

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF BRADBURY, HELD ON AUGUST 26, 2020 AT 7:00 PM**

- Executive Order N-25-20:** *Pursuant to Governor Newsom's Executive Order N-25-20, this Planning Commission Meeting was held remotely with the Planning Commissioners, staff, and the public participating in this meeting by means of a Zoom video or telephone call. Participants are 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.*
- 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 Chairman Hernandez at 7:00 p.m. Chairman Hernandez led the Pledge of Allegiance.
- Roll Call:** PRESENT: Chairman Hernandez, Vice-Chairman Jones, Commissioners Hunt, Kuba and Novodor  
ABSENT: None  
STAFF: City Manager Kearney, City Planner Kasama, and City Clerk Saldana
- Supplemental Information:** City Planner Kasama stated that there are three additional photographs for the project at 734 Braewood Drive.
- Approval of Agenda:** Commissioner Kuba moved to approve the agenda as presented. Commissioner Novodor seconded the motion which carried.
- Approval of July 22 Minutes:** Commissioner Kuba moved to approve the Planning Commission meeting minutes of July 22, 2020. 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.
- Referral of Minor Architectural Reviews Nos. 18-009 & 20-007 – 734 Braewood Drive**  
*Commissioners residing within 500 ft of 734 Braewood Drive: None*
- Modification of the Project approved by Resolution No. 19-287 – 255 El Cielo Lane**  
*Commissioners residing within 500 ft of 255 El Cielo Lane: None*
- Motion:** Commissioner Novodor made a motion to order the Fair Political Practices Report dated August 21, 2020 received and filed. Commissioner Kuba seconded the motion which carried.
- Public Comment:** None

**City Planner's Report  
on Referral of Minor  
AR 18-009 & 20-007 for  
734 Braewood Drive:**

City Planner Kasama stated that this project was continued from the July 22, 2020 regular meeting for recommendations as to the amounts of artificial turf, hardscape, and gravel to be used in the landscaping of the front yard, for decorative features for the driveway, and for a determination of the finish color of the house. The Planning Commission decided that the finish color of the house is to be white, which was the color of the house prior to the additions and remodeling; the rehabilitated landscaping is to comply with the Water Efficient Landscaping Ordinance (WELO) without any artificial turf; the gravel walkway is to be eliminated; and the revised landscape plan is to be resubmitted for the Commission's review.

**Revised plans  
submitted:**

The homeowner has submitted a revised re-landscaping plan that complies with WELO, does not have a gravel walkway, but includes 168 square feet of artificial turf in a small area adjacent to the driveway. This is included because this area will likely be walked on regularly; however, a low-growing ground cover can be used instead of artificial turf and will comply with WELO. The homeowner has also submitted alternative finish proposals for the house; the current color with the addition of stone veneer and the lighter "caramel ice" color. It is proposed that the driveway be scored and that pavers provide a decorative border.

**Recommendation:**

Staff finds the revised re-landscaping plan with the small amount of artificial turf, the alternative finish proposal for the house, and the decorative driveway proposal acceptable, and is recommending that the Planning Commission adopt Resolution No. PC 20-290 to conditionally approve Minor Architectural Review Nos. 18-009 and 20-007. Alternatively, the simplest decision would be to require the house to be white, that the revised landscaping be approved without artificial turf, and that the driveway be accented with brick inlays.

**Background:**

The homeowner submitted Architectural Review No. 18-009 on November 7, 2018 for remodeling and additions to the one-story residence. This was conditionally approved on December 11, 2018. During construction, the homeowner applied for an expanded driveway and re-landscaping of the front yard. This was submitted as Minor Architectural Review No. 20-007.

In reviewing the re-landscape plan, it was noted that a large portion of the front yard is to have artificial turf. Because the City's regulations and guidelines do not address the use of artificial turf, or how much of a front yard may be hardscape, or the use of gravel, the project was being referred to the Planning Commission.

**Statement by  
Commissioner Kuba:**

Before opening the public hearing, Commission Kuba made a statement to the Planning Commission and Staff. Commissioner Kuba stated that at the July meeting she made a motion to paint the house white and to not have artificial turf. The photographs in the agenda packet are very dark and unclear, and there is no storyboard, no rendering, and no samples of the stone veneer and pavers. Commissioner Kuba stated that she cannot vote on this project not knowing what it is supposed to look like and made a motion to continue this item. Commissioner Novodor seconded the motion.

Chairman Hernandez stated that we need to hear from the other Commissioners, the applicant, and the public first before voting on a motion.

**Discussion amongst Commissioners:** Commissioner Novodor had a question about the RV. Will it be out of view?

Commissioner Hunt stated that she was not against artificial turf in general, but feels there should be guidelines for the use of artificial turf.

Vice-Chairman Jones suggested to separate the color of the house from the driveway and the re-landscaping in order to move forward.

Commissioner Kuba stated that she was still set on white.

**Public Hearing Opened:** Chairman Hernandez opened the public hearing asking those wishing to testify in favor or opposition to come forward and be heard.

**Applicant:** Melanie, the applicant, stated that if the Commission insists on white for the exterior color, there will be no stone veneer. The RV is going to be parked in the side yard.

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

**Motion to Continue:** Commissioner Kuba made a motion to continue this item and directed the applicant to submit a hardscape plan, landscape plan showing the driveway dimensions and side elevations, and a color board for the Commission's review.

Vice-Chairman Jones felt that the Commission is creating a very difficult situation for the applicant. The applicant offered two options tonight and needs feedback from the Commission. Vice-Chairman Jones also stated that the applicant already submitted a landscape plan. Commissioner Kuba added to her motion that the landscape plan needs to be prepared by a professional.

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

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

Motion carried 4:1

**Modification of the Project approved by Reso. PC 19-297 – 255 El Cielo Lane:** City Planner Kasama stated that at the December 11, 2019 meeting, the Planning Commission adopted Resolution No. PC 19-297 for the conditional approval of Architectural Review No. 19-003, Neighborhood Compatibility Review No. NC 19-003, and Variance No. V 19-001 for the addition of 358 square feet to the first floor, a second floor addition of 3,467 square feet, and a new 839 square-foot second dwelling unit at 255 El Cielo Lane.

The property owner has decided not to build the second dwelling unit and therefore not redo the front yard, which would have eliminated the second driveway and extended the main driveway as is required by the accessory living quarters regulations. This would have also necessitated the re-landscaping of the front yard.

The owner would also like to alter the design of the front entry and have nine-foot ceilings throughout the house. This would increase the height of the house by about one foot to 27'-11" at the highest ridge, which complies the maximum allowed height of 28 feet.

Variance No. 19-001 is still applicable. It is to allow two of the four required parking spaces for the expanded main dwelling to be in the 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. The carport will not be altered.

**Recommendation:** Staff finds the requested changes acceptable and is recommending that the Planning Commission adopt Resolution No. PC 20-291 to conditionally approve the modified project.

City Planner Kasama asked the Commission if there were any questions before the Chairman opens the public hearing. There were none.

**Public Hearing Opened:** Chairman Hernandez opened the public hearing asking those wishing to testify in favor or opposition to come forward and be heard.

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

**Motion:** Commissioner Novodor made a motion to adopt Resolution No. PC 20-291 to conditionally approve the modified project at 255 El Cielo Lane. Commissioner Kuba seconded the motion, which was carried by the following roll call vote:

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

Motion carried 5:0

**Upcoming Agenda Items:** None

**Items from Staff:** City Manager Kearney reminded the Commission of the California Wildfire Protection Plan workshop to be held on Thursday, September 3, 2020 at 7 pm to be held via Zoom. The login information will be sent by email prior to the meeting.

City Planner Kasama had nothing to report.

**Adjournment:** At 7:38 pm Chairman Hernandez adjourned the meeting to Wednesday, September 23, 2020 at 7:00 p.m.

  
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Frank Hernandez – Chairman

ATTEST:

  
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Claudia Saldana – City Clerk