

Planning Commission
February 26, 2014 Report

General Plan 2012-2030 Update

EXHIBIT “D”

Draft General Plan 2012-2030 Update

Dated February 5, 2014

(Under Separate Cover)

Planning Commission
February 26, 2014 Report

General Plan 2012-2030 Update

EXHIBIT “E”

Addendum No. 1

To Certified 1994 General Plan
Final Environmental Impact Report (FEIR)

Dated February 2014

(Under Separate Cover)

Planning Commission
February 26, 2014 Report

General Plan 2012-2030 Update

EXHIBIT "F"

Bradbury Planning Commission

Draft Resolution Recommending

1. Adoption of Addendum No. 1 to the 1994 General Plan FEIR, dated February 2014 and
2. Adoption of the February 5, 2014 Iteration of the General Plan 2012-2030 Update

DRAFT

RESOLUTION NO. 14-___. PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY BRADBURY, CALIFORNIA SETTING FORTH ITS FINDINGS OF FACT AND RECOMMENDATION RELATIVE TO

GENERAL PLAN AMENDMENT NO. GPA 13-01 GENERAL PLAN 2012-2030 UPDATE (Dated 02-05-14)

And

Addendum No. 1 to the 1994 Certified EIR (Dated February 2014)

- WHEREAS,** Section 65300 of the California Government Code requires city planning agencies to prepare and the legislative body to adopt a comprehensive long-term general plan for the physical development of the city and of any land outside its boundaries which in the planning agency's judgment bears relation to its planning; and
- WHEREAS,** Section 654301 of the California Government Code provides the legislative body the opportunity to adopt a general plan in any format deemed appropriate or convenient including combining required elements; and
- WHEREAS,** The City's existing required Housing Element is not part of the general plan update; and
- WHEREAS,** The Planning Commission and the General Plan Steering Committee provided numerous opportunities for involvement in the planning process by citizens, California Native American Indian tribes, public agencies, public utility companies, and civic education, and other community groups, through public hearings, workshops, public meetings and electronic posting of pertinent material and information on the City's Website; and
- WHEREAS,** The Planning Commission considered a draft comprehensive General Plan 2012-2030 Update dated May 28, 2013 which established the City's long-range vision, development goals, objectives and policies; and
- WHEREAS,** The City staff caused the draft General Plan 2012-2030 Update to be referred to the appropriate agencies as set forth in Section 65352 of the California Government Code; and
- WHEREAS,** The Planning Commission held duly noticed public hearings on July 24, 2013 and August 28, 2013; and
- WHEREAS,** The law firm of Alvarado Smith made objections to the General Plan Update and use of the Addendum based on their belief that it would change the development potential of their clients property consisting of 192 acres in the northern 302 acres of the City; and
- WHEREAS,** At the conclusion of the public hearings, after assurances that the development potential of the 302 acres was not being changed, the Planning Commission adopted its Resolution No. 13-226.PC recommending that the City Council adopt a comprehensive General Plan 2012-2030 Update dated May 28, 2013 that includes six of the seven mandated general plan elements plus a climate action plan as well as a recommendation to adopt Addendum No. 1 to the 1994 General Plan FEIR concerning the General Plan 2012-2030 Update; and

WHEREAS, Alvarado Smith filed additional objections despite assurances that the development potential was not being changed; and

WHEREAS, In order to address the concerns raised by Alvarado Smith minor tweaks were made to the General Plan 2012-2030 Update which were presented to the City Council on November 19, 2013; and

WHEREAS, The City Council held a duly noticed public hearing on November 19, 2013 to consider the adoption of the revised iteration of the General Plan 2012-2030 Update; and

WHEREAS, At the conclusion of the public hearing, the City Council adopted a motion directing the Planning Commission to review and reconsider the most current iteration of the General Plan 2012-2030 Update that includes minor modifications to the narrative and demographic portions as modified by staff in order to respond to written and verbal objections filed by the owners of 192-acres of vacant undeveloped hillside property; and

WHEREAS, Prior to returning this matter to the Planning Commission, Staff made additional minor modifications to only the demographic and narrative information portions of the General Plan 2012-2030 Update, as well as to the maps therein, in an effort to clarify and respond to objections filed by certain property owners; and

WHEREAS, Addendum No. 1 prepared by the environmental consultant for the City was updated to reflect the new demographic information that included 16 additional units that were assigned to the 8 parcels in the 302 northern acres of the City plus the associated additional population as well as a review of the California Natural Diversity Database which indicated that there was the potential for protected plan and wildlife species to exist in the area; and

WHEREAS, The General Plan 2012-2030 Update dated February 5, 2014 supersedes any and all previous iterations of the draft general plan document; and

WHEREAS, This Resolution supersedes Planning Commission Resolution No. 13-226.PC; and

WHEREAS, The State Planning Law and the Municipal Code of the City of Bradbury provides that the Planning Commission shall announce its findings and recommendations relative to all matters of relevance to the City's long-range planning.

NOW, THEREFORE THE PLANNING COMMISSION OF THE CITY OF BRADBURY DOES HEREBY RESOLVE, FIND, DETERMINE AND RECOMMENDS AS FOLLOWS:

SECTION A. The Planning Commission finds that a duly noticed public hearing was conducted on **February 26, 2014** in accordance with the provisions of State Law and the Municipal Code relative to this matter.

SECTION B. The Planning Commission declares that the information set forth in the February 5, 2014 draft General Plan 2012-2030 Update, the Addendum dated February 2014, the associated staff report and testimony given at the public hearing are incorporated in this resolution and comprise the basis upon which the findings and recommendations have been made.

SECTION C. The Planning Commission finds that the City's existing Housing Element is not part of this General Plan 2012-2030 Update.

SECTION D. The Planning Commission determines that the draft General Plan 2012-2030 Update dated December 12, 2013 contains the following required elements: Land Use, Circulation, Open-Space, Conservation, Noise, and Safety; and that the optional Climate Action Plan and that the draft general plan elements have been prepared in accordance with the provisions of the

State Planning Law and the State General Plan Guidelines.

- SECTION E.** The Planning Commission finds that an extensive program of public participation was devised and implemented to ensure that all residents and interested parties have been informed of the City's intent to update its General Plan and that they were provided ample opportunity to participate and comment on the preparation of the draft General Plan Update.
- SECTION D.** The Planning Commission finds that the draft General Plan 2012-2030 Update dated February 5, 2014 contains the recommendation approved by the City's General Plan Steering Committee and that such General Plan Update is based on the land use patterns established by the 1994 General Plan and the subsequent 2007 readoption of that plan. Data in the General Plan 2012-2030 Update dated February 5, 2014 has been reviewed and revised to reflect demographic and physical development changes made to the City within the past 19 to 20 years. The proposed General Plan 2012-2030 Update has been rewritten to be more consistent with the State adopted General Plan Guidelines and a Climate Action Plan has been added to the General Plan in response to direction provided by the State of California.
- SECTION E.** The City of Bradbury adopted a comprehensive General Plan in 1994 and that as part of that adoption process the City Council certified a Final Environmental Impact Report (FEIR) for the project. In 2007 the City Council reviewed the 1994 General Plan and found that the goals, objectives, policies and land use patterns were still relevant and appropriate for the community and the General Plan was readopted.
- SECTION F.** The Planning Commission has independently reviewed the Addendum and is of the opinion that the environmental impacts that may be caused by the proposed General Plan 2012-230 Update have been thoroughly analyzed and mitigated by the 1994 EIR. No significant effects have been identified that have not previously been analyzed in the certified EIR. An Addendum to the General Plan FEIR has been prepared to demonstrate pursuant to CEQA Guidelines Section 15162 that the circumstances, impacts and mitigation measures identified in the 1994 City of Bradbury General Plan Draft and Final EIR remain substantively unchanged in the 2012-2030 Bradbury General Plan Update. In addition, the Addendum supports the finding that the 2012-2030 General Plan Update does not raise any new issues and does not cause the level of impacts identified in the previous FEIR to be exceeded.
- SECTION G.** In accordance with the provisions of Section 15164 of the California Environmental Quality Act (CEQA) Guidelines the Planning Commission is recommending that the City Council approve and adopt Addendum No. 1 to the 1994 General Plan FEIR and that this action will satisfy the environmental review requirements for this project.
- SECTION H.** The Planning Commission hereby recommends that the City Council approve and adopt the General Plan 2012-2030 Update dated February 5, 2014.
- SECTION I.** The City Clerk shall certify to the adoption of this resolution.

PASSED APPROVED AND ADOPTED this 26th day of February 2014.

Darlene Kuba, Chairperson

City Clerk

I, Claudia Saldana, City Clerk, hereby certify that the foregoing **Resolution No. 14-___**. PC was duly adopted by the Planning Commission of the City of Bradbury, California at a regular meeting held on the **26th day of February 2014** by the following vote:

AYES: Commissioners:
NOES: Commissioners:
ABSTAIN: Commissioners:
ABSENT: Commissioners

Planning Commission
February 26, 2014 Report

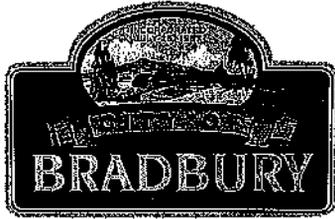
General Plan 2012-2030 Update

EXHIBIT “G”

Planning Commission Staff Report for July 24, 2013
Concerning the draft General Plan 2012-2030 Update

w/attachments:

1. Draft General Plan 20120 – 2030 Update (dated May 28, 2013) – available at City Hall for review
2. Draft Planning Commission Resolution



Darlene Kuba Chairperson (District 3)
Susan Esparza Vice Chairperson (District 4)
Frank Hernandez, Commission Member (District 1)
Karen Dunst, Commission Member (District 5)
Bill Novodor Commission Member (District 2)

City of Bradbury Planning Commission Agenda Report

TO: Honorable Chairperson and Members of the Planning Commission

FROM: Anne McIntosh, City Planner and
David Meyer, Planning Consultant

DATE: July 24, 2013

SUBJECT: GENERAL PLAN 2012-2030 UPDATE

AGENDA ITEM: 6.A

EXECUTIVE SUMMARY

The City Council determined that the City's General Plan should be updated to reflect the residents' vision and aspirations for the long-range physical development of the City. To that end the City Council appointed a nine-member steering committee comprised of members of the City Council, the Planning Commission and residents from each of the five council districts. The committee held workshops and numerous public meetings during the past eighteen months. The purpose was to solicit input from interested parties relative to the long-range development goals for the City. A variety of methods were employed to solicit input from community residents.

The General Plan Steering Committee used the guidelines established by the State to examine the City's physical development that has occurred since its incorporation in 1957. Data indicating constraints that have a direct bearing on achieving development scenarios were examined. After collecting relevant information the process of determining the residents' goals and objectives was initiated.

The City's mission statement of "Preserving Rural Tranquility" was acknowledged as being 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.

The General Plan Committee is of the opinion that 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. Objectives and policies expressed throughout the General Plan Update are based on achieving and implementing the following goals:

1. Financial sustainability.
2. Independent local government.
3. Local responsive and responsible governance.
4. Quiet and peaceful living environment.
5. Safe community.
6. Compatibility between rural agriculture and residential estate development.
7. Balance the City's rural character, including agricultural opportunities, preservation of open-space and natural topography, with residential necessities such as traditional municipal services and utilities.
8. Living/housing opportunities for all ages and economic levels.
9. Services for residents that encompass and are sensitive to an aging population and cultural diversity.

The General Plan Steering Committee hereby offers its May 28, 2013 draft of the Bradbury General Plan 2012-2030 Update for consideration by the Planning Commission.

The Planning Commission is being requested to examine the draft General Plan document, solicit public input and make whatever modifications that are deemed necessary in order to find that the draft General Plan Update reflects the community goals, objectives and policies. When the Planning Commission is satisfied that the General Plan 2012-2030 Update reflects both the State's requirements for the General Plan as well as the community's vision it should make a recommendation to the City Council for its adoption.

PROJECT DESCRIPTION

Purpose of the General Plan: The Bradbury General Plan is a State Mandated long-range policy document designed to guide future conservation, enhancement, and development in the City. It defines the framework by which the City's environmental and economic resources are managed. It represents the basic policy direction created by the community regarding values, ideals, and aspirations. The General Plan addresses all aspects of development including land use, circulation/transportation, housing, community resources, health and safety and a climate action plan.

This General Plan is a public document that guides day-to-day decisions of the City Council, its commissions, and staff. The General Plan provides a framework for the City Council to compare and evaluate specific development projects. Using the General Plan, the City Council will be able to prioritize resources; and help determine that City policies and programs respond to residents' needs.

Role of the General Plan: California State Law (GC Section 65300) requires that each city and county adopt a comprehensive, internally consistent, long-term general plan to guide its future. The plan must be periodically reviewed and it must guide the physical development of the City and its sphere of influence. The plan must address issues related to land use; circulation; housing; open space; conservation; noise; and community health and safety. The General Plan is required to address certain issues specified by State law. However, local jurisdictions may organize the General Plan in a way that best suits the City. The document must be clearly written, accessible to all those concerned with the community's development, and easy to administer.

Recently, the State legislature added requirements that each jurisdiction adopt goals designed to reduce greenhouse gas emissions. Goals and targets for the reduction of greenhouse gases for passenger vehicles and light trucks are included in the Climate Action Plan.

The City of Bradbury's General Plan addresses the future physical development of the community and the provision of municipal services. It is the foundation document that will serve as a guide for the development and preservation of the community as it is envisioned by the residents.

This General Plan is the tool that will be used to evaluate the appropriateness of future development proposals. It will assist decision makers in the allocation of community resources. Decision makers may rely on the General Plan goals and policies in order to set the course toward realizing the community's vision.

ATTACHMENTS

City of Bradbury Draft General Plan 2012-2030 Update (May 28, 2013).
Draft Planning Commission Resolution.

ENVIRONMENTAL ASSESSMENT

The City of Bradbury adopted a comprehensive General Plan in 1994. As part of the adoption process the City Council certified an Environmental Impact Report (EIR) for the project. In 2007 the City Council reviewed the 1994 General Plan and found that the goals, objectives, policies and land use patterns were still relevant and appropriate for the community. The City Council adopted an environmental negative declaration in conjunction with the adoption of the 2007 General Plan.

The required General Plan Housing Element is not part of this project. The City's Housing Element was adopted in 2008 and certified as being in compliance with the laws and guidelines of the State of California. The update schedule for the Housing Element is different than that of the remaining general plan elements. Housing Elements are typically updated every five years.

The City's General Plan Steering Committee has recommended adoption of the land use patterns established by the 1994 General Plan and the subsequent 2007

re-adoption of the plan. Data in the General Plan 2012-2030 Update has been reviewed and revised to reflect changes made to the City within the past 19 to 20 years. The proposed General Plan has been rewritten to be more consistent with the State General Plan Guidelines. A Climate Action Plan has been added to the General Plan in response to direction provided by the State of California.

Staff is of the opinion that the environmental impacts that may be caused by the proposed General Plan 2012-2030 Update have been thoroughly analyzed and mitigated by the 1994 EIR. No significant effects have been identified that have not previously been analyzed in the certified EIR. An Addendum to the General Plan base EIR has been prepared to address changes in circulation, noise, air quality and climate action (GHG) issues. None of the changes are considered to be significant.

In accordance with the provisions of Section 15164 of the California Environmental Quality Act (CEQA) Guidelines staff is recommending the approval and adoption of an Amendment to the 1994 General Plan EIR.

ANALYSIS

Public Participation: Over an 18-month period, the City's appointed nine-member General Plan Steering Committee reviewed the City's existing long-range development goals, objectives and policies. As part of the review process the Committee utilized a myriad of techniques to engage the residents in the general plan preparation process. Public meetings and workshops were held to allow public participation in the planning process and to solicit input from residents and interested parties. Requests for input regarding the preparation of the general plan were posted on the City's website. City newsletters followed the progress of the Steering Committee. Local jurisdictions were contacted for their input. Utility companies were given the opportunity to comment. Care has been taken to have the draft general plan available for review and comment. Effort has been expended to consult and coordinate the preparation of the general plan with all interested parties. The opportunity for the public to participate and comment was comprehensive and extensive. The Steering Committee is convinced that the draft General Plan 2012-2030 Update document appropriately represents the vision of the residents.

Overview: The draft General Plan 2012-2030 Update, as recommended by the General Steering Committee, is very similar to the general plan adopted by the Bradbury City Council in 1994 and then reaffirmed in 2007. The overwhelming opinion of community residents is that the City of Bradbury, as it exists today, is a wonderful place to live.

The historic goals that have guided the development of the community are appropriate and they should continue to be embraced by present and future policy makers. The physical development of the City has demonstrated that creating a wonderful place to live can also be sensitive to the existing natural environment. The proposed General Plan 2012-2030 Update recognizes the natural limitations

and constraints that have a direct bearing on development. This long-range planning document blends the community's desire to live in a quiet peaceful locale with the responsibility to be a steward for the preservation of the natural environment.

General Plan Content: California State Law mandates that each General Plan contain seven elements that must address: 1) Land Use; 2) Circulation; 3) Housing; 4) Open Space; 5) Conservation; 6) Noise; and 7) Safety. Recently, the State legislature expressed concern regarding climate change and greenhouse gas emissions. Assembly Bill AB 32, (The California Global Warming Solutions Act of 2006) set the stage for addressing activities that impact the global climate. Senate Bills, SB 375 and SB 575 identify greenhouse gas emission reduction targets for passenger vehicles and light trucks. This General Plan 2012–2030 Update contains an element (Climate Action Plan) which outlines the City's goals, policies and action plans that are focused on the reduction of greenhouse gases within the community.

The General Plan 2012–2030 Update contains the seven basic mandated elements plus a Climate Action Plan. Some of the mandated elements have been combined as permitted and encouraged by State law. The following elements are located in the Bradbury General Plan 2012-2030 Update:

1. **Land Use Element;**
2. **Circulation – Transportation Element;**
3. **Housing Element** (*Because the update and revision schedule for the Housing Element differs from that of the remaining general plan elements the Housing Element is an independent document*);
4. **Community Resources Element** (*Combines the mandated Open-Space and Conservation Elements*);
5. **Health and Safety Element** (*Combines the mandated Noise and Safety Elements*);
6. **Climate Action Plan.**

Each element contains the community's goals, objectives, policies and implementation measures related to that specific General Plan Element. All of the elements meet the test for compliance with local desires and State mandated objectives. Furthermore, all of the elements are internally consistent so that conflict among the various goals and objectives has been eliminated.

General Plan Review and Amendment Process: California Government Code Section 65400 requires the City to annually review the General Plan and the corresponding Implementation Plan. An annual report should be prepared for review and approval by the City Planning Commission and the City Council and forwarded to the State Office of Planning and Research and the State Department of Housing and Community Development on or before October 1 of each year. Information and suggestions for preparing the annual review report can be found in the State of California General Plan Guidelines.

The annual review report is intended to provide information on how the General Plan is being implemented; any necessary course adjustments or modifications to

the General Plan needed to improve implementation; the correlation among land use decisions made and existing objectives, policies, and tools; the progress made in meeting the City's share of regional housing needs pursuant to California Government Code Section 65584; and the City's efforts to remove constraints to the maintenance, improvement, and development of housing.

As a living document, the General Plan is periodically reviewed and amended to reflect changes in the housing market, the economy, etc. Should individual elements require amendment; the proposed changes can be proposed up to four times per year after adequate posting of public hearing notice as per State law.

Implementing the General Plan: The Implementation Programs and actions described in each of the various General Plan Elements should be regularly reviewed because they outline the actions and methods needed to be taken by the City to carry out the General Plan goals and policies.

The Implementation Programs allow decision makers to understand the importance of different programs and the relative priority in advancing the long-term goals of the community. They inform City decision makers about other related planning efforts, such as Capital Improvement Plans and even the annual budgeting process. When used correctly, the General Plan can be the single most powerful tool for effecting long-term change within the community.

Long-Range Goals, Objectives and Policies: Each General Plan Element contains a section which describes the recommended planning goals, objectives and policies. The Planning Commission is encouraged to examine goals and objectives to satisfy itself that proper direction is afforded to future City decision makers.

ALTERNATIVES

The Planning Commission has the following alternatives:

Option 1. Find that the recommended General Plan 2012-2030 Update requires additional examination to ensure that the community's long-range goals and objectives are correctly identified. Then

- A. Open a Public Hearing and hear testimony on the proposed project;
- B. Close the public hearing;
- C. Direct the General Plan Steering Committee to further examine the community's long-range goals and objectives;
- D. Direct staff to notice a future public hearing when the Steering Committee has completed a more in-depth assessment of the community's long-range planning goals.

Option 2. Find that the certain modifications to the General Plan 2012-2030 Update are appropriate before the document is transmitted to the City Council for consideration and adoption. Then

- A. Open a Public Hearing and hear testimony on the proposed project;
- B. Direct staff to make the modifications to the draft General Plan document and return it to the Planning Commission for review and approval.
- C. Continue the public hearing to a time and date certain.

Option 3. Find that the recommended General Plan 2012-2030 Update accurately reflects the long-range planning goals and objectives of the community. Then

- A. Open a Public Hearing and hear testimony on the proposed project.
- B. Close the Public Hearing.
- C. Adopt the attached Resolution recommending that the City Council adopt the General Plan 2012-2030 Update dated May 28, 2013.

RECOMMENDATION

Staff and the General Plan Steering Committee suggest that the Planning Commission recommend that the City Council adopt the Bradbury General Plan 2012-2030 Update by taking the following action:

- A. ENVIRONMENTAL:** Staff suggests that the Planning Commission recommend that the City Council approve and adopt an Addendum to the certified 1994 General Plan EIR.

- B. RESOLUTION:** Adopt the attached draft Resolution setting forth findings of fact and recommendations.

DRAFT

RESOLUTION NO. 13-____. PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY BRADBURY, CALIFORNIA SETTING FORTH ITS FINDINGS OF FACT AND RECOMMENDATION RELATIVE TO

GENERAL PLAN AMENDMENT NO. GPA 13-01 GENERAL PLAN 2012-2030 UPDATE

WHEREAS, The Planning Commission considered a draft comprehensive General Plan 2012-2030 Update prepared by the Bradbury General Plan Steering Committee which established the City's long-range vision, development goals, objectives and policies.

WHEREAS, the State Planning Law and the Municipal Code of the City of Bradbury provides that the Planning Commission shall announce its findings and recommendations relative to all matters of relevance to the City's long-range planning.

NOW, THEREFORE THE PLANNING COMMISSION OF THE CITY OF BRADBURY DOES HEREBY RESOLVE, FIND, DETERMINE AND RECOMMENDS AS FOLLOWS:

SECTION A. The Planning Commission finds that a public hearing has been conducted on **July 24, 2013** in accordance with the provisions of State Law and the Municipal Code relative to this matter.

SECTION B. The Planning Commission declares that the information set forth in the May 28, 2013 draft General Plan 2012-2030 Update, the associated staff report and testimony given at the public hearing are incorporated in this resolution and comprise the basis upon which the findings and recommendations have been made.

SECTION C. The Planning Commission finds that the City's Housing Element 2008 has been included in the draft General Plan 2012-2030 by reference and that the certified Housing Element may be amended and updated as required by State Law.

SECTION D. The Planning Commission determines that the draft General Plan 2012-2030 Update contains the following required elements: Land Use, Circulation, Open-Space, Conservation, Noise, Safety and Climate Action prepared in accordance with the provisions of the State Planning Law and the State General Plan Guidelines.

SECTION E. The Planning Commission finds that an extensive program of public participation was devised and implemented to ensure that all residents and interested parties have been informed of the City's intent to update its general plan and that they were provided ample opportunity to participate and comment on the preparation of the draft general plan update.

SECTION D. The Planning Commission finds that the draft General Plan 2012-2030 Update as recommended by the City's General Plan Steering Committee is based on the land use patterns established by the 1994 General Plan and the subsequent 2007 re-adoption of that plan. Data in the General Plan 2012-2030 Update has been reviewed and revised to reflect changes made to the City within the past 19 to 20 years. The proposed General Plan has been rewritten to be more consistent with the State adopted General Plan Guidelines and that a Climate Action Plan has been added to the General Plan in response to direction provided by the State of California.

SECTION E. The Planning Commission recommends that the City Council find that the City of Bradbury adopted a comprehensive General Plan in 1994 and that as part of that adoption process the City Council certified an Environmental Impact Report (EIR) for the project. In 2007 the City Council reviewed the 1994 General Plan and found that the goals, objectives, policies and land use patterns were still relevant and appropriate for the community. The City Council adopted an environmental negative declaration in conjunction with the adoption of the 2007 General Plan.

The required General Plan Housing Element is not part of this project. The City's Housing Element was adopted in 2008 and certified as being in compliance with the laws and guidelines of the State of California. The update schedule for the Housing Element is different than that of the remaining general plan elements.

The Planning Commission has reviewed and recommends adoption of the City's General Plan Steering Committee proposed land use patterns which were established by the 1994 General Plan and the subsequent 2007 re-adoption of the plan. Data in the General Plan 2012-2030 Update has been reviewed and revised to reflect changes made to the City within the past 19 to 20 years. The proposed General Plan has been rewritten to be more consistent with the State adopted General Plan Guidelines. A Climate Action Plan has been added to the General Plan in response to direction provided by the State of California.

SECTION F. The Planning Commission is of the opinion that the environmental impacts that may be caused by the proposed General Plan 2012-230 Update have been thoroughly analyzed and mitigated by the 1994 EIR. No significant effects have been identified that have not previously been analyzed in the certified EIR. An Addendum to the General Plan base EIR has been prepared to address changes in circulation, noise, air quality and climate action (GHG) issues. None of the changes are considered to be significant.

In accordance with the provisions of Section 15164 of the California Environmental Quality Act (CEQA) Guidelines the Planning Commission is recommending that the City Council approve and adopt an Amendment to the 1994 General Plan EIR and that this action will satisfy the environmental review requirements for this project.

SECTION G. The Planning Commission hereby recommends that the City Council approve and adopt the General Plan 2012-2030 Update dated May 28, 2013.

SECTION H. The City Clerk shall certify to the adoption of this resolution.

PASSED APPROVED AND ADOPTED this 24th day of July 2013.

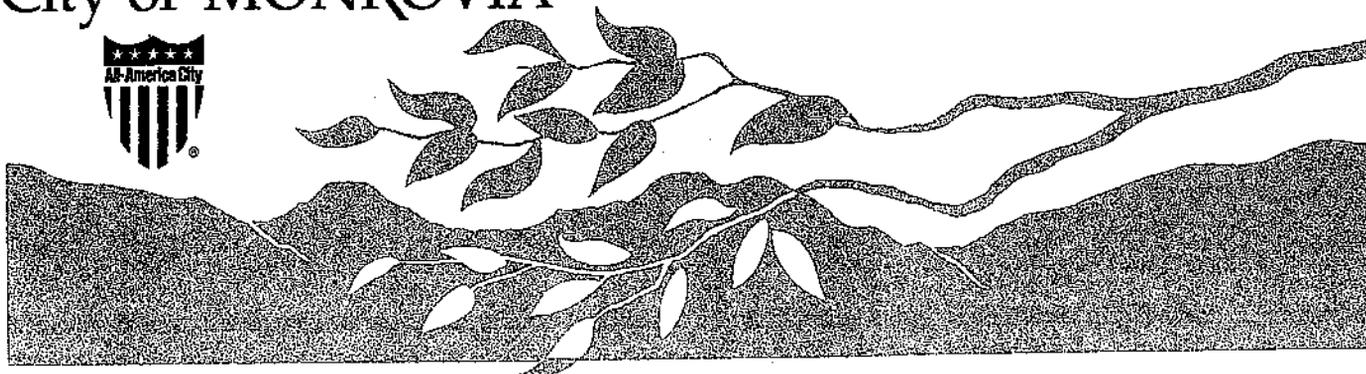
Darlene Kuba, Chairperson

ATTEST:

City Clerk

I, Claudia Saldana, City Clerk, hereby certify that the foregoing **Resolution No. 13-____**, PC was duly adopted by the Planning Commission of the City of Bradbury, California at a regular meeting held on the **24th day of July 2013** by the following vote:

AYES: Commissioners:
NOES: Commissioners:
ABSTAIN: Commissioners:
ABSENT: Commissioners



July 9, 2013

RECEIVED JUL 10 2013

Ms. Michele Keith
City Manager
600 Winston Avenue
Bradbury, CA 91008

Subject: City of Bradbury General Plan Update

Dear Michele:

Thank you for the opportunity to review and comment on the draft General Plan Update for the City of Bradbury.

The City of Monrovia is supportive of the proposed draft plan. Our sole comment is related to the document's reference to the four parcels that are described to as being within the "Sphere of Influence" of the City of Bradbury. Although we understand that the City of Bradbury's position is that the four tax assessor parcels may logically be part of the City of Bradbury, it is important to note that they lie within the Monrovia Corporate Boundary and therefore subject to all regulatory authority of the City of Monrovia including development standards of the City's Zoning Ordinance.

We congratulate the City of Bradbury on the General Plan 2012-2030 Update in addressing the needs of the community and efforts to comply with state mandates as well as incorporating a Climate Action Plan. Please feel free to contact me at (626) 932-5537 or by email at cjimenez@ci.monrovia.ca.us if you have any questions.

Respectfully,

A handwritten signature in black ink, appearing to read "Craig Jimenez".

Craig Jimenez, AICP
Planning Division Manager

cc: Steve Sizemore, Director of Community Development

Planning Commission
February 26, 2014 Report

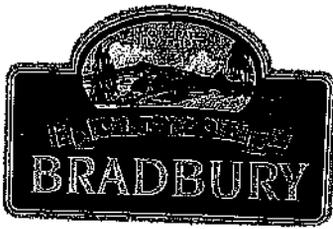
General Plan 2012-2030 Update

EXHIBIT "H"

Planning Commission Staff Report for August 28, 2013
Concerning the draft General Plan 2012-2030 Update

w/attachments:

1. Draft General Plan 20120 – 2030 Update (dated May 28, 2013) -- available at City Hall for review
2. Draft Planning Commission Resolution
3. Revised pages 15 & 16 from the Health & Safety Element



Darlene Kuba Chairperson (District 3)
Susan Esparza Vice Chairperson (District 4)
Frank Hernandez, Commission Member (District 1)
Karen Dunst, Commission Member (District 5)
Bill Novodor Commission Member (District 2)

City of Bradbury Planning Commission Agenda Report

TO: Honorable Chairperson and Members of the Planning Commission

FROM: Anne McIntosh, City Planner and
David Meyer, Planning Consultant

DATE: August 28, 2013

SUBJECT: GENERAL PLAN 2012-2030 UPDATE

AGENDA ITEM: 6 - A

EXECUTIVE SUMMARY

The City Council determined that the City's General Plan should be updated to reflect the resident's vision and aspirations for the long-range physical development of the City. To that end the City Council appointed a nine-member steering committee comprised of members of the City Council, the Planning Commission and residents from each of the five council districts. The committee held a workshop and numerous public meetings during the past eighteen months. The purpose was to solicit input from interested parties relative to the long-range development goals for the City. A variety of methods were employed to solicit input from community residents.

The General Plan Steering Committee used the guidelines established by the State to examine the City's physical development that has occurred since its incorporation in 1957. Data indicating constraints that have a direct bearing on achieving development scenarios were examined. After collecting relevant information the process of determining the resident's goals and objectives was initiated.

The City's mission statement of "Preserving Rural Tranquility" was acknowledged as being 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.

The Committee is of the opinion that 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. Objectives and policies expressed throughout the General Plan Update are based on achieving and implementing the following goals:

1. Financial sustainability.
2. Independent local government.
3. Local responsive and responsible governance.
4. Quiet and peaceful living environment.
5. Safe community.
6. Compatibility between rural agriculture and residential estate development.
7. Balance the City's rural character, including agricultural opportunities, preservation of open-space and natural topography, with residential necessities such as traditional municipal services and utilities.
8. Living/housing opportunities for all ages and economic levels.
9. Services for residents that encompass and are sensitive to an aging population and cultural diversity.

The General Plan Screening Committee hereby offers their May 28, 2013 draft of the Bradbury General Plan 2012-2030 Update for consideration by the Planning Commission.

The Planning Commission continued the public hearing from its July 24, 2013 meeting to provide the consultant additional time to complete the environmental documentation.

The Planning Commission is being requested to examine the draft General Plan document, solicit public input and make whatever modifications that are deemed necessary in order to find that the draft General Plan Update reflects the community goals, objectives and policies. When the Planning Commission is satisfied that the General Plan 2012-2030 Update reflects the community's vision it should make a recommendation to the City Council for its adoption.

PROJECT DESCRIPTION

Purpose of the General Plan: The Bradbury General Plan is a long-range policy document designed to guide future conservation, enhancement, and development in the City. It defines the framework by which the City's environmental and economic resources are managed. It represents the basic policy direction created by the community regarding values, ideals, and aspirations. The General Plan addresses all aspects of development including land use, circulation/transportation, housing, community recourses, health and safety and a climate action plan.

This General Plan is a public document that guides day-to-day decisions of the City Council, its commissions, and staff. The General Plan provides a framework for the City Council to compare and evaluate specific development projects. Using the General Plan, the City Council will be able to prioritize resources; and to help

determine that City policies and programs respond to residents' needs.

Role of the General Plan: California State Law (GC Section 65300) requires that each city and county adopt a comprehensive, internally consistent, long-term general plan to guide its future. The plan must be periodically reviewed and it must guide the physical development of the City and its sphere of influence. The plan must address issues related to land use; circulation; housing; open space; conservation; noise; and community health and safety. The General Plan is required to address certain issues specified by State law. However, local jurisdictions may organize the General Plan in a way that best suits the City. The document must be clearly written, accessible to all those concerned with the community's development, and easy to administer.

Recently, the State legislature added requirements that each jurisdiction adopt goals designed to reduce greenhouse gas emissions. Goals and targets for the reduction of greenhouse gases for passenger vehicles and light trucks are included in the Climate Action Plan.

The State legislature recently adopted SB 1241 which requires that cities address in their general plan safety element the risk of wildland fires and urban fires in areas of State responsibility and those designated very high fire hazard severity zones. Since much of the City is within a very high fire hazard zone, the draft general plan includes policies and programs to reduce the risk of wildland fires. However, to clearly demonstrate compliance with SB 1241, staff suggests that the following language be added to pg. 15 of the Health and Safety Element:

“Fire Hazards: The threat of wildfires in foothill areas in Southern California has been of concern for many years. Recognizing that this concern throughout the State, in 2012 the legislature adopted SB 1241 which requires communities to protect themselves against wildland and urban fires by addressing the fire risk in areas of State responsibility and areas designated very high fire hazard severity zones.”

The City of Bradbury's General Plan addresses the future physical development of the community and the provision of municipal services. It is the foundation document that will serve as a guide for the development and preservation of the community as it is envisioned by the residents.

This General Plan is the tool that will be used to evaluate the appropriateness of future development proposals. It will assist decision makers in the allocation of community resources. Decision makers may rely on the General Plan goals and policies in order to set the course toward realizing the community's vision.

ATTACHMENTS

City of Bradbury Draft General Plan 2012-2030 Update (May 28, 2013 Revised).
Draft Planning Commission Resolution.
Revised Health and Safety Element Pages 15 and 16

ENVIRONMENTAL ASSESSMENT

The City of Bradbury adopted a comprehensive General Plan in 1994. As part of the adoption process the City Council certified an Environmental Impact Report (EIR) for the project. In 2007 the City Council reviewed the 1994 General Plan and found that the goals, objectives, policies and land use patterns were still relevant and appropriate for the community.

The required General Plan Housing Element is not part of this project. The City's Housing Element was adopted in 2008 and certified as being in compliance with the laws and guidelines of the State of California. The update schedule for the Housing Element is different than that of the remaining general plan elements.

The City's General Plan Steering Committee has recommended re-adoption of the land use patterns established by the 1994 General Plan and the subsequent 2007 review of the plan. Data in the General Plan 2012-2030 Update has been reviewed and revised to reflect changes made to the City within the past 19 to 20 years. The proposed General Plan has been rewritten to be more consistent with the State General Plan Guidelines. A Climate Action Plan has been added to the General Plan in response to direction provided by the State of California.

Staff is of the opinion that the environmental impacts that may be caused by the proposed General Plan 2012-2030 Update have been thoroughly analyzed and mitigated by the 1994 EIR. No significant effects have been identified that have not previously been analyzed in the certified EIR. An Addendum to the General Plan base EIR has been prepared to demonstrate pursuant to CEQA Guidelines Section 15162 that the circumstances, impacts and mitigation measures identified in the 1993 City of Bradbury General Plan Final EIR remain substantively unchanged in the 2012-2030 Bradbury General Plan Update. In addition, the Addendum supports the finding that the 2012-2030 General Plan Update does not raise any new issues and does not cause the level of impacts identified in the 1993 EIR to be exceeded.

In accordance with the provisions of Section 15164 of the California Environmental Quality Act (CEQA) Guidelines staff is recommending the approval and adoption of an Amendment to the 1993 General Plan EIR.

ANALYSIS

Public Participation: Over an 18-month period, the City's appointed nine-member General Plan Steering Committee reviewed the City's existing long-range development goals, objectives and policies. As part of the review process the Committee utilized a myriad of techniques to engage the residents in the general plan preparation process. Public meetings and a workshop were held to allow public participation in the planning process and to solicit input from residents and interested parties. Requests for input regarding the preparation of the general plan were posted on the City's website. City newsletters followed the progress of the Steering Committee. Local jurisdictions were contacted for their input. Utility

companies were given the opportunity to comment. Care has been taken to have the draft general plan available for review and comment. Effort has been expended to consult and coordinate the preparation of the general plan with all interested parties. The opportunity for the public to participate and comment was comprehensive and extensive. The Steering Committee is convinced that the draft General Plan 2012-2030 Update document they have created represents the vision of the residents.

Overview: The draft General Plan 2012-2030 Update, as recommended by the General Steering Committee, is very similar to the general plan adopted by the Bradbury City Council in 1994 and then reaffirmed in 2007. The overwhelming opinion of community residents is that the City of Bradbury, as it exists today, is a wonderful place to live.

The historic goals that have guided the development of the community are appropriate and they should continue to be embraced by future policy makers. The physical development of the City has demonstrated that creating a wonderful place to live can also be sensitive to the existing natural environment. The proposed General Plan 2012-2030 Update recognizes the natural limitations and constraints that have a direct bearing on development. This long-range planning document blends the community's desire to live in a quiet peaceful locale with the responsibility to be a steward for the preservation of the natural environment.

General Plan Content: California State Law mandates that each General Plan contain seven elements that must address: 1) Land Use; 2) Circulation; 3) Housing; 4) Open Space; 5) Conservation; 6) Noise; and 7) Safety. Recently, the State legislature expressed concern regarding climate change and greenhouse gas emissions. Assembly Bill AB 32, (The California Global Warming Solutions Act of 2006) set the stage for addressing activities that impact the global climate. Senate Bills, SB 375 and SB 575 identify greenhouse gas emission reduction targets for passenger vehicles and light trucks. This General Plan 2012–2030 Update contains an element (Climate Action Plan) which outlines the City's goals, policies and action plans that are focused on the reduction of greenhouse gases within the community.

The General Plan 2012–2030 Update contains the seven basic mandated elements plus a Climate Action Plan. Some of the mandated elements have been combined as permitted and encourage by State law. The following elements are located in the Bradbury General Plan 2012-2030 Update:

1. **Land Use Element;**
2. **Circulation – Transportation Element;**
3. **Housing Element** *(Because the update and revision schedule for the Housing Element differs from that of the remaining general plan elements the Housing Element is an independent document);*
4. **Community Resources Element** *(Combines the mandated Open-Space and Conservation Elements);*
5. **Health and Safety Element** *(Combines the mandated Noise and Safety Elements);*
6. **Climate Action Plan.**

Each element contains the community's goals, objectives, policies and implementation measures related to that specific General Plan Element. All of the elements meet the test for compliance with local desires and State mandated objectives. Furthermore, all of the elements are internally consistent so that conflict between the various goals and objectives has been eliminated.

General Plan Review and Amendment Process: California Government Code Section 65400 requires the City to annually review the General Plan and the corresponding Implementation Plan. An annual report should be prepared for review and approval by the City Planning Commission and the City Council and forwarded to the State Office of Planning and Research and the State Department of Housing and Community Development on or before October 1 of each year. Information and suggestions for preparing the annual review report can be found in the State of California General Plan Guidelines.

The annual review report is intended to provide information on how the General Plan is being implemented; any necessary course adjustments or modifications to the General Plan needed to improve implementation; the correlation between land use decisions made and existing objectives, policies, and tools; the progress made in meeting the City's share of regional housing needs pursuant to California Government Code Section 65584; and the City's efforts to remove constraints to the maintenance, improvement, and development of housing.

As a living document, the General Plan is periodically reviewed and amended to reflect changes in the housing market, the economy, etc. Should individual elements require amendment; the proposed changes can be proposed up to four times per year after adequate posting of public hearing notice as per State law.

Implementing the General Plan: The implementation programs and actions described in each of the various General Plan Elements should be regularly reviewed because they outline the actions and methods needed to be taken by the City to carry out the General Plan goals and policies.

The Implementation Programs allow decision makers to understand the importance of different programs and the relative priority in advancing the long-term goals of the community. They inform City decision makers about other related planning efforts, such as Capital Improvement Plans and even the annual budgeting process. When used correctly, the General Plan can be the single most powerful tool for effecting long-term change within the community.

Long-Range Goals, Objectives and Policies: Each General Plan Element contains a section which describes the recommended planning goals, objectives and policies. The Planning Commission is encouraged to examine goals and objectives to satisfy itself that proper direction is afforded to future City decision makers.

ALTERNATIVES

The Planning Commission has the following alternatives:

Option 1. Find that the recommended General Plan 2012-2030 Update requires additional examination to ensure that the community's long-range goals and objectives are correctly identified. Then

- A. Open a Public Hearing and hear testimony on the proposed project;
- B. Close the public hearing;
- C. Direct the General Plan Steering Committee to further examine the community's long-range goals and objectives;
- D. Direct staff to notice a future public hearing when the Steering Committee has completed a more in-depth assessment of the community's long-range planning goals.

Option 2. Find that certain modifications to the General Plan 2012-2030 Update are appropriate before the document is transmitted to the City Council for consideration and adoption. Then

- A. Open a Public Hearing and hear testimony on the proposed project;
- B. Direct staff to make the modifications to the draft General Plan document and return it to the Planning Commission for review and approval.
- C. Continue the public hearing to a time and date certain.

Option 3. Find that the recommended General Plan 2012-2030 Update accurately reflects the long-range planning goals and objectives of the community. Then

- A. Open a Public Hearing and hear testimony on the proposed project.
- B. Close the Public Hearing.
- C. Adopt the attached Resolution recommending that the City Council adopt the General Plan 2012-2030 Update dated May 28, 2013.

RECOMMENDATION

Staff and the General Plan Steering Committee suggest that the Planning Commission recommend that the City Council adopt the Bradbury General Plan 2012-2030 Update by taking the following action:

- A. ENVIRONMENTAL:** Staff suggests that the Planning Commission recommend that the City Council approve and adopt the attached Addendum No. 1 to the 1993 certified General Plan EIR.
- B. RESOLUTION:** Adopt the attached draft Resolution setting forth findings of fact and recommendations.

DRAFT

RESOLUTION NO. 13-____. PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY BRADBURY, CALIFORNIA SETTING FORTH ITS FINDINGS OF FACT AND RECOMMENDATION RELATIVE TO

GENERAL PLAN AMENDMENT NO. GPA 13-01 GENERAL PLAN 2012-2030 UPDATE

WHEREAS, The Planning Commission considered a draft comprehensive General Plan 2012-2030 Update prepared by the Bradbury General Plan Steering Committee which established the City's long-range vision, development goals, objectives and policies.

WHEREAS, the State Planning Law and the Municipal Code of the City of Bradbury provides that the Planning Commission shall announce its findings and recommendations relative to all matters of relevance to the City's long-range planning.

NOW, THEREFORE THE PLANNING COMMISSION OF THE CITY OF BRADBURY DOES HEREBY RESOLVE, FIND, DETERMINE AND RECOMMENDS AS FOLLOWS:

SECTION A. The Planning Commission finds that a public hearing has been conducted on **July 24, 2013** and **August 28, 2013** in accordance with the provisions of State Law and the Municipal Code relative to this matter.

SECTION B. The Planning Commission declares that the information set forth in the May 28, 2013 draft General Plan 2012-2030 Update, the associated staff report and testimony given at the public hearing are incorporated in this resolution and comprise the basis upon which the findings and recommendations have been made.

SECTION C. The Planning Commission finds that the City's Housing Element 2008 has been included in the draft General Plan 2012-2030 by reference.

SECTION D. The Planning Commission determines that the draft General Plan 2012-2030 Update contains the following required elements: Land Use, Circulation, Open-Space, Conservation, Noise, Safety and Climate Action prepared in accordance with the provisions of the State Planning Law and the State General Plan Guidelines.

SECTION E. The Planning Commission finds that an extensive program of public participation was devised and implemented to ensure that all residents and interested parties have been informed of the City's intent to update its general plan and that they were provided ample opportunity to participate and comment on the preparation of the draft general plan update.

SECTION D. The Planning Commission finds that the draft General Plan 2012-2030 Update as recommended by the City's General Plan Steering Committee is based on the land use patterns established by the 1994 General Plan and the subsequent 2007 review of that plan. Data in the General Plan 2012-2030 Update has been reviewed and revised to reflect changes made to the City within the past 19 to 20 years. The proposed General Plan has been rewritten to be more consistent with the State adopted General Plan Guidelines and that a Climate Action Plan has been added to the General Plan in response to direction provided by the State of California.

SECTION E. The Planning Commission recommends that the City Council find that the City of Bradbury adopted a comprehensive General Plan in 1994 and that as part of that adoption process the City Council certified an Environmental Impact Report (EIR) for the project. In 2007 the City Council reviewed the 1994 General Plan and found that the goals, objectives, policies and land use patterns were still relevant and appropriate for the community.

The required General Plan Housing Element is not part of this project. The City's Housing Element was adopted in 2008 and certified as being in compliance with the laws and guidelines of the State of California. The schedule for updating the Housing Element is different than that of the remaining general plan elements.

The Planning Commission has reviewed and recommends adoption of the land use patterns which were established by the 1994 General Plan and the subsequent 2007 review of the plan. Data in the General Plan 2012-2030 Update has been reviewed and revised to reflect changes made to the City within the past 19 to 20 years. The proposed General Plan has been rewritten to be more consistent with the State adopted General Plan Guidelines. A Climate Action Plan has been added to the General Plan in response to direction provided by the State of California.

SECTION F. The Planning Commission is of the opinion that the environmental impacts that may be caused by the proposed General Plan 2012-230 Update have been thoroughly analyzed and mitigated by the 1993 EIR. No significant effects have been identified that have not previously been analyzed in the certified EIR. An Addendum to the General Plan base EIR has been prepared to demonstrate pursuant to CEQA Guidelines Section 15162 that the circumstances, impacts and mitigation measures identified in the 1993 City of Bradbury General Plan Draft and Final EIR remain substantively unchanged in the 2012-2030 Bradbury General Plan Update. In addition, the Addendum supports the finding that the 2012-2030 General Plan Update does not raise any new issues and does not cause the level of impacts identified in the previous EIR to be exceeded.

In accordance with the provisions of Section 15164 of the California Environmental Quality Act (CEQA) Guidelines the Planning Commission is recommending that the City Council approve and adopt an Amendment to the 1993 General Plan EIR and that this action will satisfy the environmental review requirements for this project.

SECTION G. The Planning Commission hereby recommends that the City Council approve and adopt the General Plan 2012-2030 Update dated May 28, 2013.

SECTION H. The City Clerk shall certify to the adoption of this resolution.

PASSED APPROVED AND ADOPTED this 28th day of August 2013.

Darlene Kuba, Chairperson

ATTEST:

City Clerk

I, Claudia Saldana, City Clerk, hereby certify that the foregoing **Resolution No. 13-____**. PC was duly adopted by the Planning Commission of the City of Bradbury, California at a regular meeting held on the **28th day of August 2013** by the following vote:

AYES: Commissioners:
NOES: Commissioners:
ABSTAIN: Commissioners:
ABSENT: Commissioners

Relationship to Other General Plan Elements

California Planning Law requires that all elements of the General Plan be consistent. While all of the General Plan Elements are independent, they are also interrelated. Certain goals and policies of one element may also address items that are issues of other elements. This integration of issues throughout the General Plan creates a strong basis for the implementation of plans, programs and achievement of community goals. The Safety Element is most directly related to Land Use, Circulation, Conservation and Open Space Elements.

Related Agencies, Laws and Plans

The following State mandates impact planning and development:

Colbey-Alquist Floodplain Management Act. The Colbey-Alquist Floodplain Management Act encourages local governments to plan, adopt and enforce land use regulations for floodplain management, in order to protect people and property from flooding hazards. This Act also identifies requirements which jurisdictions must meet in order to receive State financial assistance for flood control.

Alquist-Priolo Earthquake Fault Zoning Act. The Alquist-Priolo Earthquake Fault Zoning Act requires the state Geologist to identify earthquake fault zones along traces of both recently and potentially active major faults. Cities and counties that contain such zones must inform the public regarding zone location.

Seismic Hazards Mapping Act. Pursuant to the Seismic Hazards Mapping Act, the state Geologist compiles maps identifying seismic hazard zones. Development in seismic hazard areas is subject to policies and criteria established by the State Mining and Geology Board. Additionally, approval of development on a site within a seismic hazard area mandates the preparation of a geotechnical report and local agency consideration of compliance with applicable state requirements.

Landslide Hazard Identification Program. The Landslide Hazard Identification Program requires the state Geologist to prepare maps of potential landslide zones within urbanizing areas.

Fire Hazards. The threat of wildfires in foothill areas in Southern California has been of concern for many years. Recognizing that this concern throughout the State, in 2012 the legislature adopted SB 1241 which requires communities to protect themselves against wildland and urban fires by addressing the fire risk in areas of State responsibility and areas designated very high fire hazard severity zones.

Overview of Safety Element Issues

The City of Bradbury has attempted to identify and analyze natural and manmade hazards and the associated risks that residents may be subjected to.

Fire Hazards. The threat of wildfires in foothill areas in Southern California has been of

concern for many years. Very high risk for wildfire is evident in areas having steep slopes that are covered with chaparral vegetation and where there is limited access for fire control equipment. Low risk areas are developed urban areas where fire access is readily available and the terrain is relatively flat. Industrial areas, hazardous material users, structures with substandard electrical wiring, overhead high voltage power lines, and high pressure gas lines are examples of urban fire hazards.

In order to facilitate immediate firefighting response, the City should have the following standards for areas that are located in high or very high fire hazard severity zones:

- There should be sufficient access routes and roads for emergency vehicles and for the evacuation of residents from all areas.
- Adequate access should be provided for all developed areas. All roadways to hazard areas should be of sufficient width to accommodate fire-fighting equipment. Streets should be marked and addresses should be posted in plain view. Adequate water supply should be available and adequate for fire suppression activity.

The County of Los Angeles Fire Department has identified virtually all of the City of Bradbury as a Very High Fire Hazard Severity Zone. All development within this zone should comply with the standards set forth in the Fire Department's Fuel Modification Plan. The three primary components needed to reduce fire losses are:

1. Implementing building construction methods that reduce building fire hazards,
2. Providing adequate defensible space around structures to reduce fuel; and
3. Identifying areas where there is a significant risk and a history of significant losses.

Good defensible space around structures allows adequate area for firefighters to fight a fire and avoid injury to personnel and equipment. Terrain, climate conditions, and vegetation interact to affect fire behavior.

Government Code Sections 51175 through 51189 direct the California Department of Forestry and Fire Protection (CDF) to map areas of significant fire hazards based on fuels, terrain, weather, and other relevant factors. These zones, referred to as Fire Hazard Severity Zones (FHSZ), define strategies to reduce the risk associated with wildland fires. As part of this mapping effort, areas designated for management by CDF are identified as State Responsibility Areas (SRA). Areas managed by local fire departments are identified as Local Responsibility Areas (LRA).

The majority of the City of Bradbury is located within a Very High Fire Hazard Severity Zone established by the County of Los Angeles Fire Department and reflected on H-S Exhibit Safety No. 1. The entire City lies within a Local Responsibility Area (LRA). Public Resource Code (PRC) 4291 requires that homeowners provide fuel modification to 100 feet around their buildings to create a defensible space for firefighters and to protect their homes from wildfires. Residents must reduce dry fuel around the perimeter of any structure and comply with the adopted codes that provide standards for mitigating fire hazards.

Planning Commission
February 26, 2014 Report

General Plan 2012-2030 Update

EXHIBIT "I"

City Council Staff Report for November 19, 2013
Concerning the draft General Plan 2012-2030 Update

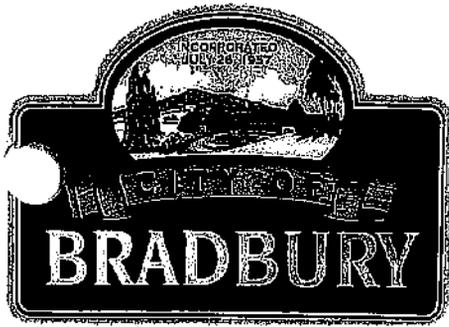
w/attachments:

General Plan/CEQA Documents

- Exh. A - 2007 General Plan – available for review at City Hall
- Exh. B - Planning Commission Resolution No. 13-226.PC
- Exh. C – City of Bradbury Draft General Plan 2012-2030 Update, Revised 11-14-13 – available for review at City Hall
- Exh. D - Addendum No. 1 of the 1994 General Plan Final EIR and the 1994 FEIR
- Exh. E - Draft City Council Resolution adopting the 2012-2030 General Plan Update
- Exh. F – Alvarado Smith Objections to the proposed General Plan Update dated August 28, 2013
- Exh. G – Alvarado Smith Appeal of the Planning Commission’s Recommendation dated August 30, 2013
- Exh. H – City Attorney’s letter dated September 16, 2013 to Alvarado Smith, clarifying General Plan Issues
- Exh. I – Alvarado Smith letter dated October 28, 2013
- Exh. J – Alvarado Smith letter dated November 8, 2013
- Exh. K – Alvarado Smith letter dated November 12, 2013
- Exh. L – Glenn Chadwick letter dated November 14, 2013
- Exh. M – Appraisal of D&M Property
- Exh. N – Appraisal of Chadwick Property

Public Records Act Requests

- Exh. AA – Alvarado Smith request dated August 28, 2013
- Exh. BB - Alvarado Smith request dated September 10 & 12, 2013
- Exh. CC - Alvarado Smith request dated October 25, 2013
- Exh. DD - Alvarado Smith request dated November 8, 2013
- Exh. EE – Robert Bodkin request dated November 11, 2013
- Exh. FF – Chadwick request dated November 13, 2013



Richard Pycz, Mayor (District 5)
Richard Barakat, Mayor Pro Tem (District 3)
Richard Hale, Council Member (District 1)
D. Montgomery Lewis, Council Member (District 2)
Bruce Lathrop, Council Member (District 4)

City of Bradbury Agenda Memo

TO: Honorable Mayor and Members of the City Council

FROM: Michelle Keith, City Manager
Anne Browning-McIntosh, AICP, City Planner
David Meyer, Planning Consultant

DATE: November 19, 2013

SUBJECT: **GENERAL PLAN AMENDMENT NO. GPA 13-01**
GENERAL PLAN 2012-2030 UPDATE'
ADDENEDUM NO. 1 TO 1993 FINAL EIR

SUMMARY

The City Council determined that the City's General Plan should be updated to reflect the residents' current vision and aspirations for the long-range physical development of the City. To that end the City Council appointed a nine-member General Plan Steering Committee comprised of members of the City Council, the Planning Commission and residents from each of the five council districts. The Committee held a workshop and numerous public meetings during the past eighteen months. The purpose was to solicit input from residents and interested parties relative to the long-range development goals for the City. A variety of methods were employed to solicit input from community residents and interested parties.

The General Plan Steering Committee used the guidelines established by the State to examine the City's physical development that has occurred since its incorporation in 1957. Data indentifying constraints that have a direct bearing on achieving various development scenarios were examined. After collecting relevant information the process of determining the residents' goals and objectives was initiated.

The Steering Committee found that the City's mission statement of "Preserving Rural Tranquility" is as relevant now as it was decades ago when it was initially

adopted. The mission statement provides guidance to local decision makers as they implement the community's land use policies.

The Committee and the Planning Commission are of the opinion that the City of Bradbury should continue to recognize its unique single-family residential character, and by maintaining fiscally responsible governance and development policies, should continue to 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. Objectives and policies expressed throughout the 2012-2030 General Plan Update process are based on achieving and implementing the following goals:

1. Financial sustainability.
2. Independent local government.
3. Local responsive and responsible governance.
4. Quiet and peaceful living environment.
5. Safe community.
6. Compatibility between rural agriculture and residential estate development.
7. Balance the City's rural character, including agricultural opportunities, preservation of open-space and natural topography, with residential necessities such as traditional municipal services and utilities.
8. Living/housing opportunities for all ages and economic levels.
9. Services for residents that encompass and are sensitive to an aging population and cultural diversity.

The General Plan Screening Committee made a presentation to the Planning Commission at public hearings held on July 24 and August 28, 2013 regarding its recommendation for the 2012-2030 General Plan Update.

At the Planning Commission public hearing held on August 28, 2013, written and verbal objections to the proposed General Plan Update were presented by the law firm of Alvarado Smith representing D&M Investments, Inc., alleged current owners of approximately 192-acres of vacant hillside property located in the A-5 (SP) zone.

The Planning Commission heard rebuttal testimony to the effect that the 2012-2030 General Plan Update designation of the 192-acres of hillside property was substantially the same as the designation, density, intensity, and description of the property as set forth in the City's 1993 and 2007 General Plans.

It was apparent at the Planning Commission, that the owners of D&M Investments, Inc. and their legal representatives did not have a clear understanding of the historic and the proposed description and designation of the property in question. Furthermore D&M's legal representatives demonstrated that

they did not understand the different roles of the general plan and the City's zoning regulations as they relate to the development potential of the property in question.

Based on the reports and testimony presented to the Planning Commission at the public hearings, the Planning Commission found that the long-range goals and objectives for the community, including the property in question, are substantially consistent with those contained in the 1993 and 2007 General Plans. The May 28, 2013 draft General Plan Update does not impact the existing development potential of the 192-acres purported to be owned by D&M Investments, Inc. Therefore the Planning Commission adopted its Resolution No. 13-226.PC recommending that the City Council:

1. Approve Addendum No. 1 to the 1994 General Plan Final EIR; and
2. Adopt the May 28, 2013 General Plan 2012-2030 Update as recommended.

The Planning Commission found that the May 28, 2013 iteration of the General Plan 2012-2030 Update was properly prepared in accordance with State General Plan Guidelines. Concerted effort was made by the General Plan Steering Committee to solicit public input to ensure that the proposed General Plan Update reflects the community goals, objectives and development policies. The Planning Commission found that the General Plan 2012-2030 Update reflects the community's vision for the long-range physical development of the City. Furthermore the Planning Commission found that the proposed General Plan Update is substantially the same General Plan that the City Council adopted in 1994 and reconsidered and re-adopted in 2007.

As discussed below in this memo, since the time of the Planning Commission hearing, non-substantive changes have been made to the General Plan Update which further clarify that there are no substantive changes from the previous General Plan. Unless otherwise noted or evident from the context, all references to the General Plan Update are to the Revised Update.

PROJECT DESCRIPTION

Purpose of the General Plan: The Bradbury General Plan is a long-range policy document designed to guide future conservation, enhancement, and development in the City. It defines the framework by which the City's environmental and economic resources are managed. It represents the basic policy direction created by the community regarding values, ideals, and aspirations. The General Plan addresses all aspects of development including land use, circulation/transportation, housing, community recourses, health and safety and a climate action plan.

This General Plan is a public document that guides day-to-day land use decisions of the City Council, its commissions, and staff. The General Plan provides a framework for the City Council to compare and evaluate specific development projects. Using the General Plan, the City Council will be able to prioritize resources; and determine that City policies and programs respond to residents' needs.

Role of the General Plan: California State Law (GC Section 65300) requires that each city and county adopt a comprehensive, internally consistent, long-term general plan to guide its future. The plan must be periodically reviewed and it must guide physical development of the City and its sphere of influence. The plan must address issues related to land use; circulation; housing; open space; conservation; noise; and community health and safety. The General Plan is required to address certain issues specified by State law. However, local jurisdictions may organize the General Plan in a way that best suits their unique needs. The document must be clearly written, accessible to all those concerned with the community's development, and it must be easy to administer.

Recently, the State legislature added requirements that each jurisdiction adopt goals designed to reduce greenhouse gas emissions. Goals and targets for the reduction of greenhouse gases for passenger vehicles and light trucks are included in the Climate Action Plan.

The State legislature recently adopted SB 1241 which requires that cities address in their general plan safety element, the risk of wildland fires and urban fires in areas of State responsibility and those areas designated very high fire hazard severity zones. Since much of the City of Bradbury is within a very high fire hazard severity zone, the draft general plan includes policies and programs to reduce the risk of wildland fires.

The City of Bradbury's General Plan addresses the future physical development of the community and the provision of municipal services. It is the foundation document that will serve as a guide for the development and preservation of the community as it is envisioned by its residents.

This General Plan is the foundation tool that will be used to evaluate the appropriateness of future development proposals. It will assist decision makers in the allocation of community resources. Decision makers may rely on the General Plan goals and policies in order to set a course toward realizing the community's vision.

Implementation of the General Plan's Goals and Objectives. The City's Zoning Code regulations must be consistent with the goals and objectives, as set forth in the adopted General Plan. The City's zoning regulations are used to implement the goals and objectives expressed in the General Plan. Because the