

ORDINANCE NO. 342

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRADBURY AMENDING CHAPTER 9.06.020 OF THE BRADBURY ZONE CODE ADDING A SECTION REGARDING MODIFICATIONS TO HILLSIDE DEVELOPMENT STANDARDS FOR SINGLE LOTS WHICH DO NOT REQUIRE GRADING PERMITS

THE CITY COUNCIL OF THE CITY OF BRADBURY DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: Chapter 9.06. The following section shall be added

Section 9.06.020.020

D. Modifications to setback requirements

1. A modification of hillside setbacks may be granted by the approval authority for the application being requested for single-lot projects proposed on the flat area of a site or previously graded portion of the site where minimal additional grading is required. In this case, the underlying setbacks for the zone shall be the governing standard;
2. Applicants wishing to request modifications must provide quantitative documentation which justifies the request.
3. Projects that require a variance from any other provisions of this development code must use the variance process for modification requests.
4. Projects requesting modifications must meet the findings of applicable required permits, e.g. Architectural Review and Neighborhood Compatibility.

SECTION 3. SEVERABILITY

If any provision, section, paragraph, sentence or word of this ordinance, or the application thereof to any person or circumstance, is rendered or declared invalid by any court of competent jurisdiction, the remaining provisions, sections, paragraphs, sentences or words of this ordinance, and their application to other persons or circumstances, shall not be affected thereby and shall remain in full force and effect and to that end the provisions of this ordinance are severable.

SECTION 4. EFFECTIVE DATE

The ordinance shall take effect thirty (30) days after its passage and adoption pursuant to California Government Code section 36937.

SECTION 5. CERTIFICATION.

The City Clerk shall certify to the passage and adoption of this ordinance and shall cause the same to be published or posted according to law.

PASSED, APPROVED, AND ADOPTED, this 15th day of December, 2015



Mayor

ATTEST:



Claudia Saldana, City Clerk

APPROVED AS TO FORM:



Cary Reisman, City Attorney

"I, Claudia Saldana, City Clerk, hereby certify that the foregoing ordinance, being Ordinance No. 342, was introduced at a regular meeting of the City Council of the City of Bradbury, held on the 15th of December, 2015, by the following roll call vote:

AYES: Mayor Hale, MPT Lewis, Council members Lathrop, Pycz
and Barakat
NOES: None
ABSENT: None



Claudia Saldana, City Clerk