

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION
OF THE CITY OF BRADBURY, HELD ON JULY 22, 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 Novodor at 7:00 p.m. Chairman Novodor led the Pledge of Allegiance.
- Roll Call:** PRESENT: Chairman Novodor, Vice-Chairman Hernandez, Commissioners Jones, Hunt and Kuba
ABSENT: None
STAFF: City Manager Kearney, City Planner Kasama, City Clerk Saldana, Landscape Consultant Anna Armstrong
- Planning Commission Reorganization:** Section 2.04.250 of the Bradbury Municipal Code stipulates that the Planning Commission shall select its Chairperson and Vice-Chairperson at its first regular meeting in the month of June of each year from among its appointed members for a term of one year. The Planning Commission Vice-Chair shall become the Chair, and the most senior member of the Planning Commission who has not previously served as Chair, shall be selected as Vice-Chair.
- Appointment of Chairperson and Vice-Chairperson:** Pursuant to BMC Section 2.04.250 Vice-Chairman Hernandez was appointed to the position of Planning Chairman and Commissioner Jones to the position of Vice-Chair.
- New Roll Call:** Chairman Hernandez, Vice-Chairman Jones, Commissioners Hunt, Kuba and Novodor
- Supplemental Information:** City Planner Kasama stated that there are two letters regarding the project at 234 Braewood Drive: one from the applicant (dated 7/20/20) and one from the neighbor at 721 Braewood Drive (dated 7/21/20)
- Approval of Agenda:** Commissioner Kuba moved to approve the agenda as presented. Commissioner Hunt seconded the motion which carried.
- Approval of January and May Minutes:** Commissioner Kuba moved to approve the Planning Commission meeting minutes of January 22, 2020 and May 27, 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

Motion: Commissioner Kuba made a motion to order the Fair Political Practices Report dated July 16, 2020 received and filed. Commissioner Novodor 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 the project at 734 Braewood Drive started out with small additions and a remodeling. The additions have been completed, but in the process the front yard landscaping was removed. There are aspects of the new landscaping plan that are not addressed by the City’s Code or Guidelines. Therefore, the project, which was being processed under Minor Architectural Review is being referred to the Planning Commission. It is not a public hearing, but the Commission may accept testimony from the applicant/homeowner and anyone else that may wish to speak. One of the questions being asked of the Commission is whether the finish color is acceptable. The plans called for it to be white to match the existing color, but the owner has used an orangish beige.

This project is being referred to the Planning Commission for recommendations as to the amounts of artificial turf, hardscape, and gravel that should be used in the landscaping of the front yard. The homeowner submitted Minor 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, a trench was dug in the front yard for utility work. This caused a large part of the landscaping to be removed and the homeowner applied for an expanded driveway, re-landscaping of the front yard, and new trim for the front windows. This proposal was submitted as Minor Architectural Review No. 20-007.

Background: The property is zoned R-20,000 and is improved with a 2,835 square foot, one-story residence with a 421 square foot attached two-car garage. This includes 363 square feet of living space that was recently added under Minor Architectural Review No. 18-009. There is also a 524 square foot pool house. Minor Architectural Review No. 18-009 approved the following:

- Master bedroom extension of 92.4 square feet
- Family/great room extension of 178.4 square feet with a new fireplace
- Addition of a hallway from the kitchen to the garage of 31.5 square feet
- Front area extension of 60.9 square feet
- Addition of a new covered front porch of 54.2 square feet

Re-Landscaping Plan: 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 is being referred to the Planning Commission.

Recommendation: It is recommended that the Planning Commission determine the appropriate amounts at which these materials may be used in a front yard, and direct staff to issue a conditional approval and prepare a resolution of its decision for adoption at the next meeting.

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

Applicant: The owner/applicant of 734 Braewood Drive stated that his family has spoken to everyone who lives on Braewood Drive and they have gotten 7 signatures out of 8 households that approved of both the color and the landscaping as depicted in the rendering submitted to the Planning Commission.

The owner/applicant stated that the exterior finish colors are consistent throughout the entire structure and complement the neighborhood. No neighbor has any negative comments on the color of the house.

Public Testimony: Karen McBride, 743 Braewood Drive, stated that she was in favor of the project.

Staff received an email from Patricia Moad, 721 Braewood Drive, expressing concerns about the color of the stucco and amount of artificial turf proposed by the applicant.

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

Planning Commission Discussion: Commissioner Kuba stated that she does not like artificial turf. Commissioner Kuba also objected to the size of the driveway and asked how many cars are going to be parked there. The applicant stated that he wants to park an RV there. City Manager Kearney stated that it is not allowed to park RV in the front yard area. Commissioner Kuba continued saying that the exterior color of the house, which was supposed to be white, is not compatible with the neighborhood and that the applicant signed the agreement accepting conditions of Minor Architectural Review No. 18-009 on February 2, 2019 and then disregarded it.

The owner/applicant stated that he does not want a white house and that all the neighbors approved the change except for Councilmember Barakat, who didn't sign off on it because he has a conflict of interest.

Vice-Chairman Jones stated that he sees no problem with what the applicant wants to do and that the Planning Commission should approve it. Chairman Hernandez disagreed stating that the applicant should do what was approved.

City Planner Kasama stated that the landscaping was not supposed to change but the trench destroyed the landscaping and now it needs to comply with WELO (Water Efficient Landscape Ordinance). Although the owner stated that he has no problem with installing grass, Landscape Consultant Anna Armstrong stated that real grass will not meet WELO requirements.

Motion: Commissioner Kuba made a motion to require the applicant to repaint the house white as approved in Minor Architectural Review No. 18-009, or present the Commission with a similar color collection, no RV parking in the driveway, no artificial turf, and to restore the driveway to the original approval. The applicant is to resubmit the driveway and landscape plans to the Planning Commission for review. Commissioner Novodor seconded the motion, which was carried by the following roll call vote:

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

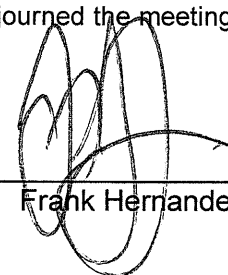
Motion carried 4:1

Public Comment: None

Items from Staff: City Manager Kearney reminded the Commissions to take their online ethics training.

City Planner Kasama had nothing to report.

Adjournment: At 7:59 pm Chairman Hernandez adjourned the meeting to Wednesday, August 26, 2020 at 7:00 p.m.



Frank Hernandez – Chairman

ATTEST:

Claudia Saldana
Claudia Saldana - City Clerk