

**MINUTES OF AN ADJOURNED MEETING/STUDY SESSION
OF THE CITY COUNCIL OF THE CITY OF BRADBURY,
HELD ON TUESDAY, NOVEMBER 10, 2009 AT 7:00 P.M.
IN THE CITY COUNCIL CHAMBERS AT CITY HALL
600 WINSTON AVENUE, BRADBURY, CA 91008**

MEETING CALLED TO ORDER: Mayor Barakat called the meeting to order at 7:00 p.m.

ROLL CALL: PRESENT: Mayor Barkat, Mayor Pro-Tem Hale, Councilmembers Guthrie, Lathrop and Lewis

ABSENT: None

STAFF: City Manager Keith, City Planner Meyer and City Clerk Saldana

APPROVAL OF AGENDA: The Council moved to approve the agenda to proceed with City business.

PUBLIC COMMENT: None

DISCLOSURE OF ITEMS REQUIRED BY GOV. CODE SECTION 1090 & 8100 ET SEQ.: In compliance with the California State Fair Political Practices Act, each Councilmember has the responsibility to disclose direct or indirect potential for a personal financial impact as a result of participation in the decision making process concerning items on the agenda. There was nothing to report.

ZONE CODE AMENDMENT NO. ZCA 09-15 IMPLEMENTATION OF BRADBURY'S HOUSING ELEMENT: City Planner Meyer reported that the City Council adopted the State mandated Housing Element Update 2008 on September 18, 2009. The State Department of Housing and Community Development (HCD) certified that the Housing Element was in compliance with provisions of the Government Code Article 10.6 Section 65580 et seq. (California Senate Bill SB-2). The Department of Housing and Community Development created mandatory guidelines called "Building Blocks" to govern the scope and content of the required housing element updates. After numerous submittals, staff was able to satisfy HCD with the content of the City's Housing Element update.

The policies set forth in Chapter VI of the Housing Element 2008 commit the City to reviewing and amending the Zone Code to permit community care facilities, single room occupancy units, transitional housing, supportive housing and emergency shelters. In addition, the City is to strive to continually streamline its permit processing and fee structure as a means to removing potential governmental constraints to the provisions of affordable housing.

**HOUSING ELEMENT
POLICIES:**

Housing Element Policy 2: The City will promote the development of a variety of housing types and continue to identify sites that are available for new residential development.

Housing Element Policy 3: The City will continue to encourage housing for low- and moderate income households through the preservation and development of second dwelling units and guesthouses.

Housing Element Policy 6: The City will assist and address the needs of the homeless.

**RESOLUTION
NO. 09-135:**

At the October 20, 2009 meeting the City Council adopted Resolution No. 09-135, adding a section which states: *"WHEREAS, the State Department of Housing and Community Development requires at least one zone be identified for the location of Emergency Shelter and it is the intention of the City of Bradbury that opportunities for Emergency Shelter be provided for all zone districts within the community."*

**PROPOSED
ZONE CODE
MODIFICATION
MATRIX:**

The City Planner has prepared a proposed Zone Code Modification Matrix comparing the proposed code modifications to the City's existing development code.

DISCUSSION:

Mr. Meyer stated that item #23 – Hillside Parking – changes parking standards to comply with the revised Section 9.06.040.030 and maintains the requirement for two additional parking spaces. This suggested change would provide for sufficient off-street parking to mitigate impacts created by on-street parking on the narrow streets.

Councilmember Guthrie stated that maybe there is a part in the City that won't affect as many residents.

Mr. Meyer replied that staff is trying to get the City off the radar as a target for lawsuits. Mr. Meyer stated that a particular property owner is watching closely. City Planner Meyer felt that the best way to deal with this issue was by Specific Plan Designation.

City Manager Keith stated that staff is trying to protect the City but that the State has made it impossible protect the City 100%.

Councilmember Lathrop suggested creating a new zone, somewhere on the "edge" of the City.

City Manager Keith reiterated that the State took away the right of the City to say "no" and that HCD understands the uniqueness of our City but does not care, Bradbury is still required by statute to comply.

DISCUSSION:

City Planner Meyer stated that staff is trying to buy the City time to address the issues in the best way possible.

Councilmember Lathrop stated that he did not want development restrictions that favor one district over another.

The entire City Council concurred with that statement.

City Planner Meyer stated that the City is pretty much built out.

Mayor Pro-Tem Hale felt that there was a very remote possibility for a shelter/transitional housing to be built in Bradbury because it doesn't make economic sense to pick Bradbury when developers can go to Duarte where it is much cheaper to build. Mr. Hale stated that he favors the citywide option and to let developers come to us and not put a bulls eye on any area of the City.

**PLANNING
COMMISSION
PUBLIC HEARING
SET FOR JANUARY:**

City Planner Meyer informed the Council that the Planning Commission will hold a Public Hearing for Zone Code Amendment No. 09-15 at their January 2010 Meeting. City Manager Keith stated that the City has to meet the June 2010 deadline.

ADJOURNMENT:

At 8:30 p.m. Mayor Barakat adjourned the meeting to Tuesday, November 16, 2009.

MAYOR – CITY OF BRADBURY

ATTEST:

CITY CLERK – CITY OF BRADBURY