

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION
OF THE CITY OF BRADBURY, HELD ON MAY 25, 2022 AT 7:00 PM
IN THE BRADBURY CIVIC CENTER**

- 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 regular meeting of the Planning Commission of the City of Bradbury was called to order by Chairman Jones at 7:00 p.m. Commissioner Hernandez led the Pledge of Allegiance.
- Roll Call:** PRESENT: Chairman Jones, Vice-Chairperson Hunt, Commissioners Kuba and Hernandez
ABSENT: Commissioner Novodor
STAFF: City Planner Kasama and Management Analyst Musa
- Commissioner Novodor Excused:** Commissioner Kuba made a motion to excuse Commissioner Novodor from the meeting. Chairman Jones seconded the motion which carried.
- Supplemental Information:** City Planner Kasama stated that the applicant has submitted revised landscape plans that respond the Bradbury Estates' conditions for the project at 506 Deodar Lane and 393 Old Ranch Road.
- Approval of Agenda:** Commissioner Kuba moved to approve the agenda as presented. Chairman Jones seconded the motion which carried.
- Approval of Minutes:** Commissioner Kuba moved to approve the minutes of the April 27, 2022 Planning Commission Meeting as presented. Chairman Jones 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 that could result from participation in the decision-making process concerning development applications:

Public Hearing 506 Deodar Lane and 393 Old Ranch Road – Resolution No. PC 22-305:
Commissioners residing within 500 feet of 506 Deodar Lane and 393 Old Ranch Road: *None*
- Motion:** Commissioner Kuba made a motion to order the Fair Political Practices Report for the May 25, 2022 Planning Commission meeting received and filed. Chairman Jones seconded the motion which carried.
- Public Comment:** None

**Public Hearing for
506 Deodar Lane and
393 Old Ranch Road:**

RESOLUTION NO. PC 22-305: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRADBURY, CALIFORNIA, SETTING FORTH THE FINDINGS OF FACT AND A DECISION WITH A CATEGORICAL EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) TO CONDITIONALLY APPROVE ARCHITECTURAL REVIEW NO. AR 22-005 FOR MODIFICATIONS TO THE PLANS APPROVED BY PLANNING COMMISSION RESOLUTIONS PC 13-227, PC 18-276 AND PC 19-286, FOR THE NEW RESIDENCE AND ACCESSORY STRUCTURES TO BE ONE-STORY WITH A BASEMENT WITH A TOTAL OF 42,123 SQUARE FEET, AND TO ADD THE ADJACENT PARCEL TO THE PROJECT FOR A NEW TENNIS COURT, PITCH-AND-PUTT AREA, SECONDARY ENTRY GATE AND DRIVEWAY, AND DECORATIVE GARDENS AT 506 DEODAR LANE AND 393 OLD RANCH ROAD

City Planner's Report:

City Planner Kasama stated that the new residence under construction at 506 Deodar Lane (formerly 399 Old Ranch Road) was initially approved by the Planning Commission on October 23, 2013 (Resolution No. PC 13-227). The Commission approved a first set of modifications to the plans on June 2, 2018 (Resolution No. PC 18-276) and a second set of modifications was approved on October 23, 2019 (Resolution No. PC 19-286). A third modification to the plans has been submitted to redesign the new residence as a one-story house and redesign the basement and accessory structures. This modification also adds the adjacent lot at 393 Old Ranch Road to the project for a new tennis court, pitch-and-putt area, additional entry gate and driveway, and extensive gardens. The proposed modifications maintain the architecturally distinctive design and effective utilization of the properties and satisfies the required architectural review findings.

Architectural Review:

The proposed/modified new residence is a quality design that is architecturally coherent and consistent with newer residences in that area and situated to be sufficiently distant from surrounding developments so as to not impose on the neighbors or their privacy. The design will not interfere with any important views of the neighboring properties or of the ridgelines and hills above and below the site.

Zoning:

506 Deodar Lane and 393 Old Ranch Road are regular-shaped lots zoned A-5 and located in the Bradbury Estates.

HOA Approval:

The modifications have been conditionally approved by the Bradbury Estates Homeowners Association and Community Services District at their meetings on May 16, 2022.

Landscaping:

The proposed project is on properties that were previously graded and used for agricultural activities. The proposed landscape plans have been reviewed by the City's Landscape Architect and are required to be in conformance with the City's water efficiency requirements. A current arborist report is to be required and the arborists findings and recommendations are to be complied with to the satisfaction of the City's Landscape Architect, including tree protection during construction. Detailed landscaping and irrigation plans are to be provided for plan check and conditions of approval are included in the resolution to ensure compliance with these requirements.

Environmental Review:	It is recommended that the project and modifications be determined to qualify as Categorical Exempt under the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303(a) of the CEQA Guidelines for the construction of a new single-family residence and accessory structures in an urbanized area.
Recommendation:	It is recommended that the Planning Commission open a public hearing and solicit testimony, close the public hearing, and determine that the findings can be made for conditional approval of the proposed project and modifications and that they are Categorical Exempt under CEQA and approve a motion to adopt Resolution No. PC 22-305 as presented.
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 Testimony:	<p>Maria Contreras with Schmidt Architects presented the project and stated that the overall footprint is about the same. The second floor has been eliminated. A wine cellar and a basement gym have been added. The 2-car garage is slightly larger and a 700 square foot guest suite with a kitchenette was added. The re-designed home is still connected to the guest house and pool house by the roof. The pool is in approximately the same location. The main entry has been relocated.</p> <p>Ms. Abe, the landscape architect for the project, described the design for 393 Old Ranch Road, and the changes made to the design for 506 Deodar Lane. The changes are to better comply with the water efficiency requirements.</p>
Public Hearing Closed:	There being no further public testimony, Chairman Jones declared the public hearing closed.
Discussion:	<p>Vice-Chairperson Hunt asked a question regarding the guest suite.</p> <p>Chairman Jones had a question regarding the 7-foot wall height.</p> <p>Commissioner Hernandez stated that the HOA would like to see the existing trees that will remain trimmed within the next 60 days. The HOA is worried that there are too many entries.</p> <p>City Planner Kasama reported that the guest suite will have a kitchenette, the 7-foot wall height is required by the Bradbury Estates, and that the north gate at 393 Old Ranch Road is to be eliminated.</p>
Motion to Adopt Resolution No. PC 22-305:	<p>Commissioner Kuba made a motion to adopt Resolution No. 22-305 with an additional condition to trim the existing trees that will remain.</p> <p>A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRADBURY, CALIFORNIA, SETTING FORTH THE FINDINGS OF FACT AND A DECISION WITH A CATEGORICAL EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) TO CONDITIONALLY APPROVE ARCHITECTURAL REVIEW NO. AR 22-005 FOR MODIFICATIONS TO THE PLANS APPROVED BY PLANNING COMMISSION RESOLUTIONS PC 13-227, PC 18-276 AND PC 19-286, FOR THE NEW RESIDENCE AND ACCESSORY STRUCTURES TO BE ONE-STORY WITH A BASEMENT WITH A TOTAL OF 42,123 SQUARE FEET, AND TO ADD THE ADJACENT PARCEL TO THE PROJECT FOR A NEW TENNIS COURT, PITCH-AND-PUTT AREA, SECONDARY ENTRY GATES AND DRIVEWAY, AND DECORATIVE GARDENS AT 506 DEODAR LANE AND 393 OLD RANCH ROAD</p>

Vice-Chairperson Hunt seconded the motion, which was carried by the following roll call vote:

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

NOES: None

ABSENT: Commissioner Novodor

The motion passed by a 4:0 vote

Items from Staff: City Planner Kasama presented the Development Project Status Report for May 2022. The Planning Commission had no questions regarding the Status Report.

Items from Commissioners: None


Future Agenda Items and Other Matters: City Planner Kasama stated that the Planning Commission will reorganize at the June meeting.

Adjournment: At 7:28 pm Chairman Jones adjourned the meeting to Wednesday, June 22, 2022 at 7:00 p.m.



Robert Jones – Chairman

ATTEST:



Sophia Musa – Deputy City Clerk