
General Plan 2012-2030 Update

Introduction

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General Plan 2012 -2030 Update

INTRODUCTION

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 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. As the "Constitution" for development in the City of Bradbury, all other policy documents and regulations should be consistent with the provisions of the General Plan.

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. The City has adopted this General Plan to maintain and enhance valued residential characteristics. This General Plan strives to promote a way of life that is sustainable and in balance with the natural environment.

The City of Bradbury is located northwest of the intersection of the I-210 and I-605 freeways. The north-south I-605 freeway connects the City of Bradbury to the City and port of Long Beach.

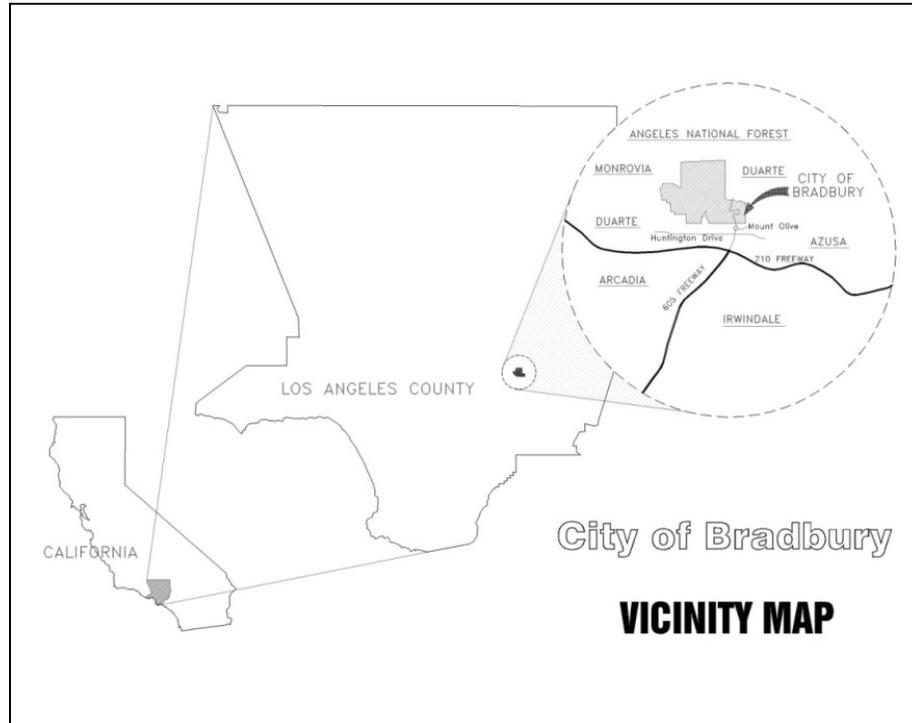


Exhibit No. 2

City of Bradbury Vicinity Map

Local Setting: Bradbury is developed exclusively with single-family detached residential dwelling units. It is a quiet hillside community composed of orchards and equestrian facilities, many of the streets are privately owned and maintained. Large estate lots are located within gate guarded neighborhoods accessed by meandering narrow roads bordered by lush landscaping. Agricultural endeavors are encouraged. Among the orchards the rearing and training of horses is a lifestyle historically enjoyed by many residents. Exclusive private residential estates are intermingled with the hillside ranches and farms. Situated against the foothills of the San Gabriel Mountains, Bradbury's northern boundary is shared with the cities of Monrovia and Duarte; and the Angeles National Forest. The mountain peaks range from 1,200 feet to 10,064 feet above sea level. The northern slopes of Bradbury are covered with dense chaparral that changes to pine and fir tree covered hillsides in the higher elevations. Since much of the development in Bradbury is situated on hillsides overlooking the San Gabriel Valley, the homes offer incredible panoramic views to the east, south and west.

Residents enjoy peaceful secluded neighborhoods with an abundance of open-space, and a serene lifestyle within close proximity to a variety of urban amenities.

City Governance: The City of Bradbury is governed by five elected Council members and managed by a City Manager. The City is divided into five council districts. One representative from each district is elected to the City Council. Annually the City Council elects a mayor and mayor pro tem from its membership. A Planning Commission is appointed by the City Council. One member from each council district is appointed to serve a two-year term on the Commission.

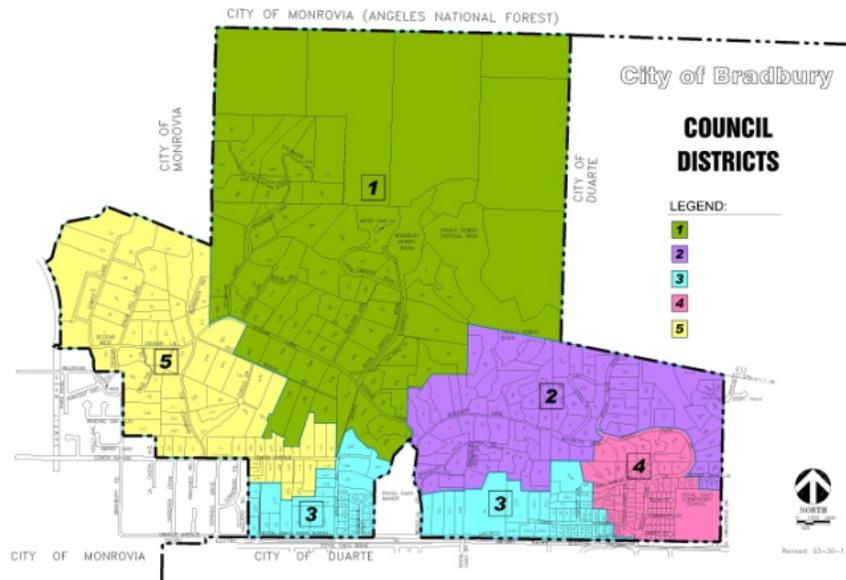


Exhibit No. 3
City of Bradbury Council Districts

Municipal Services: The City has three permanent employees. The City contracts with various public and private agencies and firms to provide municipal services. Police services are provided by the Los Angeles County Sheriff’s Department. Fire protection services are provided by the Los Angeles County Fire Department. Public Works improvements and maintenance are provided by the County of Los Angeles. Landscaping and maintenance services are provided via contract with a privately owned firm. Building, Planning and Engineering services are provided under contracts with privately owned companies. Solid waste removal and disposal services are provided by a privately owned company.

HISTORY

Native American Indians known as the San Gabriel Valley Hahamongna resided in this area once called “the land of flowing waters and fruitful valley”. The Tongva or Gabriellino Native Americans settled on the bluffs of the San Gabriel Mountains overlooking the Los Angeles River. The Spaniards who settled in the valley called the seasonal running river Arroyo Seco or “dry riverbed”.

In 1841, Bradbury was settled by Andres Duarte, a Mexican Army corporal, who was awarded a 6,596-acre land grant by Mexican Governor Juan B. Alvarado. The ranch was originally developed with orchards. As the years passed the 6,596-acre ranch was eventually subdivided into large ranch type parcels. In 1886 gold was discovered in a canyon on the ranch. Mines were actively worked for at least two years. However, after the gold mining subsided, the property was sold and the new land owners, Alexander Weil and William Wolfskill, further divided the property into 42-acre parcels which were offered for sale.

Early residents discovered the unique characteristics of the soil, water, subtropical type climate, and protection from the elements provided by the San Gabriel Mountains. This locale was an ideal setting for farming and growing productive orchards. The San Gabriel River provided an abundance of excellent quality water. Transporting the water from the river to the fields and orchards was inexpensive and made agricultural endeavors profitable. The residents took advantage of the ideal conditions and planted avocados and citrus groves that became some of the best known and coveted crops worldwide.

Louis Leonard Bradbury, a wealthy financier, who made his fortune in gold and silver mining, purchased land from Alexander Weil and constructed a home north of Oak Street and Royal Oaks Lane. Louis Bradbury lived in this home for many years. His daughter, Rosario, continued to live on the estate until the late 1930's. The City of Bradbury was named after this wealthy early resident. The once stately Bradbury manor was converted and expanded into the retirement and assisted living community known as "Be Royal Oaks" formerly known as the Royal Oaks Manor. This 17-acre facility is located on the north side of Royal Oaks Drive North just east of Braewood Drive. This County unincorporated area is surrounded on the east, north and west by the City of Bradbury.

Memorable Places: Wooline Estate, built by T. S. McKee in 1889 is located at the northwest corner of Winston Avenue and Royal Oaks Drive North. The third owner, bank president William Wooline, named the estate Royal Oaks commemorating the numerous Coast Live Oak trees located on the property and possibly also in reference to the Spanish Cork Oak trees planted by Louis Bradbury along the north side of Royal Oaks Drive.

Places having local historic significance include:

- 1775 Royal Oaks Drive North. This property contains an old stone milk house, and cistern.
- 5 Bradbury Hills Road. This property contains a single-story prairie style home that was designed by the Frank Lloyd Wright studio.
- 555 Deodar Lane. This site contains an old building referred to as the stone carriage house.
- 2001 Gardi Street. This site is the location of an 1890's two-story Queen Ann Farm House.

BRADBURY TODAY AND TOMORROW

The City of Bradbury is one of the ten smallest cities in Los Angeles County with 1.9 square miles and 1,048 residents (U.S. Census 2010). The City has grown from 855 persons in 2000 to the 1,048 residents in 2010. Over the past ten years, the median age has decreased from

49.1 years to 42 years old. The population under the age of 18 has decreased from 24.7% to 16.5% (Census 2010). The senior population has increased from 15% to almost 20%.

The City has some of the highest income levels in Los Angeles County. The annual per capita median income is \$100,454 whereas the annual per capita median income for the County of Los Angeles is \$57,717. The 2010 Census reported that there is no one living in the City at or below the poverty level.

The community's overwhelming response was that they loved the City as it exists today. Preservation of open-space, natural physical resources, rural agricultural atmosphere and financial independence were issues of public concern.

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

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

Goals: The objectives and policies expressed throughout this General Plan shall be 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 2012-2030 Update essentially follows the land use patterns and goals of the General Plan that has been in place since 1993. While the text of the policies may have been expanded upon and some names changed, the core values remain the same and the 2012-2030 General Plan Update is not meant to and does not change any development potential from what was previously approved and adopted.

PUBLIC PARTICIPATION

The City Council appointed a General Plan Steering Committee to take responsibility for soliciting input from the community regarding its vision for the future. Numerous public

hearings, meetings and workshops were held. Information and requests for input and participation were posted on the City's website and published in the community newsletter. Committee members were encouraged to visit with their neighbors and solicit comments concerning the City's vision for the future.

The General Plan process began with collecting data regarding existing conditions of the City. Information such as current demographics; availability of public facilities; municipal services; housing; quality of environmental resources (air, noise, habitat); and existing land uses was collected and analyzed. These analyses are compiled into a report entitled City of Bradbury General Plan 2012 – 2030 Update Background Report. This background milestone report should be used to augment and support the information contained in this General Plan document. The report was made available for public review on the City's website. It set the stage for the preparation of the community's vision, goals, and action plans.

One of the key components in the preparation of a community's General Plan is public participation. The City Council initially conducted a General Plan visioning workshop on May 30, 2012. Then the City Council enlisted the assistance of members of the community to become members of a General Plan Steering Committee. Many Steering Committee meetings were held so the committee could develop a preliminary draft of the General Plan Update that included the community's vision, goals, objectives, policies and implementation action plans. In addition, a community-wide workshop was held on September 10, 2012.

The information contained in the Background Report was used to develop the overview of past accomplishments. The Background Report is intended to be used as an environmental reference document and it can be referred to for more detailed information. Goals, objectives and policies recommended by community residents at the public workshops were developed and inserted in the General Plan Update document.

Referral, Coordination and Consultation. During the general plan updating process drafts of the plan were referred to the agencies specified by the State Planning Law Government Code Section 65351 through Section 65352.5. All appropriate agencies were consulted and their comments were coordinated with the local planning aspirations.

When the preliminary draft of the General Plan Update was completed, the public was encouraged to provide comments by contacting staff, participating in public hearings before the Planning Commission and the City Council or providing input through the City's interactive website. The Steering Committee's preliminary draft General Plan was sent to the California State Department of Housing and Community Development (HCD) for review and comment. Comments provided by HCD were responded to and the revised draft General Plan was presented to the Planning Commission at two public hearings. The draft General Plan Update approved by the Planning Commission was then forwarded to the City Council with a recommendation for adoption. The final draft of the General Plan was presented to the City Council at a public hearing on November 19, 2013. Based on input received at the public hearing the City Council decided to refer the draft document back to the Planning Commission for response to the questions and concerns raised by the owners of the 302-acres of undeveloped hillside property. The Planning Commission, at a properly noticed public hearing, reviewed clarifying language added to the initial draft document. The Planning Commission was satisfied that the basic land use patterns and development potential, densities and intensity set forth in the City's 1993 and 2007 General Plans were carried forward and implemented in the

General Plan 2012-2030 Update. Furthermore, the Planning Commission sought assurance that the goals, objectives, policies and action programs recommended by the General Plan Steering Committee were appropriately clarified. The Planning Commission at its meeting of February 26, 2014 adopted a resolution recommending that the City Council adopt the City of Bradbury General Plan 2012-2030 Update. The City Council, at a public hearing in April 2014 considered the recommendation of the Planning Commission regarding the adoption of the General Plan 2012-2030 Update. Input from the general public was solicited and considered before the City Council adopted the General Plan 2012-2030 Update.

As required by State law, an appropriate level of environmental review was prepared and circulated as prescribed by the California Environmental Quality Act (CEQA). The City Council considered all input regarding the potential environmental impacts that may result from the implementation of the goals, objectives and policies set forth in the General Plan 2012-2030 Update. Environmental determinations were made by the City Council prior to the adoption of the General Plan 2012-2030 Update.

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 Update 2012 – 2030 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 and implementation measures related to that specific General Plan element.

GENERAL PLAN 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 Housing and Community Development office 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 reviewed and periodically 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 (See Section 65358 Amendments of the California Government Code).

IMPLEMENTING THE PLAN

The Implementation Programs and actions described in the various General Plan Elements should be regularly reviewed because they outline the actions and methods need 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.