

CITY OF BRADBURY
600 Winston Avenue
Bradbury, CA 91010
(626) 358-3218

SPECIFIC PLAN

NO. SP 00-00

-Royal Oaks Reserve-

March 18, 2021
Initial application

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Bradbury, CA 91010
(626) 358-3218

City Council:

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Robert Jones	Vice-Chairperson
Darlene Kuba	Commissioner
Bill Novodor	Commissioner
Chelsea Hunt	Commissioner

Adoption Documents

City Council

Resolution No. _____

Adopted _____

Resolution No. _____

Adopted

Planning Commission Resolutions

Resolution No.

Adopted

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1.0 INTRODUCTION

1.1 Purpose of the Specific Plan

Specific Plan No. SP _____ has been prepared by the City of Bradbury to guide the development of approximately 12.40 net acres of vacant hillside property located in the southeastern quadrant of the City of Bradbury near the intersection of Royal Oaks Drive N and Royal Oaks Drive. The southern boundary of the site runs parallel to the Los Angeles County Flood control wash and the boundary line with the City of Duarte. The Specific Plan has been prepared to comprehensively address the variety of legal, environmental, and land use planning issues inherent in the ultimate development and preservation of hillside property.

This Specific Plan is created by a resolution adopted by the City of Bradbury City Council. The Plan establishes site-specific development standards that will guide future construction activities associated with the building of single-family dwelling units and accessory structures on the subject property. The City of Bradbury finds that this site possesses unique environmental and physical features that require the creation of development standards that deviate from those established by the City's Zoning Code for district A-1. The site characteristics are unique to the particular location, surrounding developed land uses and natural features.

1.2 Relationship to the General Plan

According to State Law, a specific plan implements and thus must be consistent with the city's adopted General Plan. (Government Code Sec. 65450 et seq.) A specific plan is used to implement the goals and objectives of the General Plan modified to meet specific characteristics, objectives and constraints of the specific plan area. A specific plan may contain site specific zoning regulations, design standards and land use regulations that can be used to promote the City's development goals and protect the unique characteristics of the specific plan area. A specific plan can also create implementation measures and programs that are not part of the general plan. The Specific Plan is an implementation tool for the General Plan.

1.3 Relationship to the Zoning Ordinance and Other City Policies and Regulations

The subject property is currently zoned A-1 Agriculture Residential Estate Zoning District. In order to balance building and preserve the natural vegetation of the site the development of this property shall be subject to the adoption of a specific plan, The requirements for preparing a specific plan for the subject property are set forth in Chapter 9.05.080 of the Bradbury Municipal Code.

According to State law, a specific plan may have the force of zoning. Policies and regulations set forth in this Specific Plan are the primary development standards that will be used to guide construction activity on the subject property. Where this plan is silent with respect to development standards and regulations, the provisions of the City's Zoning Ordinance or other City regulations and policies shall apply.

Enforcement of the Specific Plan provisions shall be the same as enforcement of other provisions of the Zoning Code.

1.4 Issues

Density. The City's General Plan recognizes the subject property as residential Estate 1-acres. The density of the site has been calculated in the General Plan based on the size of the site and the zone district requirements. In addition, the General Plan and Zone Code permit attached and detached guesthouses. The maximum density considered for the subject property is twelve (12) individual dwelling units with each dwelling unit allowed a attached or detached ADU. The City's Zoning Code imposes a Hillside Overlay for lots over 2 acres in size and these building setbacks will be included on the overall site but will not be applicable to the subdivided parcels which are less than 2 acres in size.

The Specific Plan density proposal is lower than the maximum provisions of the General Plan.

Building Setbacks. The minimum setback for lots of 2 acres or more subject to the City's Hillside Development Standard is 100 feet from all property lines. These setbacks will be met for the overall 12.4 acre site but will not be subject to the lots subdivided to less than 2 acres in size

1.5 Relationship to the Environmental Review

The Specific Plan has been prepared concurrently with a Mitigated Negative Declaration (MND). As such, policies and standards contained in this Specific Plan incorporate the mitigation measures deemed appropriate by the MND as necessary to reduce environmental impacts resulting from this project to a level considered by the City to be less than significant.

The adoption of the Specific Plan does not exempt subsequent individual projects within the Plan Area from further environmental review. Each proposed project requiring discretionary approval from the City of Bradbury could be subject to the requirements of the California Environmental Quality Act (CEQA).

Section 15182 of the State CEQA Guidelines provides that: where a public agency has prepared a Mitigated Negative Declaration (MND) for a specific plan no Environmental Impact Report (EIR) or Negative Declaration (ND) needs be prepared for a residential project undertaken pursuant to and in conformity with the provisions of the Specific Plan if the project meets the minimum requirements of the plan.

This exemption from the requirement to prepare additional **MND's** for future residential developments in the Specific Plan Area is applicable provided that there are no significant changes in the circumstances under which the future projects are undertaken or new information that would require important revisions in the MND for the Specific Plan as described in CEQA Guidelines Section 15162.

1.6 Authority

A specific plan is a planning and regulatory tool made available to local governments by the State of California (Government Code Section 65450, et. seq.). Specific plans are intended to provide for the systematic implementation of the General Plan through the development of policies, programs and regulations for the area defined by the specific plan.

The authority to prepare and adopt specific plans (No.00-00), requirements for its contents are set forth in the California Government Code, Sections 65450 through 65457 and the Bradbury Zoning Ordinance, Chapter 9.05.080. This Specific Plan is adopted by a resolution of the Bradbury City Council. The standards contained herein are enforceable to the same extent as regulations contained in the Zoning Ordinance and other City Codes.

1.7 Project Location

The 12.40-acre Specific Plan (No. SP 00-00) is located in the southeastern quadrant of the City of Bradbury at the intersection of Royal Oaks Drive N and Royal Oaks Drive.. The proposed project includes the creation of a new gated community with a private street to provide access to the seven new parcels of land. The name of the new private street is Royal Oaks Reserve.

1.8 Goals

The following goals provide the general framework for guiding development within the Specific Plan Area.

Goal 1: Establish land use and development patterns for the Specific Plan Area that: respect the underlying topography; protect natural resources; and are compatible with surrounding land uses.

Goal 2: Create development that balances the interests of private property ownership with the general welfare of the community.

Goal 3: Ensure that new development is responsible for the cost of providing City services.

Goal 4: Preserve open space resources in a permanent and natural condition

Goal 5: Maintain the rural character of the Specific Plan Area.

Goal 6: Avoid grading and alteration of significant topographic features

Goal 7: Promote development that is designed harmoniously for hillsides as opposed to re-contouring the hillside to create large flat building pads.

Goal 8: Protect existing views of hillsides and valleys.

Goal 9: Protect the privacy of existing and future residents.

1.9 Policies

The following land use development policies will govern future development in the Specific Plan Area.

Policy 1: Design and development standards set forth in this Plan are to be used in conjunction with other City policies and regulations. Where the standards contained in this Plan are in conflict with the regulations contained in the Zoning Code, the standards contained in this Plan shall prevail.

Policy 2: The maximum density for the Specific Plan area shall not exceed six detached residential estate dwelling units. Attached and /or detached guesthouses may be constructed on each developable parcel of land in accordance with the provisions of state law subject to the development standards set forth in this Plan.

Policy 3: The City's standard development review policies and procedures for reviewing and approving development applications shall be used for each parcel created in the Specific Plan Area.

Policy 4: The costs for all public improvements and facilities required to support development within the Specific Plan Area shall be provided as part of the entitlement process. The City may collect or recover such costs through appropriate funding mechanisms identified in this plan.

Policy 5: The maximum height of buildings may not exceed 32 feet provided that the proposed buildings comply with the development performance standards set forth in this specific plan.

1.10 Goal Accomplishment

The Specific Plan is designed to accomplish the goals and policies listed above by providing the opportunity to develop single-family detached estate housing while creating permanent open space that will protect the natural character of the steep hillsides. Development consistent with the provisions of this Specific Plan will be beneficial to the public welfare by protecting a significant amount of the natural topography. The Specific Plan is designed to accommodate a maximum residential density of six (6) residential estate dwelling units on the 12.40 acre parent parcel. Residential Lot sizes will range from 1.01 to 1.95 acres. Approximately 3.51 acres or 28% of the project site is to remain as permanent open space. The Specific Plan preserves ridgelines, hillsides, natural drainage courses, existing hillside landscaping and prominent views.

2.0 PRE-DEVELOPMENT CONDITIONS

2.1 General Site Characteristics

The Specific Plan Area is characterized by steep hillsides with average slopes in excess of 50%. The steeper slopes are located in the northern portions of the site. The level portion of the site is located at the southern 2/3 rds of the subject property. The level portion is accessed from Royal Oaks Drive N over a small portion of access easement over the Los Angeles County Flood District land. Existing mature trees including heritage Oak trees are located on site and documented in the site planting plan. Surrounding features include a County of Los Angeles Drainage/Detention Basin to the south, single-family residential dwelling units located in the City of Duarte to the south, residential estate dwellings located to the east and west and large estate lots high above the site to the north in the City of Bradbury.

3.0 LAND USE PLAN

The project is a precise development plan to subdivide a 12.40 gross-acre parcel into seven lots including the parcel (Lot "7") designated as permanent open space. Newly created lots shall contain at least 1.0 net acre of land area. The proposed lot sizes are as follows:

Lot 1 =	1.03 acres (44,922 sq. ft.)
Lot 2 =	1.01 acres (44,109 sq. ft.)
Lot 3 =	1.00 acres (43,577 sq. ft.)
Lot 4 =	1.95 acres (85,085 sq. ft.)
Lot 5 =	1.94 acres (84,646 sq. ft.)
Lot 6 =	1.95 acres (84,821 sq. ft.)
Lot 7 =	3.51 acres (152,933 sq. ft.) (nature preserve lot)

The proposed six residential dwelling units are significantly less than the allowable 12 and the specific plan will establish a nature preserve that is to be maintained by the residents Home Owners Association maintaining the dramatic hillside views. The proposed six dwelling units will be clustered on the flatter portion of the subject property in an effort to minimize grading and to maximize the preservation of open space. The Specific Plan will:

- Limit the number of dwelling units on each developable lot to one.
- Provide for only one attached and/or detached guesthouse per lot as may be provided by State law not exceeding 1,200 square feet in size.
- Minimize the need for substantial grading of the site
- Provide that approximately 3.51 acres or 28% of the project site will remain as natural open space in perpetuity.

- Require that the owners of Lots 1 through 6 maintain the permanent open space acceptable to the City and the Los Angeles county Fire Department .
- Establish subdivision planning and design that respects the existing natural terrain.
- Protect and preserve the scenic characteristics of this strategic hillside area.
- Minimize slope alterations and retain a significant amount of the terrain and topography in a natural state.
- Protect significant mature trees and vegetation.
- Provide substantial landscaping to mitigate the impact of development. .
- Provide safe and functional access.
- Provide for the extension of municipal services and utilities.
- Avoid visual impact of new buildings that would have been permitted on the steep hillsides.

4.0 DEVELOPMENT STANDARDS

4.1 Development Standards

The Specific Plan is intended to promote and encourage the maintenance of a suitable environment for low-density and high quality single-family residential estate development.

I. Permitted Uses.

- A. One detached single-family residential estate dwelling unit per Lot.
- B. Accessory buildings and structures as permitted by the Bradbury Zoning Code.
- C. One attached or detached guesthouse as may be provided for by State Law not to exceed 1,200 square feet in size.

II. Prohibited uses.

- A. Commercial use of the subject property.
- B. The keeping of animals other than those considered as household pets provided that not more than four pets over the age of six months shall be kept on the property

C. No buildings shall be constructed on the Lot "7" designated as permanent Open Space.

III. Lot Size.

- A. Minimum parcel area: 1-net acre.
- B. Minimum required lot width: 150 feet.

IV. Maximum Lot Coverage.

Maximum Lot Coverage is 60%.

V. Setbacks

Minimum required yards.

- Front 25 feet;
- Side 15 feet
- Rear 25 feet.

VI. Building Height.

The maximum building height shall be 32 feet as measured from the finished grade to the highest ridge beam provided that the Planning Commission finds that the portion of any building that exceeds 28 feet in height complies with all of the following development standards:

- A. The proposed building(s) does not negatively impact views of mountains, valleys or ridgelines enjoyed by surrounding existing or future development; and
- B. The proposed building(s) do not negatively impact the privacy enjoyed by surrounding existing or future development; and
- C. The minimum interior ceiling height of all stories of the proposed building(s) is at least 10'-0"; and
- D. The minimum roof pitch of the proposed building(s) is at least 3 1/2:12; and
- E. The roof structure exceeding 28 feet contain minimum if any flat surfaces; and

F. The gable end of a roof will not exceed a height of 28 feet; and

G. The roof plane exceed 28 feet in height shall be articulated.

VII. Building/Site Design.

A. All buildings and site development elements shall comply with the City's adopted Design Guidelines.

B. All accessory buildings and structures shall comply with the City's adopted Design Guidelines.

C. All fences and walls shall comply with the City's adopted Design Guidelines.

D. All buildings and structures shall avoid significantly impacting the existing views of hillsides and valleys enjoyed by adjoining residents as determined by the Planning Commission.

E. This specific plan includes three residential designs and a detached ADU design as part of the planning approval. These plans can be placed on the proposed building pads indicated on the grading plans attached herein .

VIII. Off Street Parking

A. Two off-street parking spaces shall be provided in a garage.

B. At least one additional uncovered parking space shall be provided on-site

C. No motor vehicles, boats, trailers or similar equipment shall be stored in the required front yards.

IX. View Preservation

A. Buildings or structures to be located in the vicinity of ridgelines shall be sited so as minimize any impact on the existing view of mountains, hills or valleys. Buildings or structures shall be located so as to minimize or eliminate impacts on existing mature trees to the maximum extent possible.

B. Views of nearby hillsides are to remain uncluttered by houses and/or accessory structures.

X. Grading

- A. Retaining walls shall not exceed a height of 6 feet of exposed surface. Retaining walls shall be constructed of decorative masonry material consistent with the City's adopted Design Guidelines
- B. Landform grading techniques shall be used to the maximum extent possible.
- C. Building foundations shall be stepped with the terrain to minimize grading
- D. Grading in natural drainage courses shall be avoided. The placement of storm drain conduit in steep natural drainage ways shall be avoided.
- E. Avoid a manufactured appearance for graded slopes. Avoid sharp cuts and long or wide slopes with a uniform grade.
- F. Grading shall be sensitive to existing natural landforms.
- G. All hardscape and walkway areas shall be graded to facilitate drainage.
- H. Permanent landscaping shall be installed as soon as practical.
- I. Building pads shall not be significantly built up above the natural topography, unless required due to engineering constraints.

XI. Building Placement

- A. Buildings shall be located so as to protect existing significant vegetation, major rock outcroppings and drainage courses. Avoid steep slopes and unstable areas.
- B. Buildings shall be placed to maximize the privacy of adjoining habitable structures.
- C. Building shall be placed so as to minimize the impact on existing view corridors. Building locations shall substantially comply with the approved exhibits attached to and made a part of this Specific Plan.

XII. Streets

- A. Private streets and driveways shall comply with City standards for access by emergency services.

- B. Street alignments will be designed to minimize large cut and fill grading. The location and design of private streets shall be in substantial compliance with exhibits attached to and made a part of this Specific Plan.
- C. Street alignments, utilities and drainage improvements will be designed to promote retention of trees and other important site features.
- D. Sidewalks will meet City of Bradbury design standards
- E. Streetlights are not required.
- F. Vehicular access gates shall be located at the site entry of the private street only.

XIII. Landscaping

- A. Utilize landscaping to screen retaining walls, soften building masses and screen other structures as determined by the Planning Commission.
- B. All landscape material shall comply with the Los Angeles County Fire Department's Fuel Modification Plan.
- C. The Open Space Lot "7" shall remain nature habitat as existing.
- D. The Open Space Lot shall be designated as permanent open space and shall not be further subdivided. Maintenance of the designated permanent open space shall be provided by a homeowners association comprised of the owners of the six developable parcels of land.
- E. All landscape lighting shall be low voltage and all lighting fixtures shall be properly screened to prevent glare.
- F. The designated open space lot shall make use of existing natural vegetation to retain the site's rural character and to soften views of buildings, roadways and walls.
- G. Existing mature trees shall be preserved and protected in compliance with the City of Bradbury Zoning Regulations and any additional tree protection requirements adopted by the City.

XIV. Public Utilities

- A. All utilities serving the site shall be installed underground.
- B. All parcels shall be connected to the public sewer system in a manner acceptable to the City.

4.2. Homeowners Association and CC&R'S.

A homeowners association shall be created. The association shall be responsible for maintaining the permanent open space lot, common drainage facilities, and the private street. The association shall adopt by-laws governing the operation of the association and the method of generating the revenue necessary to properly maintain the improvements it is charged to care for. Covenants, Conditions and Restrictions (CC&R's) shall be drafted and recorded as part of the proposed subdivision. The CC&R's shall define the responsibilities of the homeowners association to maintain the open space lot; the private drainage facilities and the private street.

The homeowners association shall not be disbanded without the approval of the Bradbury City Council.

5.0 ADOPTION AND AMENDMENT PROCEDURES

5.1 Procedure for Adoption

The principal method by which city implements lands use policy is through its general plan and zoning ordinance. The authority to designate and zone is inherent in the police power delegated to cities by the California Constitution. Pursuant to State Government Code, Section 65453, the Specific Plan shall be adopted in the same manner as a General Plan. However, the Specific Plan may be adopted by either resolution or ordinance.

The City shall adopt this Specific Plan by an ordinance. The Planning Commission will hold public hearings on the Specific Plan, incorporate any changes, and shall make a recommendation to the City Council. The City Council will hold separate public hearings upon receipt of a recommendation by the Planning Commission. The City Council may incorporate any changes it deems appropriate. The City Council may approve, conditionally approve or deny the Specific Plan as recommended by the Planning Commission. The approved Specific Plan will become effective upon the adoption of the implementing resolution.

5.2 *Amendment Procedures*

Specific Plan Amendment Procedures - This Specific Plan may be amended from time to time. The procedure for amending the Specific Plan shall be the same as the procedure for adopting the Plan.

5.3 *Severability*

If any regulation, condition, program, or portion of this Specific Plan is held invalid or unenforceable, such portions shall be deemed separate, distinct, and independent provisions, and the invalidity of such provisions shall not affect the validity of the email filing provisions thereof.

APPENDIX

1. Royal Oaks Reserve Location Map
2. Tentative Tract Map No. 73832
3. Conceptual Grading & Drainage Plan
4. Arborists Report
5. Tree Protection Plan
6. Los Angeles County Flood Control easement letter
7. City of Bradbury Environmental Check list I and II
8. Executive Summary and Geotech Fault Study
9. Erosion and Sediment Control Plan
10. 1901 Royal Oaks Draft IS-MND