

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF BRADBURY, HELD ON FEBRUARY 23, 2022 AT 7:00 PM  
IN THE BRADBURY CIVIC CENTER**

---

<b>Executive Order N-25-20:</b>	<i>Pursuant to Governor Newsom's Executive Order N-25-20, the City of Bradbury is allowing Planning Commissioners, Staff and the public to participate in this meeting by means of a Zoom video or telephone call. Participants will be able to hear the entire proceedings and be able 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.</i>
<b>Meeting Called to Order and Pledge of Allegiance:</b>	The regular meeting of the Planning Commission of the City of Bradbury was called to order by Chairman Hernandez at 7:00 p.m. followed by the Pledge of Allegiance.
<b>Roll Call:</b>	<p><u>PRESENT:</u> Chairman Hernandez, Vice-Chairman Jones, Commissioners Hunt, Kuba and Novodor</p> <p><u>ABSENT:</u> None</p> <p><u>STAFF:</u> City Manager Kearney (remote), City Planner Kasama, City Clerk Saldana and Management Analyst Musa</p>
<b>Planning Commission Reorganization:</b>	<p>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.</p> <p>City Planner Kasama stated that the last Planning Commission meeting was held in May 2021, therefore the Reorganization for 2021 is on the agenda for tonight.</p>
<b>Appointment of Chairperson and Vice-Chairperson:</b>	Pursuant to BMC Section 2.04.250 Vice-Chairman Jones was appointed to the position of Planning Chairman and Commissioner Hunt to the position of Vice-Chair.
<b>New Roll Call:</b>	Chairman Jones, Vice-Chairperson Hunt, Commissioners Kuba, Novodor and Hernandez
<b>Supplemental Information:</b>	City Planner Kasama stated that the Fair Political Practices Memo was not included in the agenda packet. A copy was supplied to the Commissioners for review and approval.
<b>Approval of Agenda:</b>	Chairperson Jones moved to approve the agenda as presented. Vice-Chairperson Hunt seconded the motion which carried.
<b>Approval of May 26, 2021 Minutes:</b>	Commissioner Hernandez moved to approve the Planning Commission meeting minutes of May 26, 2021. Commissioner Kuba 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 for 23 Woodlyn Lane – Resolution No. PC 22-300

Commissioners residing within 500 of 23 Woodlyn Lane:

None

**Motion:**

Commissioner Novodor made a motion to order the Fair Political Practices Report for the February 23, 2022 Planning Commission meeting received and filed. Commissioner Kuba seconded the motion which carried.

**Public Comment:**

None

**Public Hearing:**

**23 WOODLYN – RESOLUTION NO. PC 22-300**

A RESOLUTION OF THE PLANNING 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 ARCHITECTURAL REVIEW NO. AR 22-001 FOR A NEW TWO-STORY CONTEMPORARY-RAIRIE-STYLE 6,321 SQUARE FOOT RESIDENCE WITH AN OVERALL HEIGHT OF 28 FEET AND A 1,036.50 SQUARE FOOT ATTACHED FOUR-CAR GARAGE, AND A NEW SWIMMING POOL AND COVERED PATIO AT 23 WOODLYN LANE

**City Planner's Report:**

City Planner Kasama stated that Architect Jeffrey A. Dahl submitted plans for a new two-story single-family residence with an overall height of 28 feet with 6,321 square feet of living space, a 1,036.50 square foot attached four-car garage, a new swimming pool, and a 444 square foot detached patio cover at 23 Woodlyn Lane. The subject property is zoned A-2 and is subject to the City's Hillside Development Standards.

**Background:**

The subject property is an irregular shaped lot with an existing graded building area of approximately 20,000 square feet at the middle of the lot. The building area has access from Woodlyn Lane by a paved driveway along the westerly side of the lot and extending through an easement along the westerly side of the adjacent lot to the south (16 Woodlyn Lane). Per the Los Angeles County Assessor's data, the property has an area of approximate 4.96 acres.

**Project Description:**

The proposed project is to construct a new two-story Contemporary-Prairie-style single-family residence with an overall height of 28 feet with approximately 6,321 square feet of living space, a 1,036.50 square-foot attached four-car garage, a 444 square-foot detached patio cover, and a swimming pool. The project will situate the new residence at the rear/north of existing graded building area with the swimming pool and patio in front to take advantage of the view to the south. Grading will be minimal, balanced on-site, and in conformance with the City's Hillside Development Standards.

**Landscaping:**

The proposed landscaping plans have been reviewed by the City's Landscape Architect and are in conformance with the City's standards, including water efficiency requirement.

<b>Oak Trees to be Preserved:</b>	There are 10 mature oak trees around the building area, and these are to be preserved. A certified arborist visited the site in May 2021 and <del>evaluated the oak trees around the building area.</del> Tree protection is to be provided during construction, and conditions of approval are included in Resolution No. PC 22-300 to ensure compliance with all requirements.
<b>Environmental Review:</b>	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 Section 15303(a) of the CEQA Guidelines for the construction of one single-family residence in an urbanized area.
<b>Recommendation:</b>	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 for the proposed project and find that the project is Categorically Exempt under CEQA and approve a motion to adopt Resolution No. PC 22-300 as presented or modified by the Commission.
<b>Questions from the Commission:</b>	Vice-Chairperson Hunt had a question about the driveway. City Planner Kasama stated that the current driveway is 18 feet wide.
<b>Public Hearing Open:</b>	Chairman Jones opened public hearing open and asked those speaking in favor or opposition to come forward and be heard.
<b>Public Testimony:</b>	<p>Architect Jeffrey A. Dahl, 1102 Main Street, Huntington Beach, CA 92648, stated that the planning process for the project started over a year ago. The applicant is still waiting for driveway approval from the Fire Department. Mr. Dahl stated that the proposed project will also include a koi pond and small retaining walls. The grading will be minimal.</p> <p>Chairman Jones inquired about how to properly to support the swimming pool. Mr. Dahl replied that the contractor will be top notch and that the pool will not fall off the hill.</p> <p>Gary Richter, 17 Woodlyn Lane, asked where the pool would come down if it slid down the hill. Mr. Dahl replied that the pool is situated above the applicant's driveway. Mr. Richter also inquired if the building pad will be increased. The answer was no.</p>
<b>Public Hearing Closed:</b>	There being no further public testimony, Chairman Jones declared the public hearing closed.
<b>Motion to Adopt Resolution No. PC 22-300 for 23 Woodlyn Lane:</b>	<p>There being no further discussion, Commissioner Kuba made a motion to adopt Resolution No. 22-300:</p> <p>A RESOLUTION OF THE PLANNING 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 ARCHITECTURAL REVIEW NO. AR 22-001 FOR A NEW TWO-STORY CONTEMPORARY-PRAIRIE-STYLE 6,321 SQUARE FOOT RESIDENCE WITH AN OVERALL HEIGHT OF 28 FEET AND A 1,036.50 SQUARE FOOT ATTACHED FOUR-CAR GARAGE, AND A NEW SWIMMING POOL AND COVERED PATIO AT 23 WOODLYN LANE</p>

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

---

**Approved:**

AYES: Chairman Jones, Vice-Chairperson Hunt,  
Commissioners Kuba, Novodor and Hernandez

NOES: None

The motion passed by a 5:0 vote

**Items from Staff:**

City Planner Kasama presented the Development Project Status Report for February 2022. The Planning Commission had no questions regarding the Status Report.

City Planner Kasama reported that the City Council met for a Study Session on February 7<sup>th</sup> to discuss planning matters related to the Housing Element Update, which is due on October 15, 2022. A second Study Session has been scheduled for March 7<sup>th</sup> with the City's Housing Element Consultant, Veronica Tam and Associates.

**Items from  
Commissioners:**

Commissioner Novodor asked if and when there will be another joint Study Session with the City Council and the Planning Commission. City Planner Kasama replied not anytime soon, maybe after the Housing Element Update.

**Future Agenda Items  
and Other Matters:**

City Planner Kasama stated that the Bradbury Estates HOA recently approved plans for 673 Deodar Lane. The plans have not yet been submitted to the City for Planning Commission review.

**Adjournment:**

At 7:26 pm Chairman Jones adjourned the meeting to Wednesday, March 23, 2022 at 7:00 p.m.

  
\_\_\_\_\_  
Robert Jones – Chairman

ATTEST:

  
\_\_\_\_\_  
Claudia Saldana - City Clerk