

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION
OF THE CITY OF BRADBURY, HELD ON JULY 27, 2022 AT 7:00 PM
IN THE BRADBURY CIVIC CENTER**

California Government Code Section 54953(e)(1): Pursuant to California Government Code Section 54953(e)(1), 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.

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 Chairperson Hunt at 7:00 p.m. followed by the Pledge of Allegiance.

Roll Call: PRESENT: Chairperson Hunt, Vice-Chairperson Kuba (remote), Commissioners Novodor (remote), Hernandez and Jones

ABSENT: None

STAFF: City Manager Kearney (remote), City Planner Kasama, City Clerk Saldana and Management Analyst Musa

Supplemental Information: City Planner Kasama stated that there was none.

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

Approval of Planning Meeting Minutes: Commissioner Jones moved to approve the minutes for the Special Meeting of **May 23, 2022**. Commissioner Hernandez seconded the motion, which carried.

Chairperson Hunt moved to approve the minutes for the Regular Meeting of **May 25, 2022**. Commissioner Jones seconded the motion, which carried. Commissioner Novodor abstained.

Vice-Chairperson Kuba moved to approve the minutes for the Regular Meeting of **June 22, 2022**. Chairperson Hunt seconded the motion, which carried. Commissioner Jones abstained.

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 1388 Sharon Hill Lane – Resolution No. PC 22-306
Commissioners residing within 500 feet of 1388 Sharon Hill Lane:
None

Public Hearing for 1456 Lemon Avenue – Resolution No. PC 22-307
Commissioners residing within 500 feet of 1456 Lemon Avenue:
None

Motion: Vice-Chair Kuba made a motion to order the Fair Political Practices Report for the July 27, 2022 Planning Commission meeting received and filed. Commissioner Jones seconded the motion which carried.

Public Comment: None

Public Hearing for 1388 Sharon Hill: RESOLUTION NO. PC 22-306: 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 RENEW THE CONDITIONAL APPROVAL OF ARCHITECTURAL REVIEW NO. AR 14-009 (PLANNING COMMISSION RESOLUTION NO. 14-237) FOR A 242 SQUARE-FOOT BATHROOM AND SAUNA ADDITION, 924 SQUARE-FOOT CABANA WITH FIREPLACE AND BARBECUE, AND A 177 SQUARE-FOOT GAZEBO AT 1388 SHARON HILL LANE

City Planner's Report: City Planner Kasama stated that Architect John Sheng applied on behalf of the owner, Ju Liao, to renew the approval of Architectural Review No. AR 14-009 (Planning Commission Resolution No. PC 14-237) so that the partially constructed bathroom and sauna addition, cabana with fireplace and barbecue, and a gazebo can be completed at 1388 Sharon Hill Lane.

Project Description: The proposed project is to renew the architectural review approval of a 242 square-foot bathroom and sauna addition, a 924 square-foot cabana with fireplace and barbecue, and a 177 square-foot gazebo.

Zone: The subject property is zoned A-2 and Specific Plan No. SP 05-01. The approval of Architectural Review No. AR 14-009 can be renewed if the structures comply with the zoning and specific plan regulations, and meet the findings for architectural review approval.

Background: Architectural Review No. AR 14-009 for a new swimming pool and spa, cabana with fireplace and barbecue, gazebo, bathroom and sauna addition, and arbor was approved on December 3, 2014. Construction, however, did not proceed smoothly, and was suspended a number of times. The swimming pool and spa, and arbor were completed in late 2021, but the permits and approvals for the other structures expired. Renewal of the approval for the bathroom, cabana, and gazebo will include updating of the plans and construction to meet current building and planning codes.

Environmental Review: 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 of the CEQA Guidelines for the construction of accessory structures.

Recommendation: It is recommended that the Planning Commission adopt Resolution No. PC 22-306 to renew the approval of Architectural Review No. AR 14-009.

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

Public Testimony: Mr. John Cheng, Architect, 1917 La Mesita Drive, Hacienda Heights, CA 91745, stated that the property owner was not aware of the time limits for construction and inspections.

City Planner Kasama replied that there has to be construction activity every six months.

There was also a problem with fill dirt around the oak trees.

Chairperson Hunt asked Mr. Cheng why construction stopped in 2017. Mr. Cheng replied it was because of the pandemic. Chairperson Hunt pointed out that the pandemic did not start until 2020.

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

Discussion: Chairperson Hunt inquired if all of the violations were corrected and if the owner is ready to adhere to all of the conditions. City Planner Kasama replied yes. The owner was in the audience.

Chairperson Hunt stated that 17 trees were removed. Are there any more trees to be removed? The answer was no.

Motion to Approve Project at 1388 Sharon Hill Lane and Adopt Resolution No. PC 22-306: Commissioner Jones made a motion to determine that the findings can be made for conditional approval of the proposed project and that the project is Categorically Exempt under CEQA and to adopt Resolution No. PC 22-306 for 1388 Sharon Hill Lane. Commissioner Novodor seconded the motion, which was carried by the following roll call vote:

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

NOES: None

ABSENT: None

The motion passed by a 5:0 vote

Public Hearing for 1456 Lemon Ave.: RESOLUTION NO. PC 22-307: 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 22-006 TO EXPAND THE EXISTING 660 SQUARE-FOOT, THREE-CAR GARAGE TO A 1,188 SQUARE-FOOT, FOUR-CAR GARAGE WITH VARIANCE NO. V 22-022 TO MAINTAIN THE EXISTING 28'-6" EAST SIDE SETBACK ALONG THE PRIVATE DRIVEWAY IN LIEU OF THE 50-FOOT REQUIREMENT AT 1456 LEMON AVENUE

City Planner's Report: City Planner Kasama stated that Jorge Leonardo of Saxony Design Build, Inc. submitted Architectural Review Application No. AR 22-006 and Variance V 22-002 on behalf of the owners, Rob and Jordan Boldt, to expand the existing 660 square-foot, three-car garage by adding 528 square feet to have a 1,188 square-foot, four-car garage, and maintain the 28'-6" east side setback along the private driveway at 1456 Lemon Avenue.

Project Description: The proposed project is to expand the existing 660 square-foot, three-car garage by adding 528 square feet to have a 1,188 square-foot, four-car garage with an east side setback of 28'-6" that maintains the existing setback along the private driveway. The proposed design matches the approved design for the remodeling of the residence and maintains the existing height of approximately 13 feet.

Zone: The subject property is zoned A-1. The proposed garage expansion with the variance for the east side setback complies with the development standards and design guidelines, and is allowed with approval of the Architectural Review and Variance.

Background: The subject property is a rectangular lot fronting on Lemon Avenue with an area of approximately 1.35 acres. Access to the residence and garage is on the east side of the property by a private driveway. The remodeling of the residence was conditionally approved by the Planning Commission at the December 2, 2020 meeting. The approved design included the addition of an 18-foot tall, entry gateway tower between the residence and garage, for which a variance was granted for an east side setback of 22 feet in lieu of the 50-foot requirement. The requested variance was determined to be appropriate based on the 18'-7" setback of the residence, and that the entry tower would be behind this portion of the residence.

Environmental Review: 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 Sections 15301 and 15305 of the CEQA Guidelines for, respectively, an addition to an existing structure and a minor variance.

Recommendation: It is recommended that the Planning Commission adopt Resolution No. PC 22-307 to conditionally approve the proposed project.

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

Public Testimony: The property owners, Mr. and Mrs. Boldt, stated that they have four children and the purpose for the garage expansion is to have space for more cars in the future and not to park in the driveway. The garage will also be used for storage. The original garage was built for smaller cars and vans don't even fit.

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

Discussion: Commissioner Jones wanted to know what is going to happen to the trees. City Planner Kasama stated that only small fruit trees, that are not protected, are going to be removed.

Commissioner Hernandez inquired if there were any comments from the neighbors. City Planner Kasama replied that there were no concerns. The City Planner also stated that the garage is not fronting Lemon Avenue.

**Motion to Approve
Project at 1456 Lemon
Avenue and Adopt
Resolution No.
PC 22-307:**

Vice-Chairperson Kuba made a motion to determine that the findings can be made for conditional approval of the proposed project and that the project is Categorical Exempt under CEQA and to adopt Resolution No. PC 22-307 for 1456 Lemon Avenue. Commissioner Jones seconded the motion, which was carried by the following roll call vote:

Approved:

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

NOES: None

ABSENT: None

The motion passed by a 5:0 vote

Items from Staff:

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

City Manager Kearney reminded the Commissioners that Bradbury Night Out is tomorrow, Thursday, July 28, 2022 from 6 to 8 p.m.

**Items from
Commissioners:**

None

**Future Agenda Items
and Other Matters:**

None

Adjournment:

At 7:23 p.m. Chairperson Hunt adjourned the meeting to Wednesday, August 24, 2022 at 7:00 p.m.


Chelsea Hunt – Chairperson

ATTEST:



Claudia Saldana - City Clerk