

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION
OF THE CITY OF BRADBURY, HELD ON FEBRUARY 22, 2023 AT 7:00 PM
IN THE BRADBURY CIVIC CENTER**

- Public Participation By Zoom:** *In accordance with California law, the City is allowing the public to participate in this Planning Commission 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 Halbmann at 7:00 pm followed by the Pledge of Allegiance.
- Roll Call:** PRESENT: Chairperson Halbmann, Vice-Chairperson Kuba, and Commissioner Hernandez
ABSENT: Commissioner Jones
STAFF: City Manager Kearney, City Planner Kasama, City Clerk Saldana, Assistant City Clerk Jensen and Management Analyst Musa
- Commissioner Jones Excused:** Vice-Chairperson Kuba made a motion to excuse Commissioner Jones from the meeting. Chairperson Halbmann seconded the motion, which carried unanimously.
- Supplemental Information:** City Planner Kasama stated that there was none.
- Approval of Agenda:** Commissioner Hernandez moved to approve the agenda as presented. Chairperson Halbmann seconded the motion which carried.
- Approval of July 2022 Planning Commission Meeting Minutes:** Vice-Chairperson Kuba moved to approve the minutes for the Regular Meeting of July 27, 2022. Chairperson Halbmann 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 660 Deodar Lane – Resolution No. PC 23-308
Commissioners residing within 500 feet of 660 Deodar Lane:
None
- Motion:** Vice-Chair Kuba made a motion to order the Fair Political Practices Report for the March 22, 2023 Planning Commission meeting received and filed. Chairperson Halbmann seconded the motion which carried.
- Public Comment:** None

Public Hearing for 660 Deodar Lane: RESOLUTION NO. PC 23-308: 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 23-001 TO ADD A 1,550 SQUARE-FOOT PATIO COVER AND TRELLIS WITH AN OVERALL HEIGHT OF 28 FEET TO THE REAR OF THE EXISTING RESIDENCE, AND FOR A NEW 1,820 SQUARE-FOOT SWIMMING POOL WITH SPA AND 2,000 SQUARE FEET OF NEW POOL AREA DECKING AT 660 DEODAR LANE

Project Description: City Planner Kasama stated that the proposed project is to add a 1,550 square-foot patio cover and trellis with an overall height of 28 feet over the existing patio at the rear of the existing residence. A new 1,820 square-foot swimming pool with spa is to be installed to the rear of the residence, and 2,000 square feet of new pool area decking will connect the existing rear patio with the new pool. The proposed design matches the existing residence.

Zone: The subject property is zoned A-5 and is located in the Bradbury Estates. The proposed project complies with the development standards and design guidelines and is allowed with approval of the Architectural Review.

HOA Approval: The project was conditionally approved by the Bradbury Estates Homeowners Association (HOA) on October 17, 2022

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(e) of the CEQA Guidelines for accessory structures, including patio covers and swimming pools.

Recommendation: It is recommended that the Planning Commission open a public hearing and solicit testimony on the proposed project, close the public hearing, determine that the findings can be made for conditional approval of the proposed project and that the project is Categorically Exempt under CEQA, and approve a motion to adopt Resolution No. PC 23-308 as presented.

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

Public Testimony: Mr. Aner Iglesias, property owner of 660 Deodar Lane

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

Motion to Approve Resolution No. PC 23-308 for 660 Deodar Lane: 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 Categorically Exempt under CEQA and to adopt Resolution No. PC 23-308 for 660 Deodar Lane. Commissioner Hernandez seconded the motion, which was carried by the following roll call vote:

Approved: AYES: Chairperson Halbmam, Vice-Chairperson Kuba,
Commissioner Hernandez

NOES: None

ABSENT: Commissioner Jones

The motion passed by a 3:0 vote

Items from Staff: City Planner Kasama presented the Development Project Status Report for February 2023. The Planning Commission asked what happened to the project at the corner of Royal Oaks Drive North and Winston Avenue. City Planner Kasama replied that all approvals have expired.

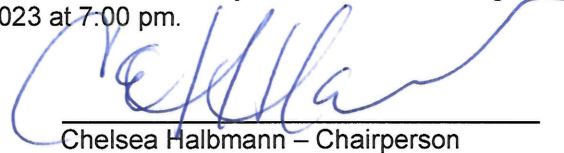
City Manager Kearney reported that Commissioner Bill Novodor tendered his resignation as Planning Commissioner for District 2 on January 24, 2023 because he sold his home on Mount Olive Drive in Bradbury.

At the February 21, 2023 meeting, the City Council appointed Melodie Szymkowski as the new Planning Commissioner for District Two, to fill Commissioner Novodor's term, ending September 2024. City Manager Kearney stated that unfortunately Ms. Szymkowski was not able to attend tonight's meeting.

Items from Commissioners: Commissioner Hernandez asked if there is an update on 243 Barranca Road. City Manager Kearney stated that no settlement agreement has been reached yet.

Future Agenda Items and Other Matters: None

Adjournment: At 7:10 pm Chairperson Halbmam adjourned the meeting to Wednesday, March 22, 2023 at 7:00 pm.


Chelsea Halbmam – Chairperson

ATTEST:

Claudia Saldana
Claudia Saldana – City Clerk