

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

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**Executive Order N-25-20:** *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 special meeting of the Planning Commission of the City of Bradbury was called to order by Chairman Jones at 7:00 p.m. followed by the Pledge of Allegiance.

**Roll Call:** PRESENT: Chairman Jones, Vice-Chairperson Hunt, Commissioners Kuba, Novodor and Hernandez

ABSENT: None

STAFF: Assistant City Attorney Kranitz, City Planner Kasama, and Management Analyst Musa

**Supplemental Information:** None

**Approval of Agenda:** Commissioner Kuba moved to approve the agenda as presented. Commissioner Novodor 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:

Draft Ordinance and Resolution No. PC-22-304: *Citywide*

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

**Public Comment:** None

**Public Hearing:** A DRAFT ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRADBURY, CALIFORNIA, AMENDING VARIOUS PROVISIONS OF TITLE IX (DEVELOPMENT CODE) OF THE BRADBURY MUNICIPAL CODE RELATING TO SENATE BILL 9 AND SECONDARY LIVING QUARTERS

RESOLUTION NO. PC 22-304: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRADBURY, CALIFORNIA, SETTING FORTH THE FINDINGS OF FACT AND A DECISION WITH AN EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF AN ORDINANCE AMENDING VARIOUS PROVISIONS OF TITLE IX (DEVELOPMENT CODE) OF THE BRADBURY MUNICIPAL CODE RELATING TO SENATE BILL 9 AND SECONDARY LIVING QUARTERS

**City Planner's Report:** City Planner Kasama stated that on September 16, 2021 Governor Newsom signed Senate Bill 9 (SB 9) and it took effect on January 1, 2022. To have SB 9 developments comply with local standards, the City Council adopted Urgency Ordinance No. 380 at the December 21, 2021 regular meeting. As an urgency Ordinance, it was adopted without public hearings and it is to be replaced by a regular ordinance that is reviewed through public hearings by the Planning Commission and City Council.

The Planning Commission is to provide to the City Council its recommendations on the replacement ordinance. The City Council will then hold a public hearing before introducing the ordinance for adoption.

**Draft Ordinance:** The draft ordinance is based on the City Council's direction, but is subject to Planning Commission input. In addition to implementing SB 9, the ordinance makes other changes to the Development Code necessitated by recent changes to housing law, including the requirement that cities only impose objective standards on certain accessory housing developments.

**Environmental Review:** The proposed ordinance is not a project under the California Environmental Quality Act (CEQA) as stipulated in Senate Bill 9. Provisions of the ordinance amending other aspects of the Development Code are for clarification and consistency purposes and are exempt pursuant to the common sense exemption set forth in CEQA Guidelines Section 15061(b)(3).

**Recommendation:** It is recommended that the Planning Commission open a public hearing and solicit testimony on the proposed ordinance. After the testimony, the Commission is to close the public hearing and determine if the findings can be made to recommend approval of the proposed ordinance. The Commission's comments and specific recommendations will be transmitted to the City Council with Resolution No. 22-304.

**Public Hearing Open:** Chairman Jones declared the public hearing open and asked those speaking in favor or opposition to come forward and be heard.

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

**Discussion:** Commissioner Novodor inquired if SB 9 applies to accessory living quarters in the Very High Fire Hazard Severity Zone, a delineated earthquake fault zone and/or special flood hazard area. Acting City Attorney Kranitz replied yes, as long as cities have adopted a fire hazard mitigation plan in respect to the Very High Fire Hazard Severity Zone.

Commissioner Novodor inquired if SB 9 affects the proposed Chadwick Ranch Development. No, it does not.

Commissioner Novodor asked if the City can charge a fee for recording an urban lot split. City Planner Kasama replied no, recording fees are paid to the LA County Registrar-Recorder/County Clerk, not the City.

Chairman Jones inquired if two SRO units are allowed in one structure. The answer is yes.

Chairman Jones also inquired about the urban lot split ratio ("Urban Lot Split" means a lot split of a single-family residential lot into two parcels, or any unit created). City Planner Kasama stated that the ratio is 40/60.

**Motion to Adopt  
Resolution No.  
PC 22-304:**

Commissioner Kuba made a motion to adopt Resolution No. 22-304:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRADBURY, CALIFORNIA, SETTING FORTH THE FINDINGS OF FACT AND A DECISION WITH AN EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF AN ORDINANCE AMENDING VARIOUS PROVISIONS OF TITLE IX (DEVELOPMENT CODE) OF THE BRADBURY MUNICIPAL CODE RELATING TO SENATE BILL 9 AND SECONDARY LIVING QUARTERS

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

**Adjournment:**

At 7:19 pm Chairman Jones adjourned the meeting to Wednesday, May 25, 2022 at 7:00 p.m.

  
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Robert Jones – Chairman

**ATTEST:**

  
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Sophia Musa – Deputy City Clerk