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City of Bradbury Agenda Report

TO: Honorable Mayor and Council Members

FROM: Kevin Kearney, City Manager
Lisa Kranitz, Assistant City Attorney

DATE: November 7, 2023

SUBJECT: LAND USE ELEMENT UPDATE

CITY COUNCIL RESOLUTION NO. PC 23-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADBURY, CALIFORNIA, SETTING FORTH THE FINDINGS OF FACT AND A DECISION TO APPROVE AND ADOPT THE UPDATE TO THE 2012--2030 LAND USE ELEMENT AND FINDING THAT THE ACTION IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO THE COMMON SENSE EXEMPTION OF CEQA GUIDELINES SECTION 15061(b)(3)

Attachment

Resolution No. 23-23 with Exhibit: Land Use Element

SUMMARY

The City has prepared and is in the process of adopting the 6th Cycle Housing Element Update (Housing Element Update) for the 2021-2029 planning period. The Housing Element Update necessitates updating of the land use information for an inventory of available sites for housing and sets forth a list of required programs that includes amendment of the Affordable Housing Overlay (AHO) zone on the Civic Center property. In reviewing the Land Use Element, it was noted that other land use related changes have occurred that have not been taken into account. These include the adoption of two specific plans; SP 05-01 for Sharon Hill Lane, and SP 06-02 for 555 Mt. Olive Drive; and the annexation along Wildrose Avenue at the entry to the Bradbury Estates. The proposed Land Use Element Update is provided as the Exhibit of the attached Resolution No. 23-23. It is recommended that the City Council approve and adopt the Land Use Element Update by adopting the attached Resolution No. 23-23.

AGENDA ITEM NO. _____

PROPOSED LAND USE ELEMENT UPDATE

The Housing Element Update is required to include local housing programs that enable the City to meet the fair share allocation of the Regional Housing Needs Assessment (RHNA). To determine what programs are needed, the future development potential in the City is examined in the Land Use Element. The various properties that are available for development are presented in five categories. These inventories and the tables and maps have been updated.

Category 1 is comprised of the 302-acre area located in the northernmost part of the City and are listed in Table LU No. 3 – Open Space Privately Owned Undeveloped Hillside Parcels on page 12 of the Land Use Element. The General Plan Land Use Map is shown on page 9 of the Land Use Element that is the Exhibit of the attached Resolution No. 23-23, and identifies this area as Agricultural/Estate Residential-Five Acres with a Specific Plan Overlay to indicate that a specific plan is required for the development of these properties.

Category 2 is comprised of 17 vacant undeveloped residentially designated and zoned parcels that are considered to be appropriate for single-family residential development – see Table LU-4 – Vacant Privately Owned Undeveloped Residential Parcels on page 13, and the Vacant Undeveloped Parcels map (Exhibit LU No. 4) on page 14 of the Land Use Element.

Category 3 has one lot that has been identified as underutilized. This property is on Royal Oaks Drive North (8527-023-020) and is a 2.75-acre parcel designated Agricultural/Estate Residential-One Acre and zoned A-1. There is the potential for this lot to be split for an additional single-family residential development.

Category 4 is for secondary living quarters and SB 9 units, which allows single-family lots to be developed with multiple dwelling units. This Category is discussed on page 15 of the Land Use Element.

Category 5 is the Civic Center property. For the Housing Element Update, it is required that a specific site in the City be identified and zoned for affordable housing. The Civic Center is the one property that the City has control over, and therefore can be readily designated for affordable housing. In 2018, the Affordable Housing Overlay designation was placed on the entire Civic Center property. For the Housing Element Update, it is required that this site be able to accommodate 18 multi-family units and a 6-person emergency shelter. Since City Hall is not likely to be relocated, having the Affordable Housing Overlay designation on the entire Civic Center property is unrealistic. It is therefore to be replaced with a new affordable housing overlay titled, Affordable Housing Civic Center Overlay (AHCCO) that is to be placed on the rear/easterly 0.68-acre portion of the Civic Center property. A new Affordable Housing Civic Center Overlay zone is to be created and applied to the Civic Center site. An aerial plot plan of this area is shown on page 16 of the Land Use Element. An ordinance to effectuate this rezoning has been prepared.

The various land use designations and accompanying zoning are listed on page 6 of the Land Use Element and in Table LU No. 1 – Land Use Designation and Zoning on page 7 and in Table LU No. 2 – Overlay Designations and Zoning on page 8 of the Land Use Element.

Specific Plans

Two specific plans have been approved and the properties have been accordingly developed but were never incorporated into the Land Use Element. These are the Sharon Hill Lane Specific Plan (SP 05-01) and the 555 Mount Olive Drive Specific Plan (SP 06-02). The Sharon Hill Lane Specific Plan comprises four single-family residential lots on a gated cul-de-sac at the northeast corner of the City. Two of the lots have been developed, and a new residence is being built on one of the lots. A fourth lot is vacant. This Specific Plan also includes a fifth lot that is dedicated as open space. The Land Use Map (see page 9 of the Land Use Element) has been revised to show Sharon Hill Lane and the open space as SP because the application of a specific plan to a property is no longer an overlay but replaces the underlying land use designation and zoning and should be shown as a distinct land use designation and zone.

The 555 Mount Olive Drive Specific Plan provides for that property to be split into two lots and making the new southerly lot (585 Mount Olive Drive) available for development of a single-family residence. The property was divided, and a new residence has been built. The two lots are shown on the Land Use Map as SP for the Specific Plan.

Annexation

A Land Use Element is required by State law to address the logical and orderly development of property. Part of this includes a Sphere of Influence analysis to identify adjacent unincorporated county areas and other areas that could or should be part of the City. One of these areas was a triangular area along Wildrose Avenue at the entry to the Bradbury Estates. While this area is comprised of properties that are mostly within and accessed from within the Bradbury Estates, and is within the Bradbury Estates Community Service District, this area was a part of the City of Monrovia. This was illogical and was identified as an area to be annexed/reorganized to adjust the boundary between the City of Monrovia and the City of Bradbury to be consistent with the boundary of the Bradbury Estates Community Service District. This annexation/reorganization was initiated in 2016 and finalized in 2018. The boundary line on the various maps has been revised to reflect the annexation/reorganization.

The Planning Commission held a public hearing on September 27, 2023, at which time the Commission adopted Resolution No. PC 23-317, recommending that the City Council adopt the Land Use Element Update.

FINANCIAL REVIEW

There will be no additional financial cost to the City associated with adoption of the Land Use Element Update as the amendments implement what the City is already required to do by State law.

ENVIRONMENTAL REVIEW

It is recommended that this project be determined to qualify as exempt under the provisions of the California Environmental Quality Act (CEQA) pursuant to the common sense exemption set forth in Section 15061(b)(3) of the CEQA Guidelines that CEQA only applies to projects which have the potential for causing a significant effect on the environment and where it can be seen with certainty that there is no possibility that the activity will have a significant effect, the activity is not subject to CEQA. The changes to the technical information for the proposed Land Use Element Update and renaming and clarifying the boundaries of the overlay on the Civic Center property will not have any physical impacts on the environment.

PUBLIC NOTICE

At least ten days prior to the November 7, 2023, Special Meeting, a notice of the public hearings on the agenda was mailed to the owners of every property in the City, to those parties and entities that had requested to be notified, and posted at the three locations in the City required by City Council Resolution No. 1226.

FINDINGS

In addition to the CEQA finding, the following findings are applicable to the City Council decision:

- A. It is necessary to update the Land Use Element in conjunction with the Housing Element Update.
- B. The amendment to the Land Use Element will be consistent with the objectives, policies, and general policies of the other plans and elements of the Bradbury General Plan, including the 6th Cycle 2021-2029 Housing Element.
- C. The changes set forth herein represent good land use practices which are required by the public necessity, convenience, and the general welfare.

RECOMMENDATION AND ACTION

The City Council is to open a public hearing and solicit testimony on the proposed Land Use Element Update.

After the testimony, the Council is to close the public hearing and it is recommended that the Council determine that the findings can be made to approve and adopt the Land Use Element Update and approve a motion to adopt the attached Resolution No. 23-23.

ATTACHMENT

Resolution No. 23-23 with Exhibit: Land Use Element

ATTACHMENT

CITY COUNCIL RESOLUTION NO. PC 23-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADBURY, CALIFORNIA, SETTING FORTH THE FINDINGS OF FACT AND A DECISION TO APPROVE AND ADOPT THE UPDATE TO THE 2012--2030 LAND USE ELEMENT AND FINDING THAT THE ACTION IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO THE COMMON SENSE EXEMPTION OF CEQA GUIDELINES SECTION 15061(b)(3)

RESOLUTION NO. 23-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADBURY, CALIFORNIA ADOPTING AN UPDATE TO THE 2012-2030 LAND USE ELEMENT AND FINDING THAT THE ACTION IS EXEMPT PURSUANT TO THE COMMON SENSE EXEMPTION OF CEQA GUIDELINES § 15061(b)(3)

WHEREAS, the City has recently adopted its 6th Cycle Housing Element for the 2021–2029 period; and

WHEREAS, the Housing Element sets forth a list of programs that the City is required to adopt in implementing the Housing Element; and

WHEREAS, several of these programs relate to placing an Affordable Housing Overlay (AHO) zone on the City Hall property, amending the City's Affordable Housing provisions, and developing objective standards for the development of housing in the AHO; and

WHEREAS, on September 18, 2018, the City Council placed an Affordable Housing Overlay to the entire Civic Center site at 600 Winston Avenue; and

WHEREAS, the City Council wishes to redesignate the overlay as the Affordable Housing Civic Center Overlay and clarify the boundaries of the Overlay as shown in the 6th Cycle Housing Element; and

WHEREAS, the City Council also wishes to make technical clarifications to the Land Use Element which changes do not involve any environmental impacts; and

WHEREAS, on September 27, 2023, the Planning Commission of the City of Bradbury, California held a duly noticed public hearing on the draft Land Use Element Update, and after the close of the public hearing the Planning Commission adopted Resolution No. PC 23-317, recommending that the City Council adopt the Land Use Element Update; and

WHEREAS, on November 7, 2023, the City Council of the City of Bradbury, California held a duly noticed public hearing to consider adoption of this Resolution, at which time it considered all evidence presented, both written and oral;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BRADBURY, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Findings.

A. The foregoing recitals are true and correct.

B. The amendments to the Land Use Element will be consistent with the objectives, programs, policies and general policies of the other plans and elements of the Bradbury General Plan, including the 6th Cycle 2021-2029 Housing Element.

C. The changes set forth herein represent good land use practices which are required by the public necessity, convenience, and the general welfare

SECTION 2. Adoption of Land Use Element. The City Council hereby adopts the Updated Land Use Element attached hereto as an Exhibit. The Land Use Element includes an updated Land Use Map that is on page 9 of the Land Use Element.

SECTION 3. CEQA. The City Council finds that the adoption of the Land Use Element is exempt from CEQA under the common sense exemption of CEQA Guidelines section 15061(b)(3) as changing the technical information contained in the Housing Element and renaming the overlay designation on the Civic Center site will not have any physical impacts on the environment. Staff is directed to file a notice of exemption.

SECTION 4. Effective Date. This Resolution shall become effective immediately.

SECTION 5. Custodian of Record. Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Project. All summaries of information in the findings which precede this section are based on the entire record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact. The documents and materials that constitute the record of proceedings on which these findings and approval are based are located in City Hall. The Custodian of Record is the City Clerk, Diane Jensen, who can be reached at (626) 358-3218, or by email at djensen@cityofbradbury.org.

SECTION 6. Severability. If any provision of this Resolution is held to be unconstitutional, it is the intent of the City Council that such portion of this Resolution be severable from the remainder and that the remainder be given full force and effect.

SECTION 7. Certification. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 7th day of November 2023.

Mayor

ATTEST:

City Clerk

I, Diane Jensen, City Clerk, hereby certify that the foregoing Resolution No. 23-23 was duly adopted by the City Council of the City of Bradbury, California, at a special meeting held on the 7th day of November 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

EXHIBIT
Land Use Element

General Plan 2012-2030 Update

Land Use Element

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General Plan 2012 – 2030 Update Land Use Element

Purpose:

The purpose of the General Plan Land Use Element is to plan for and shape the future physical development of Bradbury. State Planning Law requires that General Plans establish land use designations for various areas in the plan, as well as standards for population density and building intensity. The Land Use Element serves as a guide for future development. The Element's relationship to other General Plan components is central for many aspects. Land use decisions influence: 1) capacity and service levels for transportation and utility systems; 2) housing availability; 3) preservation of resources; and 4) long-term effects related to economic prosperity.

History:

The City of Bradbury incorporated July 26, 1957. The boundaries lie within the northern part of the Rancho Azusa de Duarte, originally a 6,596-acre Mexican Land Grant given in 1841 to Andres Duarte. The original rancho included all of Bradbury and portions of the surrounding cities. It was developed and subdivided into 40+ acre parcels in the 1870's. Around 1883 Lewis Leonard Bradbury acquired 2,750 acres of the rancho which comprises the present day cities of Bradbury and Duarte.

The population of Bradbury grew from 518 in 1957 to 1,048 in 2010. The 2020 Census data places the City's population at approximately 920 persons. The City is divided into five council districts representing the various distinctive areas of this unique community. The boundaries of the council districts are adjusted every ten years based on the most current census population data.

Relationship to other General Plan Elements:

The Land Use Element responds to detailed State statutory requirements and it has a broad scope. Land Use issues overlap those of all of the other general plan elements. This element is internally consistent with the goals, objectives and policies contained in all of the remaining general plan elements.

Planning Boundary & Sphere of Influence:

As required by State Law, this Land Use Element contains text and maps that designate the future use and reuse of land and standards for residential density within the City and its Sphere of Influence. The General Plan Land Use Map, contained in this Element, graphically represents the City's vision for future development, enhancement and

**City of Bradbury
Land Use Element**

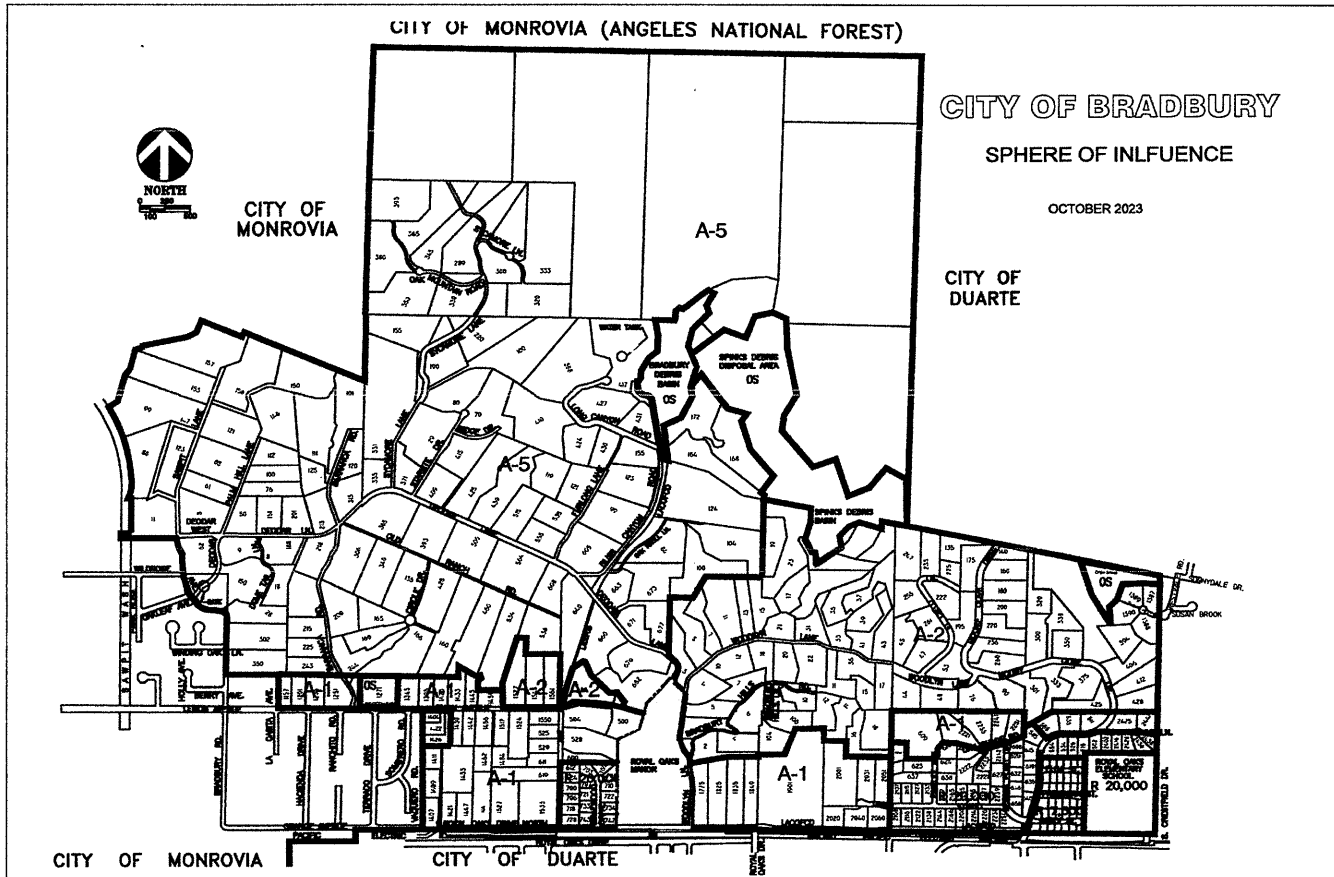
conservation. The planning boundaries of the City are identified in Exhibit LU No.1 and they include the existing jurisdictional boundary and the City's Sphere of Influence Area.

Cities are required to enact and develop policies designed to promote logical and orderly development. Pursuant to Senate Bill SB 244 (adopted in 2011 and enrolled as Chapter 513), cities and counties are required to update their land use element to identify county islands adjacent to their city within their planning boundaries when, in doing so, it promotes logical development. To comply with SB 244, the planning boundaries for the City should include the 17-acre County Island, "Royal Oaks" retirement/skilled nursing facility. Since the property is a multi-family residential skilled nursing facility and the site is developed and urban services are provided by the same agencies utilized by the City of Bradbury no unexpected impacts to the City of Bradbury are anticipated.

The annexation of the Royal Oaks retirement/skilled nursing facility has been previously considered by Planning Commissions and City Councils. The concept of annexing this County Island into the City of Bradbury has been considered, reviewed and discarded. However, if future City Councils determine that annexation of this multi-family residentially developed property is appropriate, then detailed studies and analysis of the potential impacts would be prepared for consideration before any action is undertaken.

The City of Bradbury has not and does not include multifamily residential zones as a primary use, although multifamily is allowed in conjunction with single-family homes in the agricultural areas in the form of SRO developments and in the affordable housing overlay designations. An affordable housing overlay designation has only been placed on a portion of the Civic Center property at this time.

Exhibit LU No. 1 SPHERE OF INFLUENCE



Local Setting:

The City of Bradbury is a single-family residential community comprised of 1,219 acres of land (1.9 square miles). The community is almost fully developed with a variety of single-family detached residential dwelling units and accessory buildings and structures. Other land uses consisting of non-developable open space and miscellaneous public uses include: the 1.06-acre Civic Center; the 13-acre Royal Oaks Public Elementary School; 52 acres devoted to flood control owned and operated by the Los Angeles County Flood Control District; the 4.06 acres of privately owned land dedicated as open space; and approximately 4 acres owned by California American Water Company and used for water reservoirs.

The south/southeastern half of the City is divided in parcels ranging in size from 7,500 square feet to two (2) acres. The north/northwestern half of the City consists of large estate size parcels of land which range in size from two (2) acres to seventy (70) acres. Many of the parcels are located within areas of steep hillsides.

There are eight (8) vacant hillside parcels of land comprising approximately 302 acres which are located in the northern portion of the City adjacent to the City of Monrovia to

**City of Bradbury
Land Use Element**

the west, the City of Duarte to the east, and the Angeles National Forest to the north. One of the eight parcels constituting 1.03 acres belongs to California American Water Company (Cal-Am), a publicly traded private water company. More than half of this area has slopes in excess of fifty percent. The City recognizes that the eight (8) parcels of land have the opportunity to each be developed with one (1) main dwelling unit and secondary living quarters in accordance with the A-5 development standards of this Land Use Element and as set forth in the City's Development Code, including the Hillside Development Standards. The 2014 Land Use Update recognized that if these 302 privately-owned acres are developed, it will almost certainly be through the utilization of land division and development concepts, such as cluster development, that could be developed through a specific plan.

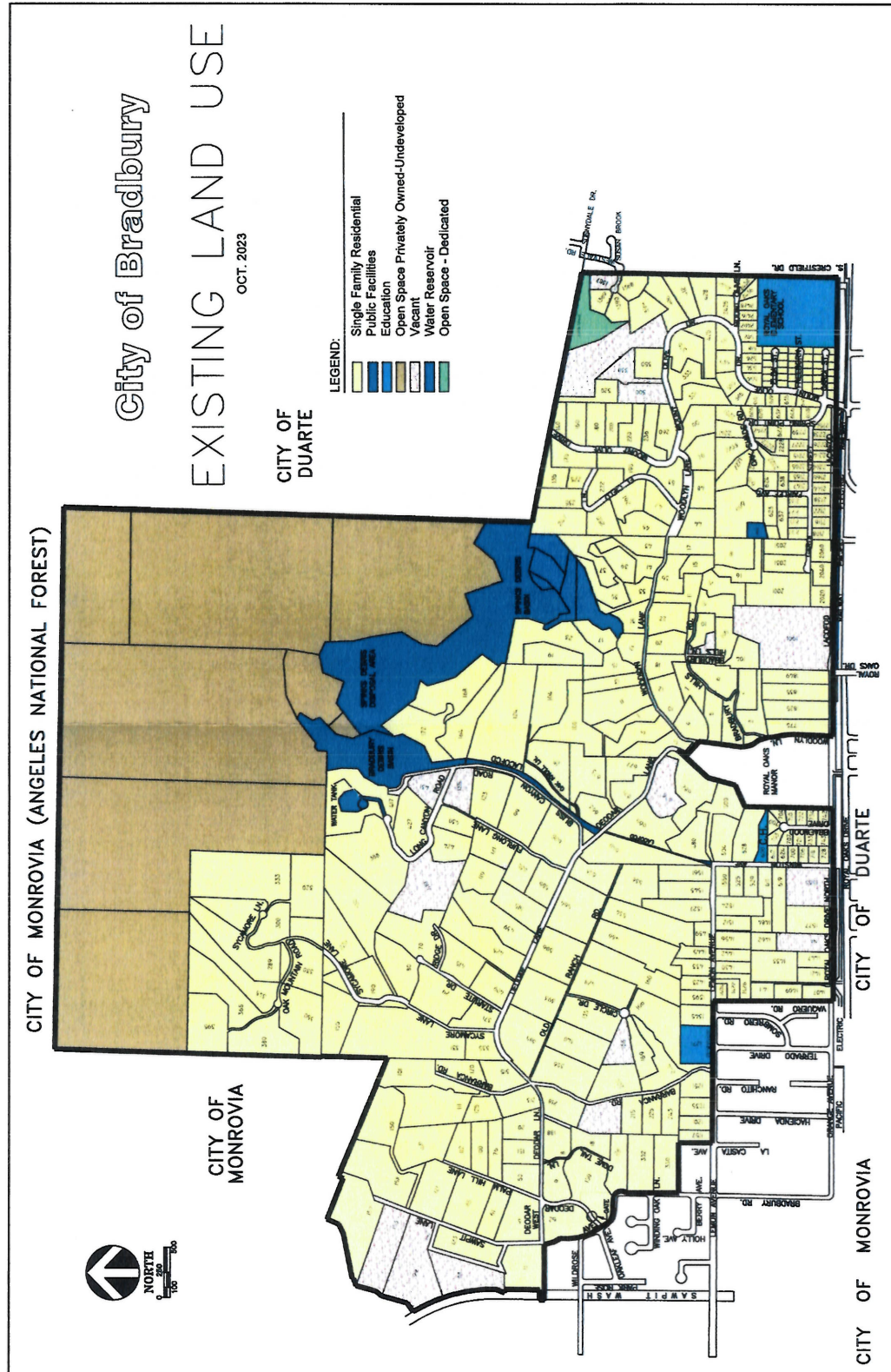
Since the time of the 2014 Update, the City received two applications for development of the area through specific plans, for a total of 23 additional estate homes, with the opportunity for 23 accessory dwelling units. Both applications have lapsed. This 2023 Update continues to recognize that limited access to this 302-acre area, lack of urban utilities and the potential existence of sensitive ecological areas and species may render these parcels very difficult to develop or potentially render them economically infeasible for residential estate development. The specific plans that were submitted show that if residential development of this area occurs, it will require the preparation, review, and approval of a specific plan which will allow special development design considerations to be used due to the severe site constraints. A specific plan overlay has therefore been placed on these eight (8) parcels.

Existing Land Uses:

The Bradbury General Plan Existing Land Use Map (Exhibit LU No. 2) identifies the existing uses of land, as opposed to the land use designation.

An analysis of the City's existing land uses identified seven categories: 1) Single-Family Residential; 2) Public Facilities; 3) Education; 4) Open Space, Privately Owned-Undeveloped; 5) Vacant; 6) Water Reservoir; and 7) Open-Space-Dedicated. Table LU No. 1 contains the area tabulations for the various land use and zoning designations. Exhibit LU No. 2 – Existing Land Use Map depicts the location of the various existing land uses.

Exhibit LU No. 2
EXISTING LAND USE MAP- 2023



Land Use Designations:

The desired development of land uses is implemented by the application of the various zone districts set forth in the City's Development Code. There is a direct correlation of development density and intensity between the designations in the Land Use Element and the regulations and standards contained in each of the City's zone districts. The City's zoning implements the community's long-standing desire to retain its rural, low-density single-family residential character. The entire City of Bradbury is zoned for single-family detached residential development with only minor exceptions. In addition to the nine General Plan Land Use designations, there are three overlay designations as well. However, multifamily units in the form of SRO developments are allowed in the A-1, A-2, and A-5 zones, and in the Affordable Housing Overlay and the Affordable Housing Civic Center Overlay zones.

The following General Plan Land Use designations are reflected in Exhibit LU-3. Tables LU-1 and LU-2 show the correlation between the land use designation and zone districts. Exhibit LU-3 and Table LU-1 reflect two specific plans which were overlooked in the 2014 Update.

- **Single-Family Residential – 7,500 square feet:** This category refers to single-family residential development on lots containing a minimum area of 7,500 square feet.
- **Single-Family Residential – 20,000 square feet:** This category refers to single-family residential uses on lots containing a minimum area of 20,000 square feet. School uses are also allowed in this zone.
- **Agriculture/Estate Residential – One Acre:** This category refers to agricultural uses of land and estate residential development on parcels at least one acre in size. Civic center uses are also allowed in this zone.
- **Agriculture/Estate Residential – Two Acres:** This category refers to agricultural uses of land and smaller estate residential development on parcels at least two acres in size.
- **Agriculture/Estate Residential – Five Acres:** This category refers to agricultural uses of land and large estate residential development on parcels at least five acres in size.
- **Open Space** – Private or public property that is used for open space purposes.
- **Open Space, Flood Control** – Areas owned and operated by the Los Angeles County Flood Control District for flood control purposes.
- **Public Facilities**– Areas used for public, quasi-public, and official uses and any other public or community functions, facilities and needs including schools, water reservoirs and the City's Civic Center.
- **Specific Plan** - This category refers to land for which a Specific Plan has been adopted.
- **Specific Plan Overlay** – This category refers to land which requires a Specific Plan to be adopted in order to be developed.
- **Affordable Housing Overlay:** This category refers to the use of residentially zoned land for affordable housing purposes at a density of 20-25 dwelling units per acre.
- **Affordable Housing Civic Center Overlay:** This category refers to the use of a portion of the Civic Center site for residentially zoned land for affordable housing purposes at a density of 20 – 35 units per acre.

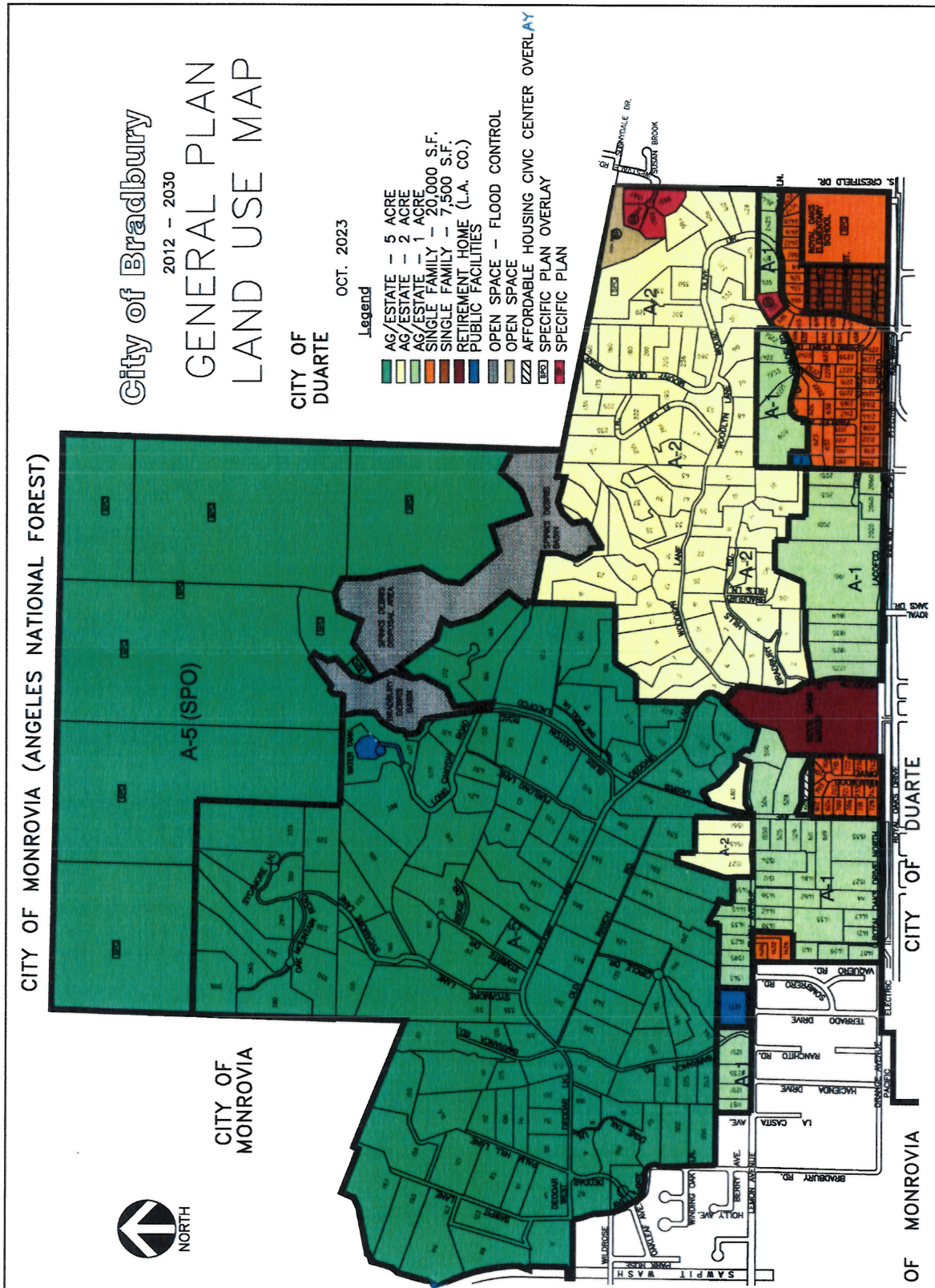
**TABLE LU No.1
LAND USE DESIGNATIONS AND ZONING**

Land Use Designation	Zoning	Acres	Primary Permitted Land Use
Single-Family Residential - 7,500 square feet	R-7,500 Single-family Residential	8.00	Single-Family Residential
Single-Family Residential - 20,000 square feet	R-20,000 Single-family Residential	43.84	Single-Family Residential,
Agricultural/Estate Residential – One Acre	A-1 Agriculture Residential Estate	104.00	Single-Family Residential, Civic center
Agricultural/Estate Residential – Two Acres	A-2-Agriculture Residential Estate	195.94	Single-Family Residential
Agricultural/Estate Residential – Five Acres	A-5-Agriculture Residential Estate	786.31	Single-Family Residential
Open Space	Open Space Per SP 05-01 – Sharon Hill Lane Specific Plan	4.06	Open-Space
Open Space – Flood Control	Open Space	52.05	Flood control uses
Public Facilities	Open Space A-1 Agriculture Residential Estate R-20,000	18.02	Public Facilities for Education, Water Reservoirs, Civic Center
Specific Plan	SP 06-02 – 555 Mount Olive Dr. Specific Plan	1.70	Single-Family Residential
	SP 05-01 – Sharon Hill Lane Specific Plan	5.08	
TOTAL		1,219	

**TABLE LU No. 2
OVERLAY DESIGNATIONS AND ZONING**

Land Use Overlay Designation	Zoning	Acres	Permitted Land Use
Affordable Housing Overlay	Affordable Housing Overlay	NA	Affordable Housing
Affordable Housing Civic Center Overlay	Affordable Housing Civic Center Overlay	.68	Affordable Housing
Specific Plan Overlay	Specific Plan Overlay	6.78	Single-Family Residential
TOTAL		7.46	

Exhibit LU No. 3
LAND USE MAP - 2012 - 2030



Development:

Existing Development:

Almost the entire City is developed with single-family detached residential dwelling units. Property used for public facilities consists of: the Civic Center; Royal Oaks Public Elementary School; Los Angeles County Flood Control District owned Flood Control Debris Basins and Channels; and privately owned water reservoirs. The 2010 Census reported that the City of Bradbury had 400 dwelling units and a population of 1,048. It was reported that 46 dwelling units were vacant. The reported average household size was 3.1 persons per dwelling unit. According to the information contained in the City's 6th Cycle Housing Element for 2021 - 2029, the City currently has 385 dwelling units, 115 of which were unoccupied, and an overall household size of 3.09 persons per household.

There are three unique and distinct gated neighborhoods in the City known as the Bradbury Estates, the Woodlyn Lane Improvement Association and the Bradbury Hills Road and Lane Association. The remaining residential areas are traditional single-family detached residential neighborhoods that are accessed from public streets.

The Bradbury Estates is a gated community consisting of large residential parcels generally ranging in size from two to seventy acres. A unique feature of this community is that it is under the jurisdiction of a Community Services District (CSD) which was formed on December 28, 1995. The CSD has the stated responsibility to:

- Equip and maintain additional security services above and beyond that provided by the Los Angeles County Sheriff to protect and safeguard life and property; and
- The construction, opening, widening, extending, straightening, surfacing, and maintaining in whole or part of any street in the district; and
- The construction and improvement of bridges, culverts, curbs, gutters, drains and works incidental thereto.

The Woodlyn Lane Improvement Association is a gated community consisting of large residential parcels usually having a minimum of two-acres of land area.

The Bradbury Hills Road and Lane Association is a gated community consisting of large residential parcels usually having a minimum of two acres. There are 17 residential parcels that have access to the private streets, Bradbury Hills Road and Bradbury Hills Lane.

Public Facilities: Royal Oaks Public Elementary School is located within the City's corporate boundary and it occupies 13 acres located at the extreme southeast corner of the City. This school is operated by the Duarte Unified School District.

The Civic Center is located at 600 Winston Avenue in the south-central portion of the City and the entire 1.06-acre site is dedicated for public use. The Civic Center contains a 2,400 square-foot facility that includes offices and a multi-purpose room that has been designed for meetings and civic functions.

Other public facilities include water reservoirs.

Future Development Potential:

Future development within the City falls into five categories.

Category 1 is comprised of a 302-acre area consisting of eight (8) parcels located in the most northern portion of the City, adjacent to the City of Monrovia and the Angeles National Forest (see Exhibit LU No. 4). The General Plan Land Use Map identifies this area as Agricultural/Estate Residential – Five Acres, for minimum five-acre lots. A specific plan overlay has been placed on this property which requires adoption of a specific plan for development. The area has been consistently zoned A-5 SP (Agriculture/Residential 5-acre minimum, Specific Plan), with a specific plan overlay. The projected increase of 23 units is based on previous application submittals; the 23 primary units would result in approximately 71 persons. Table LU No. 3 lists these parcels, which are shown on Exhibit LU No. 4.

Any development or further subdivision of the 302 acres would be subject to review and approval of a specific plan(s). Associated environmental studies will address the impacts and mitigation measures associated with any such future development. More than half of the area contains hillside slopes over 50%. The area also has numerous prominent ridgelines; Blueline streams; earthquake induced landslide zones; lack of existing public or private vehicular access; lack of existing public utilities, and habitat that could include sensitive or endangered flora and fauna. These development constraints lead one to consider that development of the area is physically and economically difficult. This area is further restricted by being located in an area designated as a Very High Fire Hazard Severity Zone in compliance with California State Law. A specific plan could be submitted to the City for consideration of the area's maximum development potential. Use of this steep hillside potentially environmentally sensitive area could include the creation of a conservation conservancy/easement; the use of development right transfer strategies, and cluster development concepts, at the owner's option.

Any development in this area would be subject to the hillside development standards that are applicable to any site that consists of at least two acres of land area having an average slope exceeding 10%, except as modified by a specific plan. The intent of the hillside development standards is to preserve the pristine hillside mountainous topography. Grading of the hillside property is restricted and controlled. The nature and extent of the grading and development restrictions are based on the average slope of the parcel under consideration.

TABLE LU No. 3 - CATEGORY 1
OPEN SPACE PRIVATELY OWNED UNDEVELOPED HILLSIDE PARCELS

	Parcel No.	Area	Zone	Land Use
1.	8527-001-001	41.40	A-5 (SP)	Estate 5-Ac
2.	8527-001-008	70.00	A-5 (SP)	Estate 5-Ac
3.	8527-001-009	20.54	A-5 (SP)	Estate 5-Ac
4.	8527-001-010	59.19	A-5 (SP)	Estate 5-Ac
5.	8527-001-012	59.30	A-5 (SP)	Estate 5-Ac
6.	8527-005-001	8.37	A-5 (SP)	Estate 5-Ac
7.	8527-005-002	1.03	A-5 (SP)	Estate 5-Ac
8.	8527-005-004	42.36	A-5 (SP)	Estate 5-Ac
	Total	302.19		

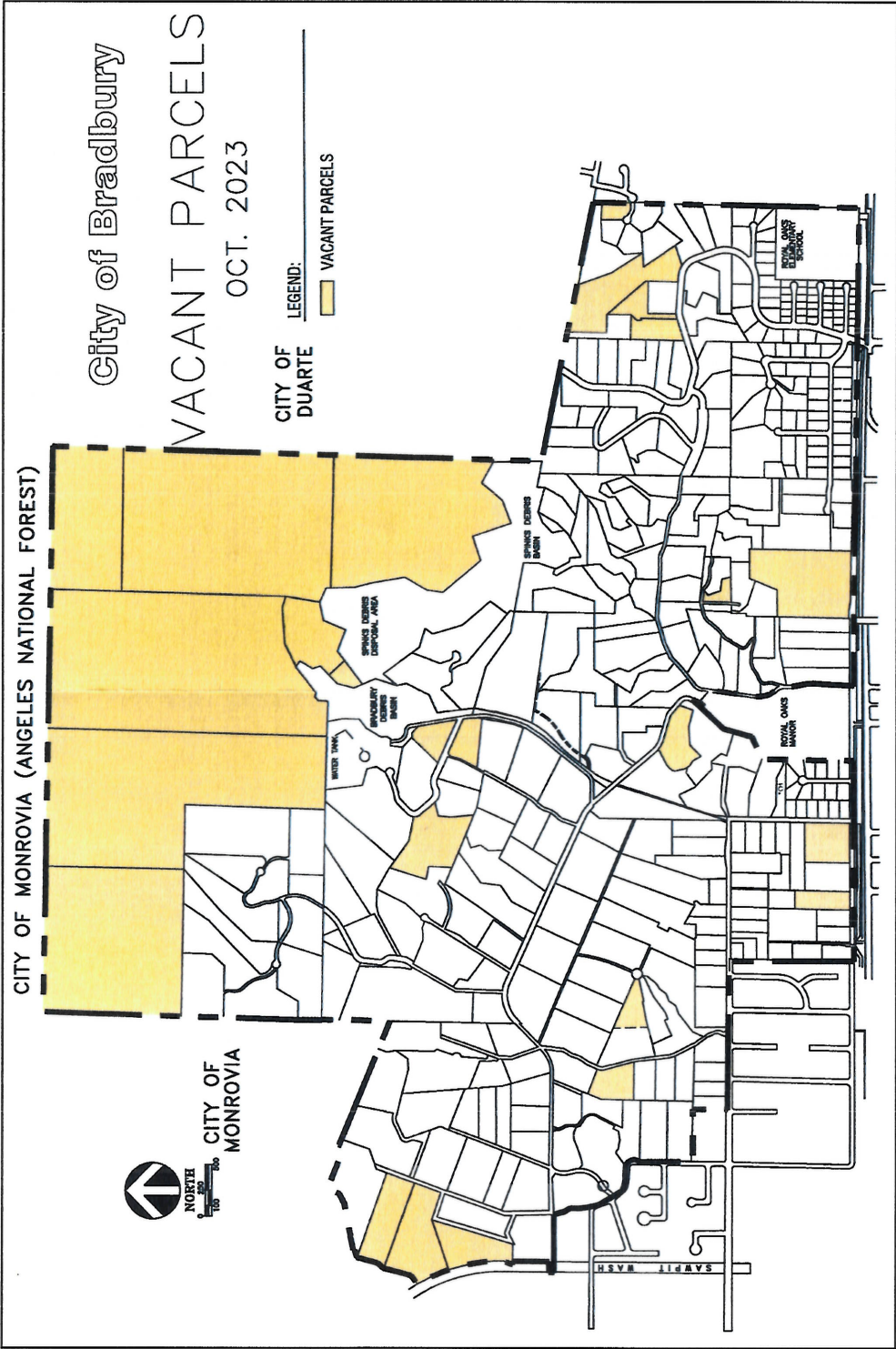
Category 2 is comprised of 17 vacant undeveloped residentially designated and zoned parcels. All of these sites are considered as appropriate for development for single-family detached residential dwelling units. (See Exhibit LU No. 4.) The identified vacant developable residential parcels on the 74.07 acres could theoretically yield 27 main dwelling units which could result in a projected population increase of an additional 83 persons. These parcels are identified in Table LU-4 and shown on Exhibit LU No. 4.

**Table LU-4 - CATEGORY 2
VACANT PRIVATELY OWNED UNDEVELOPED RESIDENTIAL PARCELS**

	APN	Address	Parcel Size (acres)	Zone	Land Use Designation	Potential Main DUs
1	8527-002-023	153 Sawpit Lane	5.58	A-5	Estate 5-Ac	1
2	8527-004-020	155 Bliss Canyon Rd.	2.12	A-5	Estate 5-Ac	1
3	8527-016-049	370 Mt. Olive Dr.	8.01	A-2	Estate 2-Ac	3
4	8527-016-019	360 Mt. Olive Dr.	2.03	A-2	Estate 2-Ac	1
5	8527-016-046	336 Mt. Olive Dr.	2.18	A-2	Estate 2-Ac	1
6	8527-016-037	1387 Sharon Hill Ln.	1.18	Sharon Hill Specific Plan	Specific Plan	1
7	8527-021-011	8 Bradbury Hills Rd.	1.54	A-2	Estate 2-Ac	1
8	8527-024-032	676 Deodar Ln.	5.3	A-5	Estate 5-Ac	1
9	8527-025-034	208 Barranca Road	3.39	A-5	Estate 5 Ac	1
10	8527-026-006	218 Deodar Ln.	2.90	A-5	Estate 5-Ac	1
11	8527-029-001	431 Long Canyon Rd.	2.54	A-5	Estate 5-Ac	1
12	8527-029-017	410 Long Canyon Rd.	7.16	A-5	Estate 5-Ac	1
13	8527-023-012	Royal Oaks Dr. N.	2.13	A-1	Estate 1-Ac	2
14	8527-023-021	1533 Royal Oaks Dr. N.	3.80	A-1	Estate 1-Ac	3
15	8527-002-029	99 Oak Meadow Ln.	7.16	A-5	Estate 5-Ac	1
16	8527-002-030	88 Oak Meadow Ln.	4.65	A-5	Estate 5-Ac	1
17	8527-021-041	1901 Royal Oaks Dr. N.	12.4	A-1	Estate 1-Ac	6
	Total		74.07			27

Category 3 is comprised of 1 underutilized 2.75-acre parcel in the A-1 zone (APN 8527-023-020) which has potential for development of an additional single-family detached residential dwelling which could result in an additional 3 persons.

Exhibit LU No. 4
VACANT UNDEVELOPED PARCELS



Category 4 is comprised of secondary living quarters and what are known as SB 9 units, which allow single-family parcels to be developed with multiple dwelling units. Secondary living quarters are permitted within all residential zones. The City is committed to providing living accommodations for all economic segments of the population.

Secondary Living Quarters – are accessory living quarters and accessory dwelling units, including junior accessory dwelling units, fire zone accessory dwelling units, and enhanced accessory dwelling units. Accessory living quarters include guest houses and single-room occupancy (SRO) developments. An SRO development consists of at least two SROs which are between 150 and 300 square feet of floor area with permanent provisions for living and sleeping and must include an efficiency kitchen, food preparation counter and storage cabinets that are of reasonable size in relation to the size of the SRO, as well as sanitation facilities in an adjacent room of up to 50 square feet.

SB 9 Units – are dwelling units allowed under the provisions of state law known as SB 9 which allow for up to four units to be developed on a single parcel, or 2 units on each parcel if the parcel is split.

According to the City's 6th Cycle Housing Element (2021 – 2029), there were approximately 104 second dwelling units compared to 385 primary units in the City. Applying this same statistic to the number of new dwelling units in Categories 1 – 3 above yields an additional 14 units. While the average household size in Bradbury is 3.09 persons per household (pph), there is a difference between the average owner size (3.26 pph) and the average renter size (2.33 pph). Given that category 4 is made up of smaller type units that will be rented, the renter person per household size should be used which could result in an additional 33 individuals.

Category 5 is comprised of the 0.68 acre area designated for affordable housing on the Civic Center property. This property has received an Affordable Housing Civic Center Overlay as shown in Exhibit LU No. 5. According to the City's 6th Cycle Housing Element, the area is to be developed with 18 affordable units and emergency shelter for 6 occupants, which could be in 3 units. As the affordable units will also be rental units, these 24 units could result in an additional 48 individuals.

EXHIBIT LU NO. 5 AFFORDABLE HOUSING CIVIC CENTER OVERLAY



Total Buildout:

The total buildout under this land use element is for an additional 86 units and 238 individuals.

Key Land Use Goals, Objectives, Policies and Action Programs

Mission Statement: **Preserving Rural Tranquility** is a policy as relevant now as it was decades ago when it was initially adopted. The mission statement provides guidance to local decision makers in the implementation of the community's land use policies.

Vision Statement: The City of Bradbury recognizes its unique single-family residential character and by maintaining fiscally responsible governance and development policies shall strive to provide a stable and sustainable rural community balancing preservation of natural open space with the needs of its residents for a quiet and safe place to live and

raise their families, while providing for housing opportunities for all economic segments.

Land Use Goals

- Land Use Goal 1:** Maintain the existing rural residential character of the City. The Land Use Element designates the general location, distribution, and extent of existing and permitted development.
- Land Use Goal 2:** Preserve the identity, image and environmental quality of the hillside and open space areas in perpetuity by developing and enforcing the hillside development and other development standards.
- Land Use Goal 3:** Accommodates required density increases in areas which will have the least impact in the City.

Land Use Objectives

- Land Use Objective 1:** To maintain the existing character of the community and to preserve those environmental resources and amenities that make the City of Bradbury a desirable place to live.

Land Use Policies

- Land Use Policy 1:** The residential character of the community and environmental resources important to the City will be maintained.

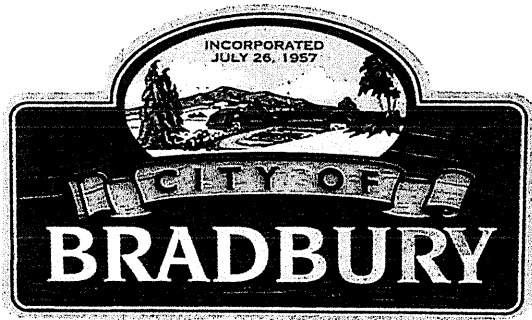
Land Use Action Programs:

The City of Bradbury intends to complete the following items which address the objectives and policies of the Land Use Element of the General Plan:

- Land Use Action 1:** Encourage as much hillside preservation as possible through the use of conservation easements, acquisition efforts by conservation organizations or preservation as natural preserves that promote the protection of natural hillsides as open space in perpetuity.
- Land Use Action 2:** Work with the City of Monrovia to adjust the common municipal boundaries to expand the City of Bradbury to the Wild Rose Avenue right-of-way to be consistent with the legal boundaries of the Bradbury Estates Community Services District. This was finalized in 2018.
- Land Use Action 3:** Revise the City's Design Guidelines to promote sustainable

	building and development design alternatives.
Land Use Action 4:	Encourage the homeowner associations to consider the update or adoption of design guidelines for their respective jurisdictions.
Land Use Action 5:	Engage the community and the homeowner associations to explore the need to control development intensity including but not limited to re-examination of lot coverage definitions, relationship of setbacks and building height and the ratio of main dwelling unit footprints to the total parcel size.
Land Use Action 6:	Perform a biennial review of the Hillside Development Standards and update if necessary to carry out the goals of the General Plan.
Land Use Action 7:	Allow additional density for required multifamily development through SRO developments on the larger, agriculture lots.
Land Use Action 8:	Allow increased density for affordable housing developments in those portions of the City which are not in steep hillsides and closer to major thoroughfares and amenities in other jurisdictions.
Land Use Action 9:	Adopt objective development standards.

- - -



Richard G. Barakat, Mayor (District 3)
Richard T. Hale, Jr. Mayor Pro Tem (District 1)
Elizabeth Bruny, Council Member (District 5)
Bruce Lathrop, Council Member (District 4)
Monte Lewis, Council Member (District 2)

City of Bradbury Agenda Report

TO: Honorable Mayor and Council Members

FROM: Kevin Kearney, City Manager
Lisa Kranitz, Assistant City Attorney

DATE: November 7, 2023

SUBJECT: ORDINANCE NO. 389 – Introduction

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRADBURY, CALIFORNIA AMENDING TITLE IX – DEVELOPMENT CODE OF THE BRADBURY MUNICIPAL CODE TO IMPLEMENT HOUSING ELEMENT PROGRAMS RELATED TO THE AFFORDABLE HOUSING OVERLAY ZONE, ADDRESS SPECIFIC PLANS, CLARIFY OPEN SPACE AS A PERMITTED USE, AND AMEND THE CITY OF BRADBURY ZONING MAP TO DESIGNATE TWO PREVIOUSLY APPROVED SPECIFIC PLANS AND PLACE THE AFFORDABLE HOUSING OVERLAY ON A PORTION OF THE CIVIC CENTER PROPERTY LOCATED AT 600 WINSTON AVENUE

Attachments:

- 1) Ordinance No. 389 for Introduction w/Exhibits:
 - A) Affordable Housing Civic Center Overlay (AHCCO) Plot Plan
 - B) AHCCO Legal Description
 - C) City Zoning Map
- 2) Track Changes version of Ordinance No. 389 w/o Exhibits

SUMMARY

The City has prepared and is in the process of adopting the 6th Cycle 2021-2029 Housing Element Update (Housing Element Update). The State Department of Housing and Community Development (HCD) has issued a letter stating that the proposed Housing Element Update meets the statutory requirements of State Housing Element Law, pending completion of the necessary zoning amendments. The Housing Element Update includes a program to amend the Affordable Housing Overlay (AHO) zone and place a new Affordable Housing Civic Center Overlay (AHCCO) zone on the Civic Center property. This is to satisfy the requirement that there be a property available for multi-

AGENDA ITEM NO. ____

family affordable housing. The proposed Ordinance No. 389 amends the Affordable Housing provisions and Overlay, creates a specific Affordable Housing Civic Center Overlay and places that Overlay on the rear portion of the Civic Center site. The Ordinance also codifies two Specific Plans and clarifies the Open Space zone uses. The proposed Ordinance is provided as Attachment 1, and a Track Changes version showing the code changes is included as Attachment 2. The Ordinance also makes other changes to Chapter 88 of the Development Code relating to affordable housing. It is recommended that the City Council approve and introduce the proposed Ordinance No. 389.

PROPOSED ORDINANCE

The City's Affordable Housing Overlay and provisions need to be updated to comply with State laws. First is to add a definition of Low Barrier Navigation Center, which is a type of shelter facility that provides services focused on getting people into permanent housing while providing temporary living facilities.

The proposed Ordinance amends the Zoning Districts and Zoning Map (Exhibit C of Attachment 1 – Ordinance No. 389) to include the two specific plans that have been approved. These are the Sharon Hill Lane Specific Plan (SP 05-01) and the 555 Mount Olive Drive Specific Plan (SP 06-02). Both specific plans have been implemented and need to be shown on the Zoning Map as separate zones to indicate that these properties have their own specific plan development regulations that are different from the previous underlying zoning.

The new Affordable Housing Civic Center Overlay (AHCCO) zone is added to the Zoning Districts and Zoning Map in furtherance of the programs of the Housing Element Update. Development standards have been added for both affordable housing overlay zones.

The City has had an Open Space zone for many years and through the Conditional Use Permit process, properties with this zone can be used for flood control, parks, water facilities, and electrical facilities. The only use permitted by right is nurseries and horticultural uses. While it may seem intuitive, it is not clear that this zone can provide for open spaces and the Ordinance adds that as a permitted use as defined as follows:

Open space means any parcel or area of land or water essentially unimproved and set aside, dedicated, designated, or reserved for public or private use or enjoyment of owners, occupants and their guests, of land adjoining or neighboring such open space.

Attached is a 'Track Changes' version (Attachment 2) of Ordinance No. 389 that displays the changes to the various Development Code sections. The bulk of the proposed Ordinance is for the amending of Chapter 88 for Affordable Housing Overlay Zones to bring the provisions into compliance with State law, and to place the new Affordable Housing Civic Center Overlay (AHCCO) on the rear/easterly portion of the Civic Center property – see Exhibits A and B of Attachment 1 (Ordinance No. 389) for the Plot Plan and Legal Description of the AHCCO area.

The Planning Commission held a public hearing on September 27, 2023, at which time the Commission adopted Resolution No. PC 23-318, recommending that the City Council adopt the proposed Ordinance.

FINANCIAL REVIEW

There will be no immediate financial costs to the City as the amendments implement what the City is required to do by State law. There will be costs incurred for the eventual marketing and transfer for development of the Affordable Housing Civic Center Overlay area.

ENVIRONMENTAL REVIEW

Prior to this item, the City Council will have considered the environmental documents relative to the proposed ordinance and if they are found to be adequate, the Council will have adopted Resolution No. 23-21 to adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Housing Element Update and Ordinance No. 389.

PUBLIC NOTICE

At least ten days prior to the November 7, 2023, Special Meeting, a notice of the public hearings on the agenda was mailed to the owners of every property in the City, to those parties and entities that had requested to be notified, and posted at the three locations in the City required by City Council Resolution No. 1226.

FINDINGS

The proposed Ordinance No. 389 is consistent with the City's General Plan, complies with the California Environmental Quality Act (CEQA), will further Statewide housing goals, and addresses the Policies, Programs, and Objectives of the City's Housing Element Update.

RECOMMENDATION AND ACTION

The City Council is to open a public hearing and solicit testimony on proposed Ordinance No. 389. After the testimony, the Council is to close the public hearing and it is recommended that the Council determine that the findings can be made to approve and introduce Ordinance No. 389 and schedule the second reading and adoption for the regular meeting on November 21, 2023.

ATTACHMENTS

- 1) Ordinance No. 389 for Introduction w/Exhibits:
 - A) Affordable Housing Civic Center Overlay (AHCCO) Plot Plan
 - B) AHCCO Legal Description
 - C) City Zoning Map
- 2) Track Changes version of Ordinance No. 389 w/o Exhibits

ATTACHMENT 1

ORDINANCE NO. 389

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRADBURY, CALIFORNIA AMENDING TITLE IX – DEVELOPMENT CODE OF THE BRADBURY MUNICIPAL CODE TO IMPLEMENT HOUSING ELEMENT PROGRAMS RELATED TO THE AFFORDABLE HOUSING OVERLAY ZONE, ADDRESS SPECIFIC PLANS, CLARIFY OPEN SPACE AS A PERMITTED USE, AND AMEND THE CITY OF BRADBURY ZONING MAP TO DESIGNATE TWO PREVIOUSLY APPROVED SPECIFIC PLANS AND PLACE THE AFFORDABLE HOUSING OVERLAY ON A PORTION OF THE CIVIC CENTER PROPERTY LOCATED AT 600 WINSTON AVENUE

Exhibits:

- A) Affordable Housing Civic Center Overlay (AHCCO) Plot Plan
- B) AHCCO Legal Description
- C) City Zoning Map

ORDINANCE NO. 389

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRADBURY, CALIFORNIA AMENDING TITLE IX – DEVELOPMENT CODE OF THE BRADBURY MUNICIPAL CODE TO IMPLEMENT HOUSING ELEMENT PROGRAMS RELATED TO THE AFFORDABLE HOUSING OVERLAY ZONE, ADDRESS SPECIFIC PLANS, CLARIFY OPEN SPACE AS A PERMITTED USE, AND AMEND THE CITY OF BRADBURY ZONING MAP TO DESIGNATE TWO PREVIOUSLY APPROVED SPECIFIC PLANS AND PLACE THE AFFORDABLE HOUSING OVERLAY ON A PORTION OF THE CIVIC CENTER PROPERTY LOCATED AT 600 WINSTON AVENUE

WHEREAS, the City has recently adopted its 6th Cycle Housing Element for the 2021 – 2029 period; and

WHEREAS, the Housing Element sets forth a list of programs that the City is required to adopt in implementing the Housing Element; and

WHEREAS, several of these programs relate to placing an Affordable Housing Overlay (AHO) zone on the Civic Center property, amending the City's Affordable Housing provisions, and developing objective standards for the development of housing in the AHO; and

WHEREAS, on September 27, 2023, the Planning Commission of the City of Bradbury, California held a duly noticed public hearing on the draft Housing, Land Use and Safety Elements and a draft of this Ordinance, and after the close of the public hearing the Planning Commission adopted Resolution No. PC 23-318 recommending that the City Council adopt this Ordinance as well as the other items; and

WHEREAS, prior to adopting this Ordinance, the City Council adopted Resolution No. 23-21, approving a Mitigated Negative Declaration and adopting a Mitigation Monitoring and Reporting Program which documents cover the rezoning of the Civic Center property; and

WHEREAS, prior to adopting this Ordinance, the City Council adopted Resolution No. 23-23, adopting an update to the Land Use Element; and

WHEREAS, on November 7, 2023 the City Council of the City of Bradbury, California held a duly noticed public hearing to consider adoption of this Ordinance, at which time it considered all evidence presented, both written and oral.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BRADBURY, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Section 9.25.020 of the Bradbury Municipal Code is hereby amended to add a definition of Low Barrier Navigation Center to read as follows:

Low barrier navigation center means a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. “Low barrier” means best practices to reduce barriers into entry of housing such as allowing the presence of partners, pets, and the storage of possessions.

SECTION 2. Section 9.58.030 of the Bradbury Municipal Code is hereby amended to read as follows:

All properties within the City are hereby placed in zones as indicated on the Zoning Map of the City. Said map, as the same may be amended from time to time, shall remain on file in the Office of the City Clerk.

TABLE 58-1. ZONING DISTRICTS

Zoning District	Map	Zoning District Name	General Plan Land Use Category Implemented by Zoning District
R-7,500		Single-Family Residential, 7,500 sq. ft. minimum	Single-Family Residential 7,500 sq. ft.
R-20,000		Single-Family Residential, 20,000 sq. ft. minimum	Single-Family Residential 20,000 sq. ft.
A-1		Agriculture Residential Estate, one acre minimum	Agricultural/Estate Residential, One Acre
A-2		Agriculture Residential Estate, two acre minimum	Agricultural/Estate Residential, Two Acres
A-5		Agriculture Residential Estate, five acre minimum	Agricultural/Estate Residential, Five Acres
OS		Open Space	Open Space
SP 05-01		Sharon Hill Lane Specific Plan	Specific Plan
SP 06-02		555 Mt. Olive Drive Specific Plan	Specific Plan
SPO		Specific Plan Overlay	Specific Plan Overlay

Zoning District	Map	Zoning District Name	General Plan Land Use Category Implemented by Zoning District
AHO		Affordable Housing Overlay	Affordable Housing Overlay
AHCCO		Affordable Housing Civic Center Overlay	Affordable Housing Civic Center Overlay

SECTION 3. Section 9.76.020 of the Bradbury Municipal Code relating to permitted uses in the Open Space zone is hereby amended to read as follows:

Sec. 9.76.020. – Permitted uses.

The following uses shall be permitted uses within the OS zone:

- (1) Public or private dedicated open spaces.
- (2) Propagation nurseries and horticultural uses, provided that no dwellings, either temporary or permanent, be permitted in relation thereto, nor any on-premises sales or advertising.

SECTION 4. Chapter 9.88 of the Bradbury Municipal Code is hereby amended to read as follows:

CHAPTER 88. – AFFORDABLE HOUSING OVERLAY ZONES

Sec. 9.88.010. – Purpose.

The purpose of this chapter is to provide opportunities and regulations for development of various affordable dwelling units and supportive services designed to meet the needs of the affordable housing target population.

Sec. 9.88.020. – Applicability.

- (1) The Affordable Housing Overlay (AHO) zone may be assigned to any legally created parcel of land located within the various residential zones, provided that such site has adequate access and is provided with acceptable water and sewer or septic service for the intended use. In the event of any perceived conflict between the provisions of this chapter and any other provisions of this title, this chapter shall control.
- (2) The Affordable Housing Civic Center Overlay (AHCCO) zone is specifically assigned only to a portion of that parcel located at 600 Winston Avenue in the City of Bradbury. Unless otherwise specified, all provisions of the AHCCO zone are the same

as the AHO zone. In the event of any perceived conflict between the provisions of this chapter and any other provisions of this title, this chapter shall control.

Sec. 9.88.030. – Allowable land uses.

Any land use normally allowed in the primary zoning district may be allowed within the affordable housing overlay zone. In addition to the uses of land permitted by the primary zoning district, the following uses are permitted by right when they meet the development standards set forth herein:

(1) *Emergency shelter.* The use of a residential dwelling, whether single-family, multi-family, or a secondary dwelling unit for emergency shelter for homeless persons with minimal supportive services shall be approved by the City Manager, provided that the subject property and facilities meet the following development standards prior to occupancy:

- a. The site has or will be provided with water and sewer or septic service;
- b. The emergency shelter shall not be required to be located more than 300 feet from any other emergency shelter as measured from the property line;
- c. Required parking shall be based on the minimum spaces needed to provide sufficient parking to accommodate all staff working in the emergency shelter during one shift.
- d. Not more than six individuals, not including an on-site manager, shall reside in the facility at any one time, provided that the occupancy does not constitute overcrowding;
- e. No individual shall reside in the emergency shelter for more than 180 consecutive days;
- f. The client intake area shall not exceed 200 square feet;
- g. The facility shall have at least one on-site manager at all times;
- h. The facility shall be equipped with security provisions and lighting in compliance with the building and safety codes;
- i. Client intake shall be limited to the hours of 8:00 a.m. to 8:00 p.m. only.

(2) *Transitional housing.*

(3) *Supportive housing.*

(4) *Affordable housing.*

Sec. 9.88.040. – Allowable Land Uses – Affordable Housing Civic Center Overlay (AHCCO) Zone

In addition to the uses set forth in section 9.88.030, the AHCCO zone shall also allow:

- (1) *Low barrier navigation center* that meets the requirements of Government Code sections 65660 – 65668.

Sec. 9.88.050. – Development Standards for Affordable Housing Overlay (AHO) Zone.

For a use allowed in this zone, the following development standards shall apply:

- (1) Affordable housing. The housing development must provide a minimum of 20 percent affordable housing for lower income households or 100 percent affordable housing for moderate income households.
- (2) Density. The density in the AHO zone shall be a minimum of 20 dwelling units per acre and a maximum of 25 dwelling units per acre.
- (3) Required lot area. The lot area shall not be less than 7,500 square feet.
- (4) Lot width. A lot shall have a minimum average lot width of not less than 60 feet, not including any portion of the lot that is used only for access.
- (5) Setbacks.
 - (a) Setback from Public Streets. Any lot shall maintain a yard area of not less than 20 feet in depth for all stories and the basement level from a public street.
 - (b) Setback from Private Streets. No building including any basement level shall be located closer than 10 feet to any private street.
 - (c) Other setbacks. Except as specified in (a) and (b) above:
 - (i) Any one-story structure on any lot shall maintain setbacks of not less than five (5) feet.
 - (ii) Any two-story structure on any lot shall maintain setbacks of not less than ten (10) feet.
 - (iii) Any basement level of a structure on any lot shall maintain setbacks of not less than ten (10) feet.
- (6) Height limits. No building, structure, or improvement on any lot shall exceed a height of 28 feet and two stories. All measurements of height shall be made from the finished grade to the top of the highest ridge beam. Any rooftop fixtures and

appurtenances shall not extend more than two (2) feet above the surface of the roof. There may be one basement level of a depth of not more than ten (10) feet.

- (7) Off-street parking. An affordable multi-family housing development shall have and maintain off-street parking at the rate of one (1) parking space per three (3) dwelling units.
- (8) Improvement of setbacks and parkways. All parkways and landscaped portions of setback areas shall be landscaped in compliance with the State Water Efficient Landscape requirements.

Sec. 9.88.060. – Development Standards for Affordable Housing Civic Center Overlay (AHCCO) Zone

The following development standards shall apply to the AHCCO zone

- (1) Affordable housing. An affordable housing development in the AHCCO zone shall be required to be one hundred percent affordable to lower and moderate income households with at least fifty-five percent of the units available to lower income households.
- (2) Density. The density in the AHCCO zone shall be a minimum of 20 dwelling units per acre and a maximum of 35 dwelling units per acre.
- (3) Lot Dimensions. There are no minimum lot dimensions for the AHCCO zone.
- (4) Setbacks. The setbacks shall be the same as in the AHO zone.
- (5) Height limits. No building, structure, or improvement on any lot shall exceed a height of 35 feet and three stories. All measurements of height shall be made from the finished grade to the top of the highest ridge beam. Any rooftop fixtures and appurtenances shall not extend more than two (2) feet above the surface of the roof. There may be one basement level of a depth of not more than ten (10) feet.
- (6) Off-street parking. Parking shall be as required in the AHO zone.
- (7) Improvement of setbacks and parkways. Landscaping shall be as required in the AHO zone.

SECTION 5. The property located at 600 Winston Avenue (APN No. 8527-022-901) is hereby rezoned by placing the Affordable Housing Civic Center Overlay zone on such property as shown on Exhibit A and more particularly described in Exhibit B, both of which are attached hereto and incorporated herein by reference.

SECTION 6. The City Council hereby adopts the zoning map attached hereto as Exhibit C as the Official zoning map of the City.

SECTION 7. This Ordinance shall take effect on the 31st day after passage.

SECTION 8. Severability. If any provision of this Ordinance is held to be unconstitutional, it is the intent of the City Council that such portion of this Ordinance be severable from the remainder and that the remainder be given full force and effect.

SECTION 9. The City Clerk shall certify to the adoption of this Ordinance.

PASSED, APPROVED and ADOPTED this day of , 2023.

Richard T. Hale, Jr.
Mayor Pro Tem

ATTEST:

Diane Jensen
City Clerk

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) §.
CITY OF BRADBURY)

I, Diane Jensen, City Clerk of the City of Bradbury, do hereby certify that the foregoing ordinance, being Ordinance No. 389, was duly passed by the City Council of the City of Bradbury, signed by the Mayor Pro Tem of said City, and attested by the City Clerk, all at a regular meeting of the City Council held on the day of , 2023, that it was duly posted and that the same was passed and adopted by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

Diane Jensen
City Clerk
City of Bradbury

Exhibit A – Plot Plan
Affordable Housing Civic Center Overlay (AHCCO)
600 Winston Avenue, Bradbury, CA 91008

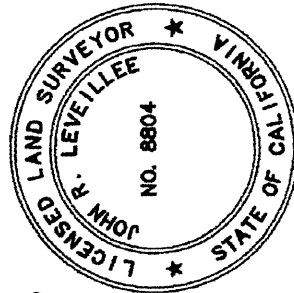
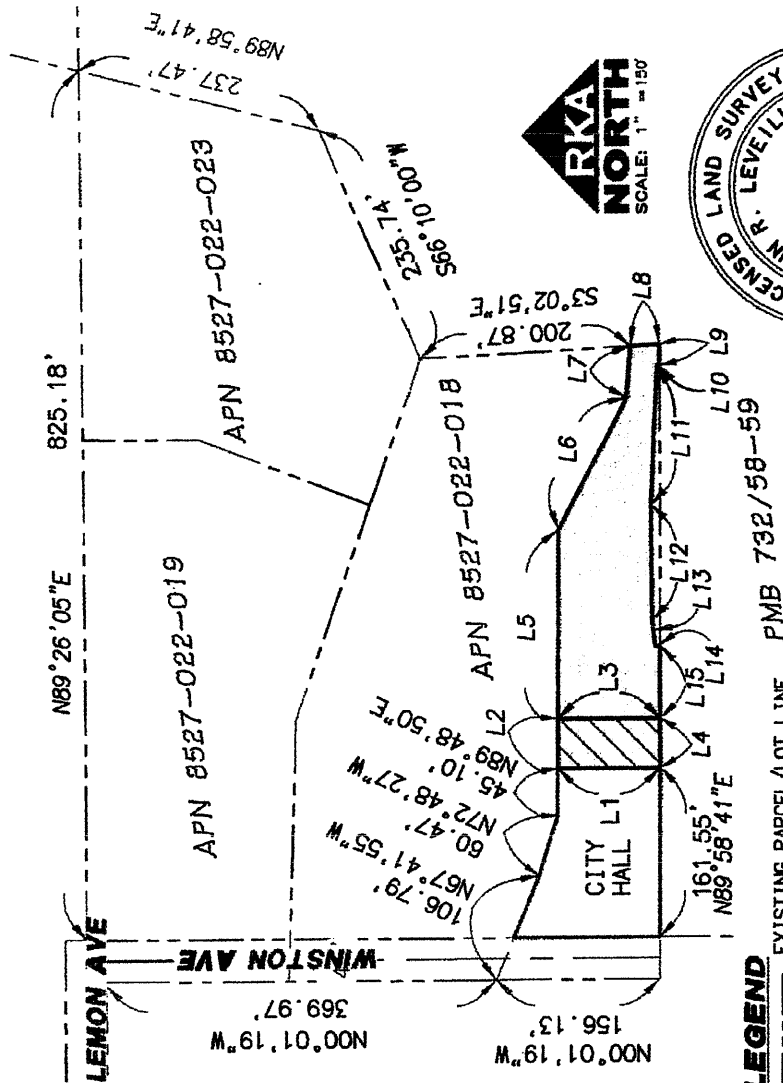


Exhibit B – Legal Description

Affordable Housing Civic Center Overlay (AHCCO)
600 Winston Avenue, Bradbury, CA 91008

DATA TABLE

LINE	BEARING	LENGTH
L1	N00°01'19"W	97.51'
L2	N89°48'50"W	47.00'
L3	S01°01'19"E	97.34'
L4	N89°58'41"E	47.00'
L5	N89°48'50"W	179.15'
L6	N62°40'02"W	141.31'
L7	N85°33'47"W	48.58'
L8	S03°02'51"E	28.02'
L9	N89°58'41"E	20.03'
L10	S00°00'15"E	2.64'
L11	S87°33'49"E	132.13'
L12	N89°32'47"E	110.05'
L13	N82°54'35"E	24.44'
L14	N00°00'15"W	4.39'
L15	N89°58'41"E	68.33'



CITY OF BRADBURY
EXHIBIT 'B'
APN 8527-022-901

DATE: 2023-09-12
SCALE: 1"=150'
DRAWN BY: DDIEGO
SHEET: 1 OF 1

LEGEND

- ☐ EXISTING PARCEL/LOT LINE
- ☐ PROPOSED EASEMENT
- ☐ BRADBURY CITY HALL
APN 8527-022-901
APPROXIMATELY 1.09 ACRES.
- ☐ AFFORDABLE HOUSING CIVIC
CENTER OVERLAY (AHCCO)
APPROXIMATELY 0.68 ACRES.
- ☒ EMERGENCY SHELTER
APPROXIMATELY 0.13 ACRES.

NOT A SURVEY. COMPILED FROM RECORD DATA.

[illegible]

ATTACHMENT 2

Track Changes version of Ordinance No. 389 w/o Exhibits

ORDINANCE NO. 389

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRADBURY, CALIFORNIA AMENDING TITLE IX – DEVELOPMENT CODE OF THE BRADBURY MUNICIPAL CODE TO IMPLEMENT HOUSING ELEMENT PROGRAMS RELATED TO THE AFFORDABLE HOUSING OVERLAY ZONE, ADDRESS SPECIFIC PLANS, CLARIFY OPEN SPACE AS A PERMITTED USE, AND AMEND THE CITY OF BRADBURY ZONING MAP TO DESIGNATE TWO PREVIOUSLY APPROVED SPECIFIC PLANS AND PLACE THE AFFORDABLE HOUSING OVERLAY ON A PORTION OF THE CIVIC CENTER PROPERTY LOCATED AT 600 WINSTON AVENUE

WHEREAS, the City has recently adopted its 6th Cycle Housing Element for the 2021 – 2029 period; and

WHEREAS, the Housing Element sets forth a list of programs that the City is required to adopt in implementing the Housing Element; and

WHEREAS, several of these programs relate to placing an Affordable Housing Overlay (AHO) zone on the Civic Center property, amending the City's Affordable Housing provisions, and developing objective standards for the development of housing in the AHO; and

WHEREAS, on September 27, 2023, the Planning Commission of the City of Bradbury, California held a duly noticed public hearing on the draft Housing, Land Use and Safety Elements and a draft of this Ordinance, and after the close of the public hearing the Planning Commission adopted Resolution No. PC 23-318 recommending that the City Council adopt this Ordinance as well as the other items; and

WHEREAS, prior to adopting this Ordinance, the City Council adopted Resolution No. 23-21, approving a Mitigated Negative Declaration and adopting a Mitigation Monitoring and Reporting Program which documents cover the rezoning of the Civic Center property; and

WHEREAS, prior to adopting this Ordinance, the City Council adopted Resolution No. 23-23, adopting an update to the Land Use Element; and

WHEREAS, on November 7, 2023 the City Council of the City of Bradbury, California held a duly noticed public hearing to consider adoption of this Ordinance, at which time it considered all evidence presented, both written and oral.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BRADBURY, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Section 9.25.020 of the Bradbury Municipal Code is hereby amended to add a definition of Low Barrier Navigation Center to read as follows:

Low barrier navigation center means a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. "Low barrier" means best practices to reduce barriers into entry of housing such as allowing the presence of partners, pets, and the storage of possessions.

SECTION 2. Section 9.58.030 of the Bradbury Municipal Code is hereby amended to read as follows:

~~There is hereby adopted the "Official Zoning Map" of the City, a true copy of which is attached to the ordinance from which this part is derived as Exhibit "A" and incorporated herein by this reference. All properties within the City are hereby placed in the zones as indicated on the Zoning Map of the City.~~ said map. Said map, as the same may be amended from time to time, shall remain on file in the Office of the City Clerk, ~~and all changes to said map shall be noted on a facsimile thereof as soon as the same become effective. The official zoning map for the City may be amended by reference to this section.~~

TABLE 58-1. ZONING DISTRICTS

Zoning District	Map	Zoning District Name	General Plan Land Use Category Implemented by Zoning District
R-7,500		Single-Family Residential, 7,500 sq. ft. minimum	Single-Family Residential 7,500 sq. ft.
R-20,000		Single-Family Residential, 20,000 sq. ft. minimum	Single-Family Residential 20,000 sq. ft.
A-1		Agriculture Residential Estate, one acre minimum	Agricultural/Estate Residential, One Acre
A-2		Agriculture Residential Estate, two acre minimum	Agricultural/Estate Residential, Two Acres
A-5		Agriculture Residential Estate, five acre minimum	Agricultural/Estate Residential, Five Acres
OS		Open Space	Open Space
<u>SP 05-01</u>		<u>Sharon Hill Lane Specific Plan</u>	<u>Specific Plan</u>

Zoning District	Map	Zoning District Name	General Plan Land Use Category Implemented by Zoning District
SP 06-02		555 Mt. Olive Drive Specific Plan	Specific Plan
SPO		Specific Plan Overlay	Resource Conservation Specific Plan Overlay
AHO		Affordable Housing Overlay	Affordable Housing Overlay
AHCCO		Affordable Housing Civic Center Overlay	Affordable Housing Civic Center Overlay

SECTION 3. Section 9.76.020 of the Bradbury Municipal Code relating to permitted uses in the Open Space zone is hereby amended to read as follows:

Sec. 9.76.020. – Permitted uses.

The following uses shall be permitted uses within the OS zone:

(1) Public or private dedicated open spaces.

~~(1)~~(2) Propagation nurseries and horticultural uses, provided that no dwellings, either temporary or permanent, be permitted in relation thereto, nor any on-premises sales or advertising.

SECTION 4. Chapter 9.88 of the Bradbury Municipal Code is hereby amended to read as follows:

CHAPTER 88. – AFFORDABLE HOUSING OVERLAY ZONES

Sec. 9.88.010. – Purpose.

The purpose of this chapter is to provide opportunities and regulations for development of various [affordable](#) dwelling units and supportive services designed to meet the needs of the affordable housing target population. ~~The affordable housing overlay zone provides guidance for development in addition to the standards and regulations of the primary zoning district.~~

Sec. 9.88.020. – Applicability.

(1) The Affordable Housing Overlay (AHO) zone may be assigned to any legally created parcel of land located within the various residential zones, provided that such site has adequate access and is provided with acceptable water and sewer or septic service for the intended use. In the event of any perceived conflict between the provisions of this chapter and any other provisions of this title, this chapter shall control.

~~(1)(2)~~ The Affordable Housing Civic Center Overlay (AHCCO) zone is specifically assigned only to a portion of that parcel located at 600 Winston Avenue in the City of Bradbury. Unless otherwise specified, all provisions of the AHCCO zone are the same as the AHO zone. In the event of any perceived conflict between the provisions of this chapter and any other provisions of this title, this chapter shall control.

Sec. 9.88.030. – Allowable land uses.

Any land use normally allowed in the primary zoning district may be allowed within the affordable housing overlay zone. In addition to the uses of land permitted by the primary zoning district, the following uses are permitted by right when they meet the development standards set forth herein:

(1) *Emergency shelter.* The use of a residential dwelling, whether single-family, multi-family, or a secondary accessory dwelling ~~unit~~^[1] for emergency shelter for homeless persons with minimal supportive services ~~may~~ shall be approved by the City Manager, ~~provided that occupancy of the emergency shelter is limited to not more than six months by any single individual; and~~ provided that the subject property and facilities meet the following ~~minimal~~ development standards prior to occupancy:

a. The site has or will be provided with adequate water and sewer or septic service ~~for the intended use~~;

~~b. The proposed use will not impact the existing or proposed traffic flow;~~

~~be.~~ The emergency shelter shall not be required to be located more closer than 300 feet from any other emergency shelter shelter, school, public park, child-care facility, or similar use as measured from the property line;

~~cd.~~ ~~No on- or off-street parking will be required to meet the needs of the use and operation of the for an emergency shelter and such parking requirements shall be not less than required by this title~~ Required parking shall be based on the minimum spaces needed to provide sufficient parking to accommodate all staff working in the emergency shelter during one shift.

~~de.~~ Not more than six individuals, not including an on-site manager, homeless persons shall reside in the facility operating in a single family dwelling unit at any one time, provided that the occupancy does not constitute overcrowding;

~~ef.~~ No individual shall reside in the emergency shelter for more than 180 consecutive days;

~~fg.~~ The client intake area shall not exceed 200 square feet;

~~gh.~~ The facility shall have at least one on-site manager at all times;

~~hi.~~ The facility shall be equipped with security provisions and lighting in compliance with the building and safety codes;

~~ij.~~ Client intake ~~may shall be limited to be operated between~~ the hours of 8:00 a.m. and to 8:00 p.m. only; ~~and~~

~~k.~~ ~~The subject premises shall be maintained in a neat and orderly manner consistent with the neighborhood as reflected in the City's public nuisance and property maintenance standards.~~

(2) *Transitional housing.* ~~The use of a single family dwelling unit or a second dwelling unit to be rented to homeless individuals or families transitioning to permanent housing, provided that:~~

~~a.~~ ~~The site has adequate water and sewer or septic service for the intended use;~~

~~b.~~ ~~The proposed use will not impact the existing or proposed traffic flow;~~

~~c.~~ ~~No on street parking will be required to meet the needs of the use and operation of the transitional home and such parking requirements shall be not less than required by this title;~~

~~d.~~ ~~Not more than six homeless persons shall reside in the facility at any one time, provided that the occupancy does not constitute overcrowding; and~~

~~e.~~ ~~The subject premises shall be maintained in a neat and orderly manner consistent with the neighborhood as reflected in the City's public nuisance and property maintenance standards.~~

(3) *Supportive housing.* ~~The use of a single family dwelling unit or a second dwelling unit to be rented to a member of the affordable housing target population as defined by the Health and Safety Code § 50675.14, provided that:~~

~~a.~~ ~~The site has adequate water and sewer or septic service for the intended use;~~

~~b.~~ ~~The proposed use will not impact the existing or proposed traffic flow;~~

~~c. No on-street parking will be required to meet the needs of the use and operation of the transitional home and such parking requirements shall be not less than required by this title;~~

~~d. Occupancy does not constitute overcrowding;~~

~~e. No permanent on-site supportive services shall be provided; and~~

~~f. The subject premises shall be maintained in a neat and orderly manner consistent with the neighborhood as reflected in the City's public nuisance and property maintenance standards.~~

~~(4) Affordable housing.~~

Sec. 9.88.040. – Allowable Land Uses – Affordable Housing Civic Center Overlay (AHCCO) Zone

In addition to the uses set forth in section 9.88.030, the AHCCO zone shall also allow:

(1) Low barrier navigation center that meets the requirements of Government Code sections 65660 – 65668.

Sec. 9.88.0540. – Development Standards for Affordable Housing Overlay (AHO) Zone.

~~All development standards of the primary zone district shall apply except as may be otherwise modified by this chapter.~~

For a use allowed in this zone, the following development standards shall apply:

(1) Affordable housing. The housing development must provide a minimum of 20 percent affordable housing for lower income households or 100 percent affordable housing for moderate income households.

(2) Density. The density in the AHO zone shall be a minimum of 20 dwelling units per acre and a maximum of 25 dwelling units per acre.

(23) Required lot area. The lot area shall not be less than 7,500 square feet.

(342) Lot width. A lot shall have a minimum average lot width of not less than 60 feet, not including any portion of the lot that is used only for access.

(453) Setbacks.

(a) Setback from Public Streets. Any lot shall maintain a yard area of not less than 20 feet in depth for all stories and the basement level from a public street.

(b) Setback from Private Streets. No building including any basement level shall be located closer than 10 feet to any private street.

(c) Other setbacks. Except as specified in (a) and (b) above:

(i) Any one-story structure on any lot shall maintain setbacks of not less than five (5) feet.

(ii) Any two-story structure on any lot shall maintain setbacks of not less than ten (10) feet.

(iii) Any basement level of a structure on any lot shall maintain setbacks of not less than ten (10) feet.

(564) Height limits. No building, structure, or improvement on any lot shall exceed a height of 28 feet and two stories. All measurements of height shall be made from the finished grade to the top of the highest ridge beam. Any rooftop fixtures and appurtenances shall not extend more than two (2) feet above the surface of the roof. There may be one basement level of a depth of not more than ten (10) feet.

(675) Off-street parking. An affordable multi-family housing development shall have and maintain off-street parking at the rate of one (1) parking space per three (3) dwelling units.

(786) Improvement of yardssetbacks and parkways. All yards and parkways and landscaped portions of setback areas shall be landscaped in compliance with the State Water Efficient Landscape requirements.

Sec. 9.88.060. – Development Standards for Affordable Housing Civic Center Overlay (AHCCO) Zone

The following development standards shall apply to the AHCCO zone

(1) Affordable housing. An affordable housing development in the AHCCO zone shall be required to be one hundred percent affordable to lower and moderate income households with at least fifty-five percent of the units available to lower income households.

(2) Density. The density in the AHCCO zone shall be a minimum of 20 dwelling units per acre and a maximum of 35 dwelling units per acre.

(3) Lot Dimensions. There are no minimum lot dimensions for the AHCCO zone.

(4) Setbacks. The setbacks shall be the same as in the AHO zone.

(5) Height limits. No building, structure, or improvement on any lot shall exceed a height of 35 feet and three stories. All measurements of height shall be made from the finished grade to the top of the highest ridge beam. Any rooftop fixtures and

appurtenances shall not extend more than two (2) feet above the surface of the roof. There may be one basement level of a depth of not more than ten (10) feet.

(64) Off-street parking. Parking shall be as required in the AHO zone.

(75) Improvement of setbacks and parkways. Landscaping shall be as required in the AHO zone.

SECTION 5. The property located at 600 Winston Avenue (APN No. 8527-022-901) is hereby rezoned by placing the Affordable Housing Civic Center Overlay zone on such property as shown on Exhibit A and more particularly described in Exhibit B, both of which are attached hereto and incorporated herein by reference.

SECTION 6. The City Council hereby adopts the zoning map attached hereto as Exhibit C as the Official zoning map of the City.

SECTION 7. This Ordinance shall take effect on the 31st day after passage.

SECTION 8. Severability. If any provision of this Ordinance is held to be unconstitutional, it is the intent of the City Council that such portion of this Ordinance be severable from the remainder and that the remainder be given full force and effect.

SECTION 9. The City Clerk shall certify to the adoption of this Ordinance.

PASSED, APPROVED and ADOPTED this day of , 2023.

Richard T. Hale, Jr.
Mayor Pro Tem

ATTEST:

Diane Jensen
City Clerk