

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

Roll Call: PRESENT: Vice-Chairman Hernandez, Commissioners Jones, Hunt

ABSENT: Chairman Novodor and Commissioner Kuba

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

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

Supplemental Information: City Planner Kasama stated that staff received an email from Susan Esparza, 2327 Freeborn Street, opposing Two-Story Developments in the R-7,5000 Zone.

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

Approval of August 28, 2019 Minutes: Commissioner Jones made a motion to approve the minutes of the August 28, 2019 Planning Commission meeting. Commissioner Hunt 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.

Public Hearing: 506 Deodar Lane – Resolution No. PC 19-286

Commissioners residing within 500 feet of 506 Deodar 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 Hunt made a motion to order the Fair Political Practices Report dated October 18, 2019 received and filed. Commissioner Jones seconded the motion which carried.

Public Comment: None

506 Deodar Lane: RESOLUTION NO. PC 19-286

A RESOLUTION OF THE PANNING COMMISSION OF THE CITY OF BRADBURY, CALIFORNIA, SETTING FORTH THE FINDINGS OF FACT AND DECISION WITH A CATEGORICAL EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) TO CONDITIONALLY APPROVE MODIFICATIONS TO THE ARCHITECTURAL PLANS PREVIOUSLY APPROVED UNDER PLANNING COMMISSION RESOLUTIONS NO. 13-227 AND 18-276 FOR ARCHITECTURAL REVIEW NO. AR 13-283 AND NEIGHBORHOOD COMPATIBILITY REVIEW NO. NC 13-105 THAT INCREASES THE TOTAL AREAS OF THE NEW, TWO-STORY RESIDENCE TO APPROXIMATELY 29,778 SQUARE FEET, AND THE GARAGE AND MECHANICAL/STORAGE BUILDINGS TO APPROXIMATELY 14,004 SQUARE FEET, AND THE GUEST WING AND POOL HOUSE/CABANA/EXERCISE ROOM AREAS TO BE RELOCATED 60 FEET TOWARD THE WESTERLY SIDE PROPERTY LINE AT 506 DEODAR LANE

City Planner's Report: City Planner Kasama stated that on October 23, 2013 the Planning Commission adopted Resolution No. PC 13-227 for the approval of Architectural Review No. AR 13-283 and Neighborhood Compatibility Review No. NC 13-105 for a new 30,114 square foot residence and accessory structures that include a guest house, tennis court, swimming pool, and decorative water features at 506 Deodar Lane (formerly 399 Old Ranch Road).

First Modifications: The project was under construction, but due to changes in family circumstances, modifications to the design were proposed. The Planning Commission approved the modifications at the June 27, 2018 meeting with the adoption of Resolution No. PC 18-276. The first modifications allow for a two-story 27,370 square foot residence and guest quarters with a 5,238 square foot basement, a 10,382 square foot garage, and 2,989 square feet of mechanical equipment and storage space.

**Project Description/
Second Modifications:** The owners have since acquired the adjacent property to the west and are proposing a second set of modifications. These modifications will relocate the guest wing and pool house/cabana/exercise room areas 60 feet to the west toward the adjacent property. This relocation enables some enlargement of various rooms, and for the structural design to be modified to eliminate changes in floor levels. These modifications were reviewed and approved by the Bradbury Estates HOA at its October 14, 2019 meeting.

Environmental Review: It is recommended that the project and any modifications be determined to be Categorical 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.

Findings: The proposed project, including the proposed modifications, are architecturally distinctive and effectively utilize the site. The project with the modifications is compatible with the neighborhood and satisfies the required findings for approval of a Significant Architectural Design Review and a Neighborhood Compatibility Review. The findings stated in Resolution No. PC 13-227 remain applicable.

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 modifications and that the modifications are Categorical Exempt under CEQA and approve a motion to adopt Resolution No. PC 19-286 as presented.

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: Architect Jim Schmidt, Schmidt Architecture, 8760 Holloway Drive, West Hollywood, CA 90069, explained the new modifications and asked if the Commission had any questions. They did not.

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

Motion: Commissioner Jones made motion to adopt Resolution No. PC 19-286 as presented. Commissioner Hunt seconded the motion, which was carried by the following roll call vote:

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

Motion carried 3:0

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

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.

R-7,500 Zone: There is only the one R-7,5000 in the City of Bradbury, and it is comprised of 38 lots. If a proposal includes a second floor, it is subject to a public hearing for Ridgeline and View Preservation, Architectural Design, and Neighborhood Compatibility reviews. A height of 28 feet will accommodate two stories, but the regulations do not address second floors. There is one two-story house in this area at 2350 Gardi Street. The two-story portion of this residence was added in 1986 and was approved by Planning Commission Resolution 86-106.

Development Code Updates: At the August 28, 2019 meeting, staff informed the Planning Commission that the City Council had asked staff to initiate an update of the Development Code. Since the R-7,5000 regulations were already under discussion, it was decided that it would be the first zone to be addressed. The Commission directed staff to reinstate the community discussion and that a new letter be sent to the residents to request additional input. As of October 16th three responses have been received.

Recommendation: The Planning Commission is to open the community discussion and request the community's input on the subject of two-story development in the R-7-500 Zone.

Motion to Postpone Community Discussion: Commissioner Hunt made a motion to postpone the Community Discussion to the next meeting with the full Commission present. Commissioner Jones seconded the motion which carried.

Public Input: Vice-Chairman Hernandez inquired if there was anyone in the audience wishing to address the Planning Commission regarding the R-7-500 Zone.

Mr. Hector Escobar, 2317 Elda Street, who went on record as in favor of allowing second stories in the R-7,500 Zone, had some comments regarding the setback requirements in Draft Development Code Update.

ITEMS FROM STAFF AND COMMISSIONERS:

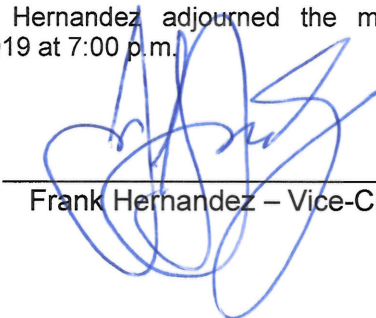
Items from City Manager: Not present

Items from City Planner: City Planner Kasama presented the Development Project Status Log for October 2019.

Items for Future Agendas: City Planner Kasama stated that items for future agendas include a second floor addition and new guest house at 255 El Cielo Lane, a circular driveway at 734 Braewood Drive, and Community Discussion regarding two-story developments in the R-7,500 Zone.

Nov/Dec Meeting Schedule: Due to the Thanksgiving Holiday the Planning Commission decided to postpone the November 27 Planning Commission meeting to Wednesday, December 11, 2019.

Adjournment: At 7:35 pm Vice-Chairman Hernandez adjourned the meeting to Wednesday, December 11, 2019 at 7:00 p.m.



Frank Hernandez – Vice-Chairman

ATTEST:



Claudia Saldana - City Clerk