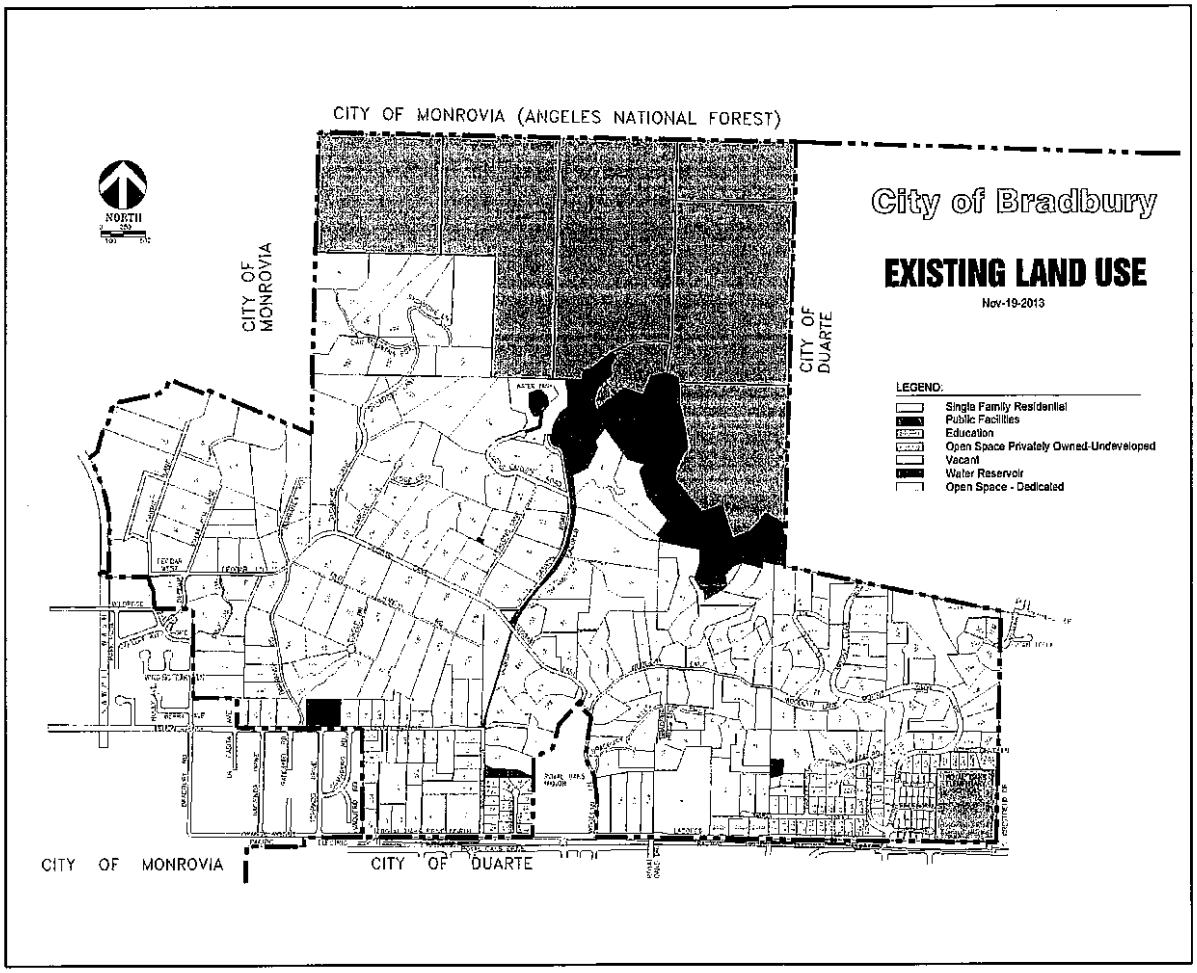

Figure 1. Existing land use in the City of Bradbury (Neal 2014).

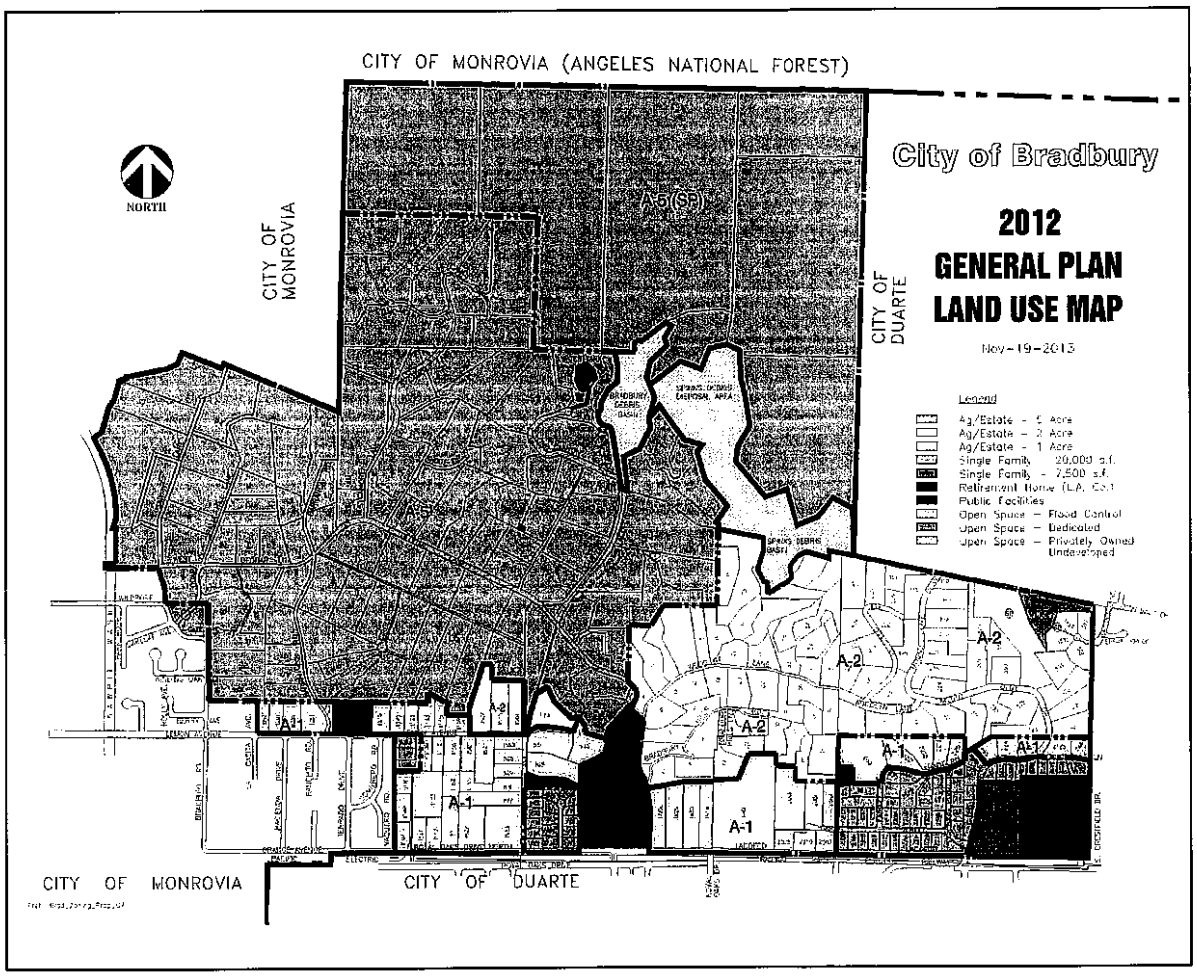

Figure 2. Land use in the City of Bradbury proposed under the 2013 General Plan update (Neal 2014).

APPENDIX E – City of Bradbury General Plan Matrices

- City of Bradbury General Plan Comparison Matrix

- City of Bradbury General Plan Goals and Objectives Comparison Matrix

City of Bradbury General Plan Policy Comparison
1994 General Plan
2007 General Plan, and
2012-2030 General Plan Update
Matrix

January 30 2014

The purpose of the matrix is to review the City of Bradbury general plans for 1994, 2007 and the proposed 2012-2030 General Plan Update that is under consideration by the City Council and compare the documents with specific focus on the impact of the general plans on some 302-acres of privately owned hillside undeveloped property which has been questioned by the owners of approximately 192-acres of vacant undeveloped hillside property. The intent of the matrix is to ascertain how each mandatory general plan element identified the potential development opportunities for the entire 302-acres of Privately Owned Undeveloped Hillside Property.

It should be noted that the 1994 General Plan and associated environmental impact report (EIR) described and mapped the property in question as 316-acres. A review of the Los Angeles County Tax Assessor records indicates that the property in question contains only 302-acres of land area. The reason for this 14-acre discrepancy has not been analyzed.

Furthermore it should be noted that the City of Bradbury in an attempt to comply with encouragement from the State Department of Planning and Research (OPR) reviewed and re-adopted the 1994 General Plan as its long-range planning policy document in 2007.

The 2012-2030 General Plan Update is an attempt to reformat the previously adopted General Plan in conformance with the State's current General Plan Guidelines. Data provided by the 2010 federal Census and data provided by State agencies and others has been used to update the narrative portions of the General Plan in an attempt to describe the City of Bradbury in a contemporary context. The development opportunity for the 302-acres of vacant undeveloped hillside property remains unchanged in the proposed General Plan 2012-2030 Update.

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Executive Summary	The subject undeveloped open space area designated as Estate – Five Acres/Hillside Development Overlay is described as being subject to the requirements of the City's Hillside Ordinance Area described as 316-acres appears to be 302-acres in size as tabulated using the tax Assessor Maps. Objectives and policies for each element stated in the executive summary	The 2007 General Plan contains a new Executive Summary that essentially restates the 1994 Executive Summary.	The 2012-2030 General Plan Update does not include an Executive Summary. The Introduction section contains information similar to that contained in the 2007 General Plan Executive Summary. Goals, objectives and policies for each Element included at the end of each Element, or Chapter of each Element	
Introduction	Provides overview of the general plan content and a summary of various long-range planning policies.	The 2007 General Plan is a carbon copy of the 1994 General Plan.	The 2012-2030 General Plan Update provides an overview of the general plan content to include goals. A statement is included that essentially the land use policies and patterns established in 1994 and 2007 general plans are followed. Development potential for the 302-acre area is not meant to be changed from that previously approved and adopted.	The only difference between the 1994/ 2007 and the 2012-2030 General Plans is the detailing of the community goals. The community expressed a desire that the 1994 general plan goal "to promote rural tranquility" be retained as the guiding principal for future physical development of the community.
Land Use Element	The 1994 City population was reported to be 850. The number of dwelling units was reported to be 281. Estimated that under theoretical buildout would have an additional 220 units for a total of 501 units. Property included in the Estate (Hillside) -5 acre land use with corresponding zoning of A-5 (1 unit per 5 acres) and shown to be	The 2007 General Plan Land Use Element is a carbon copy of the 1994 General Plan Land Use Element.	The 2012-2030 General Plan Update population estimate is based on 2010 federal Census data and it is reported to be 1,048. The number of dwelling units is reported to be 400. Estimated that an additional 97 units could be built for a total of 497 units. Property in question was redesignated as Open Space, Privately Owned Undeveloped without any change in	The 1994 General theoretical Buildout estimate for the subject Open Space Undeveloped privately owned land of 32 dwelling units did not include allowable accessory dwelling units. The theoretical Buildout for the 316-acres could have been calculated at 316-acres/5-acres per dwelling = 63.2 x two or a maximum yield of 126.4 dwelling units. The total theoretical City Buildout was estimated to be 501 dwellings and a

	Open Space – Undeveloped on Land Use Map. The Hillside Development standards require that between 50% and 85% of each lot in the property be kept in natural open space depending upon the slope Theoretical Buildout density for the subject "316-acre" Open Space area was estimated to be 32 dwelling units. The theoretical Buildout population for the property in question was estimated to be 95 persons. No method of calculating the dwelling unit yield for the property in question was given. The Buildout projection of 32 dwelling units represents a 50% reduction of the maximum theoretical yield (e.g. 316-acres/5-acres per dwelling = 64 DUs) Recognized that theoretical buildout is not likely to occur in hillside areas because of constraints and hillside standards. Existing Land Use of the property in question defined as Open Space-Undeveloped. Proposed Land Use of the property in question defined as Open Space Undeveloped with density of one dwelling unit per 5-acres. Land Use category was noted as		zoning. Hillside Development standards still apply to require between 50% and 85% of each lot of the property in question to be kept in natural open space depending upon the slope. The proposed development density for the subject Privately Owned Undeveloped Open Space area was set as 1 unit per 5-acres. Theoretical Buildout density for the subject property is based on its eight (8) lot configuration. One main dwelling and one accessory dwelling is permitted for each lot therefore, a Buildout projection of 16 dwelling units has been calculated. Additional dwelling unit yield for the property in question would be based on future subdivision and development plans that would be elements of a required specific plan. Development of the site in question would include extensive environmental review. General Plan development density is the same as the 1994 and 2007 general plans.	projected population of 1,500. The reduction of 126.4 dwelling units for the subject property to 32 dwelling units was not explained. However the 1994 and the 2007 general plans did indicate that the property in question was subject to site and environmental constraints. The 2012-2030 General Plan Update identifies that the subject property is currently comprised of 8 parcels. Each A-5-SP zoned parcel has the potential of developing two dwelling units per parcel (one primary and one accessory dwelling). Development proposals for the property in question must be in the form of a Specific Plan. Additional density yield for the property in question will be the topic site specific environmental and hillside development standards review. Total City Buildout potential in the 1994 and 2007 general plans was 501 dwelling units and a projected population of 1,500 persons. Total City Buildout potential in the 2012-2030 General Plan Update is 497 dwelling units and a projected population of 1,540 persons.

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	being subject to requirements of the City's hillside development standards because of topographic constraints. Property in question said to be bisected by intermittent streams			
Housing Element	The 1994 General Plan Housing Element states that housing accommodations should be provided for all economic segments of the community in accordance with State Law. The Housing Element identifies 331-acres as subject to Environmental Constraints such as steep hillsides and that the area is subject to development at the owner's discretion. The 331-acre designation includes the subject undeveloped hillside property.	The 2007 General Plan includes a Housing Element that was revised in 2000 in accordance with State Law. The Housing element recognizes the subject 302-acre Open Space Undeveloped parcel as constrained by environmental issues, lack of infrastructure and cost of construction. Nothing in the Housing Element 2000 indicates that the property in question was not developable. The development potential of the subject property was only described as difficult or constrained.	The 2012-2030 General Plan Update does not include a housing element modification. The existing Housing Element 2008 was certified as in compliance with State Law. The Housing Element may be considered for revision in 2014. The subject 302-acre Open Space Undeveloped site is defined as having marginal expectation for development due to steep hillsides, lack of infrastructure, topographical, geological and geotechnical constraints. The area is subject to natural hazards to include wild fires. A density yield of 28 dwelling units was projected for the property in question. No explanation of how the projection was derived was offered in the Housing Element. However, it was noted that the subject property may have difficulty in achieving the projected density.	The required revision schedule for housing elements is different than that for the remaining mandatory elements of the general plan. The subject 302-acre Open Space Undeveloped site is considered to have significant development constraints. The notation that the subject 302-acre Open Space Undeveloped site would be difficult to develop is constant throughout the 1994/ 2007 and the 2012-2030 general plans.
Circulation Element	The 1994 General Plan Circulation Element's guiding principal was to preserve the City's rural residential character. Buildout was projected to be 501 dwelling units. Traffic generated by	The 2007 Circulation Element is a carbon copy of the 1994 Circulation Element.	The 2012-2030 General Plan Update Circulation-Transportation Element addresses the Complete Streets Network as required by the State Planning Law. Alternate methods and modes of	A traffic study was conducted to determine if the local and regional circulation and transportation systems were adequate to handle existing and projected demand and traffic volumes. The systems were deemed adequate.

Element				
	the projected density and population was analyzed and the impact on the rural residential circulation system was anticipated to be minimal.		transportation are advocated. Surrounding regional arterial circulation and transportation systems were analyzed. It was determined that impact on the City and regional transportation and circulation systems is negligible. A traffic study was undertaken and the information was used to determine that the circulation and transportation systems for the City and the region were adequate.	The 2012-2030 General Plan Update promotes the use of alternate modes and methods of transportation. Reduction of the use of motor vehicles is encouraged. Emergency Access and Evacuation routes were identified and evaluated
Conservation Element	The 1994 General Plan Conservation Element contains a major goal directed at the restoration and protection of the quality of the physical environment through conservation of natural water courses, soils, and native plant and animal life. The Element states that conservation of natural resources should be a leading determinant for development type and density, as well as for the preservation of open space. 302 acres identified as being in high sensitivity Resource Management Area and development subject to specified guidelines and field survey requirements	The 2007 General Plan Conservation Element is a carbon copy of the 1994 general plan.	The 2012-2030 General Plan Update Conservation Chapter of the Community Resources Element contains the same objective as the 1994 and 2007 general plans. The subject 302-acre Open Space Undeveloped site is identified as an area that might require extensive analysis prior to development. The revised Resource Management Area Map excludes the developed portion of the Bradbury Estates and the Woodlyn Lane Estates as shown on the previously adopted general plan Resource Management Area Maps. However, the subject 302-acre Open Space Privately Owned Undeveloped site was retained as shown on the 1994 and 2007 general plan Resource Management Area Maps and continues to be in a high sensitivity area. Development in high sensitivity area subject to same guidelines and filed	The format of the Conservation Element has been modified to comply with the State's General Plan Guidelines. Current demographic and technical data has been cited regarding water, energy and solid waste conservation issues. Two previously identified "Wildlife Habitat" areas have been removed from the Resource Management Area Map because these areas have been developed with residential estates. The map legend identifying "Wildlife Habitat" has been replaced with legend designations of: Open Space, dedicated; and Opens Space privately owned-Undeveloped. Additionally, the flood control debris basins have been included on the map. Goals, objectives, policies and action programs have been expanded to reflect current positions and activities undertaken by the City.

Element	[illegible]	[illegible]	[illegible]	[illegible]
			survey requirements. The recently dedicated privately owned 4-acre open space parcel at Sharon Hill Lane was added as a Resource Management Area. An Environmental Resources Map was added depicting the location of the seasonal Blueline streams, the flood control debris basins and significant prominent ridgelines. A photograph of the 302-acres of the privately owned undeveloped hillside property has been included for informational purposes. Information regarding community resources has been updated using current demographic and technical data. Additional topics have been added such as Mineral Resources and Air Quality, Recycling, Hazardous Waste, and NPDES	
Safety Element	The 1994 General Plan Safety Element focuses on those issues that may affect the health and safety of City residents that should be considered in current and future planning. Specific issues include fire risk and prevention; flooding; geologic and seismic hazards; and other natural and man-made hazards that could affect the City. Property shown as being in Hillside/Slope Failure area. Identifies threat from fires in foothill areas.	The 2007 General Plan Safety Element is a carbon copy of the 1994 General Plan.	The 2012-2030 General Plan Update combines the required Noise Element and the required Safety Element. The Safety Element format has been updated to be consistent with the State's General Plan Guidelines. The history of natural and man-made disasters that have occurred has been updated. The adopted Fire Hazard Severity Zone Map prepared by the County Fire Department has been included. The Seismic Hazard Zones Map as prepared by the State Department of Mines and Geology has been included	The Fire Hazard Severity Zone Map reflects current assessment of the potential fire hazard to the community, but the area was already identified as being subject to fire threats. The Seismic Hazard Zones Map identifies areas of potential hazards such as: Liquefaction Zones; Earthquake induced Landslide Zones; Surface Rupture/Fault Trace Areas; and potential regulatory zones surrounding the surface rupture/fault trace areas. Safety and Emergency Preparedness Plans and Programs have been identified and elaborated on. Emergency Access and Evacuation routes

Element	[illegible]	[illegible]	[illegible]	[illegible]
			and property still shown as being subject to earthquake induced landslide area.	have been updated. Goals, objectives, policies and action programs have been memorialized to reflect current policies and activities.
Noise Element	The 1994 General Plan Noise Element objective is to maintain and preserve the existing quiet and noise-free environment in the City. A noise mitigation plan was outlined in the element. No significant noise impacts were identified. Noise control measures and standards were included. A Noise Environment Map was prepared to locate noise contours	The 2007 General Plan Noise Element is a carbon copy of the 1994 General Plan Noise Element.	The 2012-2030 Noise Element is now a part of the Health and Safety Element. Potential noise impacts were identified as associated with traffic in and around the City. A traffic study was prepared and noise contours were identified and mapped. A revised Noise Environment Map was prepared. Noise goals, objectives, policies and action programs were written for the protection of the community.	A revised noise contour map was prepared based on recent traffic volume studies. The Noise Goals, Objectives, Policies and Action Programs were revised to clearly define the City's expectations aspiration.
Open Space Element	The 1994 General Plan Open Space Element goal is to maintain the rural character of the community and to maximize the existing open space resources. It was noted that there was large undeveloped areas in the City and that many of these areas are not suitable for development due to steep slopes or water drainage. Although it was recognized that the much of the land was best served as open space, it was noted that it was under private ownership and remained undeveloped at owner's discretion. The Open Space Plan identifies	The 2007 Open Space Element is a carbon copy of the 1994 Open Space Element.	The 2012-2030 General Plan Update includes the required open space element as part of the Community Resources Element. This General Plan Element notes that the City is concerned and committed to the preservation of the agricultural uses of land that are part of the community's heritage. Locally significant historical buildings were identified and mapped. The City's existing Open Space Areas were mapped to include the subject 302-acres of privately owned undeveloped property. The undeveloped privately owned	The preservation of open space both private and publicly owned is a goal consistent throughout the 1994/ 2007 and the 2012 General Plan iterations. The 2012-2030 General Plan Update identifies the existing publically owned flood control debris basins, flood control channels, civic center, pedestrian/equestrian trails and the elementary school as open space areas. Privately Owned Open Space areas include: water reservoirs, privately owned dedicated natural open space and 302-acres of privately owned undeveloped hillside property. Goals, objectives, policies have been clearly defined as per direction from community residents.

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	331-acres of open space undeveloped hillside property that is subject to environmental constraints.		hillside property was described as being developable at the density of one dwelling unit per five acres of land area. Development of hillside property having an average slope in excess of 10% and a land area in excess of 2-acres is subject to the City's hillside development standards. The City's hillside development standards require the preservation of the natural topography. The amount of land area to be preserved depends on the average slope of the property being developed.	Action plans include the use of specific development plans to set aside open-space areas. But specific plans are already required for development in 302 acre area. Idea of specific plan is that development standards can be modified to allow alternative developments, such as cluster developments in order to preserve more sensitive areas.
Climate Action Plan	Not Included	Not Included	The 2012-2030 General Plan Update includes the Climate Action Plan adopted previously by the City Council.	

City of Bradbury General Plan Goals and Objectives
1994 – 2007 and 2012 Update
Comparison Matrix

January 31, 2014

Element	[illegible]	[illegible]
Executive Summary	Includes objectives and policies for each element that will be discussed below.	No Executive Summary
Introduction	Repeats objectives and policies set forth in Executive Summary	Includes overall community goals: **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.
Land Use Element	**Objective:** To maintain the existing character of the community and to preserve those environmental resources and amenities that make the City of Bradbury a desirable place to live **Policy:** The residential character of the community and environmental resources important to the City will be maintained	**Land Use Goal 1:** The Land Use Element maintains the existing rural residential character of the City. The element designates the general location, distribution, and extent of existing and permitted development. **Land Use Goal 2:** Preserve the identity, image and environmental quality of the hillside and open space areas in perpetuity by enforcing the Hillside Development Standards **<u>Land Use Objectives</u>** **Land Use Objective 1**: To maintain the existing character of the community and to preserve those environmental resources and amenities that make the City of Bradbury a desirable place to live. **<u>Land Use Policies</u>** **Land Use Policy 1:** The residential character of the community and environmental resources important to the City will be maintained.

Elements	[illegible]	[illegible]
		Land Use Actions **Land Use Action 1:** Encourage as much hillside preservation as possible through the use of conservation easements, acquisition efforts by conservation organizations or preservation as natural preserves that promote the protection of natural hillsides as open-space in perpetuity. **Land Use Action 2:** Work with the City of Monrovia to adjust the common municipal boundaries to expand the City of Bradbury to the edge of the Wild Rose Avenue right-of-way to be consistent with the legal boundaries of the Bradbury Estates Community Services District. **Land Use Action 3:** Revise the City's Design Guidelines to promote sustainable building and development design alternatives. **Land Use Action 4:** Encourage the homeowner associations to consider the update or adoption of design guidelines for their respective jurisdictions. **Land Use Action 5:** Engage the community and the homeowner associations to explore the need to control development intensity including but not limited to re-examination of lot coverage definitions, relationship of setbacks and building height and the ratio of main dwelling unit footprints to the total parcel size. **Land Use Action 6:** Perform a biennial review of the Hillside Development Standards and update if necessary to carry out the goals of the General Plan.
Housing Element	**Objective:** To maintain the existing residential character of the community while providing for the housing needs of the City residents. **Policy 1:** The City will promote and cooperate in the enforcement of fair housing laws. **Policy 2:** The City will continue to permit the development of a variety of housing types and to designate sites for new residential development in the General Plan. **Policy 3:** The City will pursue opportunities to provide housing for low and moderate income households. **Policy 4:** The City will continue to work to remove those governmental constraints that	The 2012-2030 General Plan Update does not include a housing element modification. The existing Housing Element 2008 was certified as in compliance with State Law. The Housing Element may be considered for revision in 2014. The subject 302-acre Open Space Undeveloped site is defined as having marginal expectation for development due to steep hillsides, lack of infrastructure, topographical, geological and geotechnical constraints. The area is subject to natural hazards to include wild fires. A density yield of 28 dwelling units was projected for the property in question. No explanation of how the projection was derived was offered in the Housing Element. However, it was noted that the subject property may have difficulty in achieving the projected density.

Element	[illegible]	[illegible]
	limit or discourage the development of new housing in the City. **Policy 5:** The City will work to conserve and improve the existing housing (including affordable housing) in the City. **Policy 6:** The City will promote and encourage public participation.	
Circulation Element	**Objective:** To accommodate existing traffic (equestrians, pedestrians, and vehicles) in a manner that is both safe and sensitive to the City's unique character. **Policy:** All public roadways and roadway improvements will be constructed to City of Bradbury local street standards so as to preserve the residential character of the City.	**Goals** **C-T Goal 1:** The C-T Element seeks to maintain safe and efficient circulation systems that do not impact the rural residential character of the City. **C-T Goal 2:** Maintain transit programs that do not exceed the City's annual transit funding allocation or budget. **C-T Goal 3:** Inform residents of all available transit programs. **C-T Goal 4:** Support regional rail services such as the METRO Gold Line light rail system. **C-T Goal 5:** Promote traffic safety throughout the community **C-T Goal 6:** Promote a "Dark Sky" development concept for all circulation systems that is consistent with the City's rural character. **Objectives** **C-T Objective 1:** To accommodate existing traffic patterns and plan for future demand. **C-T Objective 2:** Strive for the creation of new transportation facilities for motorists, equestrians, pedestrians, and bicyclists. Emphasize design standards that result in the construction of circulation and transportation systems that are safe and efficient; and sensitive to the needs of the disabled and City's unique rural residential character **Policies** **C-T Policy 1:** All public roadways and roadway improvements will be constructed to the City of Bradbury local street standards so as to preserve the rural residential character of the City. **C-T Policy 2:** Continue inter-jurisdictional relationships with neighboring cities to coordinate the design and implementation of transportation systems. **C-T Policy 3:** Explore all available funding sources and opportunities for improving transportation programs and facilities.

		C-T Policy 4: Develop a public information/marketing campaign to advertise the availability of transit services to City residents. **C-T Policy 5:** Continue to support and work with regional agencies to support the expansion of the Gold Line and other transportation programs and services for the San Gabriel Valley. **C-T Policy 6:** Promote enforcement of speed laws and continue to monitor the use of City streets. **Implementation Action Programs** **C-T Action 1: Safety:** Continue to evaluate traffic calming measures such as speed bumps, bulb-outs, stop signs and other improvements that effectively reduce speed. **C-T Action 2: Light-Rail:** Promote improvements that expand access to the Gold Line light-rail and other regional transportation systems for community residents. Examine the feasibility of creating a park-and-ride lot at the Civic Center for use by City residents. **C-T Action 3: Public Information:** Develop a marketing program to provide information to residents on the various available transportation services including Dial-A-Ride, Foothill Transit, and the Gold Line. Post this information on the City website. **C-T Action 4: Para-Transit System:** Maintain a Dial-a-Ride program that does not exceed the City's annual transit funding allocation of budget. **C-T Action 5: Roadway Coordination -** Support roadway improvements to intersections of all streets with the surrounding arterial highway network. Coordinate street improvements with the adjacent cities that may result in the improvement of Level-of-Service (LOS) at all street intersections. **C-T Action 6: Roadway Improvements –** Continue to work with the City of Duarte and the Duarte Unified School District to identify improvements that will reduce traffic congestion and improve pedestrian access to Royal Oaks Elementary School during hours of operation. **C-T Action 7: Complete Streets Network –** Continue to examine the existing circulation system in order to identify improvements that will lead to improved compliance with the "Complete Streets Network" as envisioned by AB 1358.
Conservation Element	**Objective:** To preserve those resources that are important to the community and to cooperate in regional efforts to improve environmental quality throughout the region. **Policy:** Existing and future development will be sensitive to those natural resources found in the City and in maintaining those natural resources.	**Conservation Goals** **Conservation Goal 1.** Maintain a healthy and clean city. **Conservation Goal 2.** Ensure adequate and cost effective trash collection for Bradbury residents. **Conservation Goal 3.** Protect the valuable watershed and natural habitat areas. **Conservation Goal 4.** Protect and maintain the local water supply to ensure that the City's growing demand for water is properly accommodated. **Conservation Goal 5.** Protect Bradbury's environment through the use of renewable energy