

AGENDA

PLANNING COMMISSION OF THE CITY OF BRADBURY

REGULAR MEETING

Wednesday, October 28, 2020 – 7:00 P.M.

**BRADBURY CIVIC CENTER
600 Winston Avenue, Bradbury, CA 91008**

Pursuant to Governor Newsom's Executive Order N-25-20, this Planning Commission Meeting is being held remotely with the Planning Commissioners, staff, and the public to attend and participate in this Planning Commission Meeting by means of a Zoom video or telephone call. You will be able to hear the entire proceedings and to speak during Public Comment, Public Hearing, and other authorized times. Members of the public must maintain silence and mute their microphones and telephones except during those times. The Zoom information is: <https://us02web.zoom.us/j/85008654190>, One tap mobile is +16699009128,,85008654190#, or dial (669) 900-9128 and enter code 850 0865 4190#.

The City of Bradbury will gladly accommodate disabled persons wishing to communicate at a scheduled City public meeting. Should you need special assistance to participate in a scheduled City public meeting, please call the City Manager's Office at (626) 358-3218 at least 48 hours prior to the scheduled City public meeting.

Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available for public review at City Hall, 600 Winston Avenue, Bradbury, CA 91008, during normal business hours; 8:30 a.m. - 5:00 p.m., Monday through Friday - (626) 358-3218.

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE

- 2. ROLL CALL** Chairperson: Hernandez
 Vice-Chairperson: Jones
 Commissioners: Hunt, Kuba, and Novodor

3. SUPPLEMENTAL INFORMATION FROM STAFF REGARDING AGENDA ITEMS

- 4. APPROVE AGENDA** Chairperson to approve the agenda as presented or as modified.

5. FAIR POLITICAL PRACTICES ACT

In compliance with the California State Fair Political Practices Act, each Planning Commissioner has the responsibility of disclosing any direct or indirect potential of a personal financial impact that could result from their participation in the decision-making process.

RECOMMENDATION: Receive and file the report as presented or as modified.

6. **MINUTES** Approve the minutes for the regular meeting of August 26, 2020.

7. **PUBLIC COMMENT**

Anyone wishing to address the Planning Commission on any matter that is not on this agenda for a public hearing may do so at this time. Please state your name and address clearly for the record and limit your remarks to five minutes.

Please note, that while the Planning Commission values your comments, the Planning Commission cannot respond, nor take action until such time as a matter may appear on a forthcoming agenda.

Routine requests for action should be referred to City staff during normal business hours; 8:30 a.m. - 5:00 p.m., Monday through Friday at City Hall, 600 Winston Avenue, Bradbury, CA 91008, or by calling (626) 358-3218.

8. **DISCUSSION OF DEVELOPMENT STANDARDS AND DESIGN GUIDELINES FOR FRONT YARDS**

9. **ITEMS FROM STAFF AND COMMISSIONERS**

Upcoming agenda items and other matters

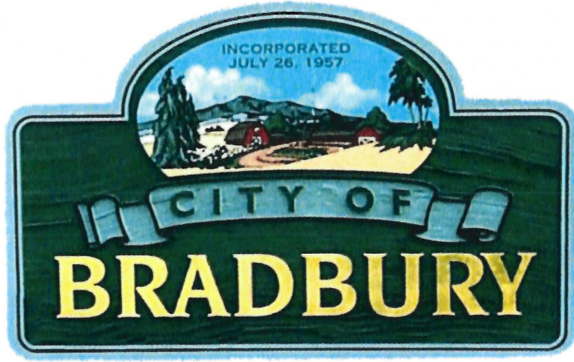
10. **ADJOURNMENT**

The Planning Commission will adjourn this regular meeting to the regular meeting of **Wednesday, November 25, 2020.**

"I, Claudia Saldana, City Clerk, hereby certify that this agenda was duly posted at the Bradbury Civic Center entrance no later than 5:00 p.m. on Friday, October 23, 2020."



Claudia Saldana, City Clerk
City of Bradbury



Frank Hernandez, Chairperson (District 1)
Robert Jones, Vice Chairperson (District 4)
Chelsea Hunt, Commission Member (District 5)
Darlene Kuba, Commission Member (District 3)
Bill Novodor, Chairperson (District 2)

City of Bradbury Planning Commission Agenda Report

TO: Honorable Chairperson and Commission Members

FROM: Jim Kasama, City Planner

DATE: October 28, 2020

**SUBJECT: DISCUSSION OF DEVELOPMENT STANDARDS AND DESIGN
GUIDELINES FOR FRONT YARDS**

AGENDA ITEM NO. 8

BACKGROUND

Last year the City Council directed staff to review the Development Code and propose updates for consideration. At the October 15, 2019 meeting, the City Council adopted Ordinance No. 366 to add minimum lot frontage requirements, update the intersection vision clearance requirements, and update the official zoning map. At the March 17, 2020 meeting, the City Council adopted Ordinance No. 370 to add regulations for second stories in the R-7,500 zone.

Among the concerns that the City Council has for pursuing Development Code updates is the lack of regulations for driveways, in particular, circular driveways, and the question has been raised if significant front yard and front façade developments should be subject to review by the Planning Commission. Given these issues, staff has reviewed the various regulations that affect front yard improvements, such as, the amount of landscaping versus hardscape, the types and amounts of certain materials that may be used in landscaping front yards, limiting properties to one driveway access, and the applicability of Significant Architectural Review by the Planning Commission.

At present, in order for a project to be subject to architectural review by the Planning Commission, the development or alteration of a front yard or front façade would need to be of at least 1,000 square feet of new building space, over 18 feet in height, require a

variance, conditional use permit or other discretionary entitlement, or involve minor accessory structures or landscaping with an area that exceeds 25 percent of the lot area.

DISCUSSION

A recent project brought up issues related to front yards, but for this discussion, these matters are to be considered in the abstract, and broadly, without reference to other existing regulations and design guidelines, and unrelated to any proposals. The issues that staff has compiled, in no particular order, are as follows:

- Landscaping vs. Hardscape – How much of a front yard should be landscaping and how much should be hardscape, i.e., driveway and walkways?
- Should there be a maximum width for a driveway? At the street and on site?
- Should there be only one driveway access per property? Are there circumstances for which an additional/circular driveway is to be allowed? Or should a variance be necessary to have an additional driveway access?
- Should contemporary materials and methods such as stamping, scoring, pavers, and colored concrete be allowed as decorative features for driveways and walkways?
- Should artificial turf be allowed in front yards? And, if so, how much?
- To what extent should stones, boulders, gravel, and other non-living materials be allowed as part of front yard landscaping?
- What front yard and/or building changes should be subject to Planning Commission review?
- In addition to the mailing of public hearing notices, should there be additional notices and/or signs about development/construction projects, even if a public hearing is not required?

This discussion is not limited to the above issues. Issues may be added, and issues may arise from the discussion.

PLANNING COMMISSION ACTION

This discussion is not expected to be concluded at this meeting. The discussion should be continued if the Planning Commission requests additional information, or if issues are added to the discussion. Eventually, the Planning Commission is to make decisions on the issues, and an ordinance and resolution will be drafted for consideration at a public hearing.