

## ORDINANCE NO. 344

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRADBURY, CALIFORNIA, APPROVING ZONE CHANGE 16-002 - A PREZONE FOR THE BRADBURY ESTATES ANNEXATION AND ADOPTING THE CATEGORICAL EXEMPTION FOR THE PROJECT

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

SECTION 1: FINDINGS OF FACT: The City Council does hereby make the following findings of fact:

- a. On June 28, 2016, the City of Bradbury ("applicant") initiated an Application of Zone Change pursuant to Section 9.02.040.020A of the Bradbury Municipal Code;
- b. The project site is located on and to the east of Wildrose Avenue and Deodar Lane to the Bradbury City boundary in the City of Monrovia;
- c. The project site is located within the jurisdictional boundaries of the Bradbury Estates Community Services District and is also part of the Bradbury Estates Homeowner's Association.
- d. The project site consists of approximately 2.34 acres of land (four parcels) contiguous to the corporate limits of the City of Bradbury, as shown in Exhibit A;
- e. The project area includes unimproved portions of two privately owned residential properties partially located and with addresses in the City of Bradbury, the roadway leading into the Bradbury Estates community, and the Bradbury Estates guard house.
- f. The surround land uses are single-family homes.
- g. The project area is currently located in the City of Monrovia and zoned "Residential Low."
- h. Zone Change 16-002 would Prezone the project area with the City of Bradbury Zoning Designation A-5 – Agriculture Residential Estate Zoning District. The proposed Prezone designation reflects the existing development pattern in the area.
- i. The Planning Commission held a duly noticed public hearing on this issue on May 25, 2016 at 7:00 p.m. at Bradbury City Hall. At the hearing the Planning Commission received a staff report, considered the facts of the project and invited public testimony on the project.
- j. The Planning Commission conducted a duly noticed public hearing on May 25, 2016 and recommended that the City Council approve Prezone 16-001 and adopt Zone Change 16-002 designating four parcels as A-5.
- k. The City Council held a duly noticed public hearing on this issue on June 28, 2016. The public hearing was held at 7:00 p.m. at Bradbury City Hall. At the June 28, 2016 meeting, the City Council received a staff report, considered the facts of the project and invited public testimony on the

project, and closed the public hearing; and

- I. All notification requirements pursuant to Section 65090 and 65091 of the Government Code of the State of California were duly followed.

SECTION 2. Based on the testimony and other evidence received at the hearing, and upon the study and investigation made by the Planning Commission on its behalf, the City Council further finds as follows:

- a. The purpose of the project is to Prezone the subject site from Monrovia Zoning Designation Residential Low to Bradbury Zoning designation A-5 – Agricultural Residential Estate (A-5).
- b. The Prezone has been reviewed for consistency with the City of Bradbury General Plan, and
- c. Public participation and notification requirements pursuant to Sections 65090 and 65091 of the Government Code of the State of California, and 9.04.020 of the Bradbury Municipal Code were duly followed.

SECTION 3. CALIFORNIA ENVIRONMENTAL QUALITY ACT

FINDINGS: Based upon the testimony and other evidence received, the City Council finds as follows:

- a. Pursuant to Section 15319 of the Guidelines, the project meets the requirements of the Class 19 categorical exemption – Annexations of Existing Facilities and Lots for Exempt Facilities.
- b. A Notice of Exemption will be filed with the Office of Planning and Research, State of California, Sacramento, California (Exhibit B.)

SECTION 4. FINDINGS FOR PREZONE. Based upon the foregoing facts and findings, the City Council hereby finds as follows:

- a. Zone Change 16-002 adopting the Prezone pertaining to the Bradbury Estates Annexation, as shown in attached Exhibit "A," is consistent with the objectives of the Bradbury Development Code, the General Plan and the development policies of the city of Bradbury in that the proposed Prezone designations are consistent with existing land uses in the area and would not result in a substantive change to the existing zoning of the project site, as the area and the adjacent developed area is developed in compliance with the proposed zones' development standards.

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 16<sup>th</sup> day of August, 2016

  
\_\_\_\_\_  
Mayor

ATTEST:

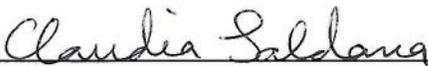
  
\_\_\_\_\_  
Claudia Saldana, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Cary Reisman, City Attorney

"I, Claudia Saldana, City Clerk of the City of Bradbury, hereby certify that the foregoing Ordinance, being Ordinance No. 344, was introduced at an adjourned meeting held on the 28th day of June, 2016 and duly passed, approved and adopted by the City Council of the City of Bradbury at a regular meeting held on the 16th day of August, 2016 by the following roll call vote:

AYES: Mayor Lewis, Mayor Pro-Tem Lathrop,  
Councilmembers Barakat, Hale and Pycz  
NOES: None  
ABSENT: None  
ABSTAIN: None

  
\_\_\_\_\_  
City Clerk – City of Bradbury

# Notice of Exemption

# Appendix E

**To:** Office of Planning and Research  
 P.O. Box 3044, Room 113  
 Sacramento, CA 95812-3044  
 County Clerk  
 County of: Los Angeles

**From:** (Public Agency): City of Bradbury  
600 Winston Avenue  
Bradbury, CA 91008  
 (Address)

Project Title: Bradbury Estates Annexation

Project Applicant: City of Bradbury

**Project Location - Specific:**

1 Deodar Lane; intersection of Wildrose Avenue and Oakleaf Avenue, Monrovia, CA

Project Location - City: Bradbury Project Location - County: Los Angeles

**Description of Nature, Purpose and Beneficiaries of Project:**

Annexation of approximately 2.96 acres of residentially zone land, currently within the Monrovia city boundary, but located within the Bradbury Community Services District and Bradbury Estates.

Name of Public Agency Approving Project: City of Bradbury/City of Monrovia

Name of Person or Agency Carrying Out Project: same

**Exempt Status: (check one):**

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: 15319. Annexation of Lots, Exempt facilities
- Statutory Exemptions. State code number: \_\_\_\_\_

**Reasons why project is exempt:**

Minor annexation of land residentially zoned to remain residentially zoned.

Lead Agency Contact Person: Michelle Keith Area Code/Telephone/Extension: 626-358-3218

**If filed by applicant:**

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project?  Yes  No

Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Title: \_\_\_\_\_

Signed by Lead Agency  Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.  
 Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: \_\_\_\_\_