AND COMMISSIONERS:

**Items from
City Manager:**

City Manager Kearney stated that the joint City Council-Planning Commission retreat is this upcoming Saturday, December 14th.

Commissioner Jones stated that he is unable to attend.

City Manager Kearney stated that the retreat then might have to be rescheduled.

**Items from
City Planner:**

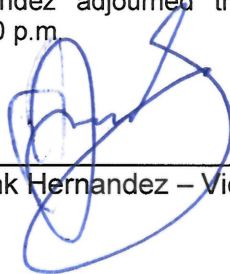
City Planner Kasama presented the Development Project Status Log for November 2019.

**Items for Future
Agendas:**

City Planner Kasama stated that 1901 Royal Oaks Drive North is ready for submittal.

Adjournment:

At 7:35 pm Vice-Chairman Hernandez adjourned the meeting to Wednesday, January 22, 2020 at 7:00 p.m.



Frank Hernandez – Vice-Chairman

ATTEST:



Claudia Saldana - City Clerk