

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

- Executive Order N-25-20:** *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.*
- 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. followed by the Pledge of Allegiance.
- Roll Call:** PRESENT: Chairman Jones, Vice-Chairman Hunt, Commissioners Kuba, Novodor and Hernandez
ABSENT: None
STAFF: City Manager Kearney, City Planner Kasama, City Clerk Saldana and Management Analyst Musa
- Supplemental Information:** City Planner Kasama stated that there were two supplemental items:
 - (1) Letter from Bradbury Estates Homeowners Association (HOA) and Community Services District (CSD) regarding conditions of approval for 158 Sawpit Lane; and
 - (2) Email from Judith Selby, 1442 Lemon Avenue, in support of the project at 1433 Lemon Avenue
- Approval of Agenda:** Commissioner Novodor moved to approve the agenda as presented. Commissioner Kuba seconded the motion which carried.
- Approval of Feb 23, 2022 Minutes:** Commissioner Kuba moved to approve the Planning Commission meeting minutes of February 22, 2022. 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:
Public Hearing for 28 Dovetail Lane – Resolution No. PC 22-301
Commissioners residing within 500 feet of 28 Dovetail Lane:
None
Public Hearing for 158 Sawpit Lane – Resolution No. PC 22-302
Commissioners residing within 500 feet of 158 Sawpit Lane:
None
Public Hearing for 1433 Lemon Ave – Resolution No. PC 22-303
Commissioners residing within 500 feet of 1433 Lemon Ave:
None

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

Public Comment: None

Public Hearing: 28 DOVETAIL LANE – RESOLUTION NO. PC 22-301

City Planner’s Report: City Planner Kasama stated that Architect Twen Ma submitted plans for a new two-story, single-family residence with an overall height of 35 feet with 8,000 square feet of living space, a 720 square-foot attached three-car garage, a new swimming pool and jacuzzi. The subject property is zoned A-5. As part of the Bradbury Estates, the proposed project was reviewed and conditionally approved by the Homeowners Association and Community Services District.

Background: The subject property is an irregular shaped lot with the rear or east portion being a mostly flat area developed with an 1,811 square-foot, one-story residence built in 1950, and a 3,100 square-foot accessory building comprised of 2,100 square feet of stables and a 1,000 square-foot, four-car garage. The property has access from Dovetail Lane by a paved driveway that enters the north side of the lot. Per the Los Angeles County Assessor’s data, the property has an area of approximately 2.6 acres.

Project Description: The proposed project is to construct a new, two-story, contemporary-single-family residence with an overall height of 35 feet with approximately 8,000 square feet of living space, and a 720 square-foot attached three-car garage. The project will situate the new residence near the middle of the lot on the existing flat area to the west of the existing one-story 1,811 square-foot residence. A swimming pool and jacuzzi will be built at the north side of the lot. The existing residence will become a guest house. Grading will be minimal, balanced on-site, and in conformance with the City’s guidelines.

Landscaping: The proposed landscaping will be on a relatively flat buildable area that has been used for equestrian activities and is accessed by an existing paved roadway. 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 requirements. There are mature oaks trees and other prominent trees around the building area, and these are to be preserved. A certified arborist visited the site in May 2021 and evaluated the trees around the building area. Tree protection is to be provided during construction, and conditions of approval are included in the Resolution to ensure compliance with all requirements.

Tree #1 – Coast Live Oak: This is a spectacular specimen that happens to be prominently located on the property near the main entry. No construction related encroachments will occur aside from the resurfacing of the existing driveway and a concrete walkway into the front entry of the new home.

Fence/Wall Height Variance Request: The proposed perimeter fence and wall are designed to be seven (7) feet tall. The maximum height per the Development Code for perimeter walls and fences is six (6) feet. Entry gates are allowed to be seven (7) feet tall. The seven-foot height is a condition of the HOA/CSD and is in response to security concerns due to the level of traffic and activity on Bradbury Road/Wildrose Avenue, and the extensive open spaces of the subject site and adjacent properties.

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(a) of the CEQA Guidelines for the construction of one single-family residence in an urbanized area, and Section 15305 for minor alterations in land use limitations for the wall and fence height.

Recommendation: 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 22-301 as presented or modified by the Commission.

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

Public Testimony: Mr. Twen Ma of Twen Ma Architects, 17200 Red Hill Avenue, Irvine, CA 92613, presented the project to the Planning Commission.

Nancy McGrain, 302 Bradbury Road, stated that she was in support of the project. Ms. McGrain was very grateful that the Coast Live Oak (Tree #1) was going to be protected and saved.

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

Motion to Adopt Resolution No. PC 22-301 for 28 Dovetail Lane: Commissioner Kuba made a motion to adopt Resolution No. 22-301:

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 22-002 FOR A NEW TWO-STORY 8,000 SQUARE-FOOT RESIDENCE WITH AN OVERALL HEIGHT OF 35 FEET AND WITH A 720 SQUARE-FOOT ATTACHED THREE-CAR GARAGE, AND TO HAVE THE EXISTING 1,811 SQUARE-FOOT ONE-STORY RESIDENCE BE A GUEST HOUSE, AND WITH VARIANCE NO. V 22-001 FOR A PERIMETER WALL AND FENCE HEIGHT OF SEVEN FEET AT 28 DOVETAIL LANE

Vice-Chairperson Hunt 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

Public Hearing: 158 SAWPIT LANE – RESOLUTION NO. PC 22-302

City Planner’s Report: City Planner Kasama stated that Architect James V. Coane submitted plans for approximately 10,325 square feet of two-story and basement additions to the single-family residence at 158 Sawpit Lane. The subject property is zoned A-5 and is subject to the City’s Hillside Development Standards. As part of the Bradbury Estates, the proposed project was reviewed and approved by the Homeowners Association and Community Services District.

Background: The subject property is an irregular shaped lot with an existing two-level residence on a graded building area at the rear or northerly portion of the lot. The residence is accessed by a paved driveway from Sawpit Lane that runs along the southwest side of the property. Per the Los Angeles County Assessor’s data, the property has an area of approximately 6.43 acres with a single-family residence of 4,769 square feet that was build in 1979.

Project Description: The proposed project is a remodel of the residence and the addition of 509 square feet to the first floor; add a 6,625 square-foot second floor; and add 3,192 square feet to the basement level. Minimal grading is anticipated, and excavation for the basement and additions will be balanced on-site, and in conformance with the City’s guidelines and Hillside Development Standards. No landscaping work or tree removals are expected.

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 15301(e)(2) of the CEQA Guidelines for additions to an existing single-family residence.

Recommendation: 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 22-302 as presented or modified by the Commission.

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

Public Testimony: Mr. James V. Coane of James V. Coane & Associates, 30 N. Raymond Avenue #611, Pasadena, CA 91103, stated that the additions are going to have ultra-modern details and there is a courtyard/garden in the center. The basement is extending under the existing house.

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

**Motion to Adopt
Resolution No.
PC 22-302 for
158 Sawpit Lane:**

Commissioner Kuba made a motion to adopt Resolution No. 22-302:

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 22-003 FOR 10,325 SQUARE-FEET OF TWO-STORY AND BASEMENT ADDITIONS AT 158 SAWPIT LANE

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

Public Hearing:

1433 Lemon Avenue – RESOLUTION NO. PC 22-303

City Planner's Report:

City Planner Kasama stated that Mr. Van Ly recently purchased the property at 1433 Lemon Avenue. The house needs extensive interior and exterior work due to termite damage and other deferred maintenance problems. While doing this, Mr. Ly is proposing to remodel the exterior of the house. The subject property is zoned A-1, and per the Los Angeles County Assessor's data, has an area of approximately 1.26 acres with a four-bedroom, four-bathroom, 4,335 square-foot residence build in 1977.

Project Description:

The proposed project is to remodel the exterior of the existing residence to a contemporary Country-Mediterranean style. No additional floor area is proposed with the remodel.

**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 15301 of the CEQA Guidelines for the remodel of an existing single-family residence.

Recommendation:

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 22-303 as presented or modified by the Commission.

Public Hearing Open:

Chairman Jones opened public hearing open and asked those speaking in favor or opposition to come forward and be heard.

Public Testimony:

Mr. Herman Mercado, Designer, presented the project to the Planning Commission.

Mrs. Judy Selby, 1442 Lemon Avenue, sent an email to the City Planner stating that her family was in favor of the project.

**Public Hearing
Closed:**

There being no further public testimony, Chairman Jones declared the public hearing closed.

**Motion to Adopt
Resolution No.
PC 22-303 for
1433 Lemon Ave:**

Commissioner Kuba made a motion to adopt Resolution No. 22-303:

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 22-004 FOR THE REMODELING OF THE EXTERIOR OF THE RESIDENCE AND GARAGE AT 1433 LEMON AVENUE

Chairman Jones 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 April 2022. The Planning Commission had no questions regarding the Status Report.

City Manager Kearney stated that, after a two-year hiatus due to COVID-19, Bradbury Night Out has been scheduled for Thursday, July 28, 2022 from 6-8 p.m.

**Items from
Commissioners:**

None

**Future Agenda Items
and Other Matters:**

Review of Draft Ordinance amending various provisions of Title IX (Development Code) of the Bradbury Municipal Code relating to Senate Bill 9 and Secondary Living Quarters.

Adjournment:

At 7:32 pm Chairman Jones adjourned the meeting to Wednesday, May 25, 2022 at 7:00 p.m.


Robert Jones – Chairman

ATTEST:


Claudia Saldana - City Clerk