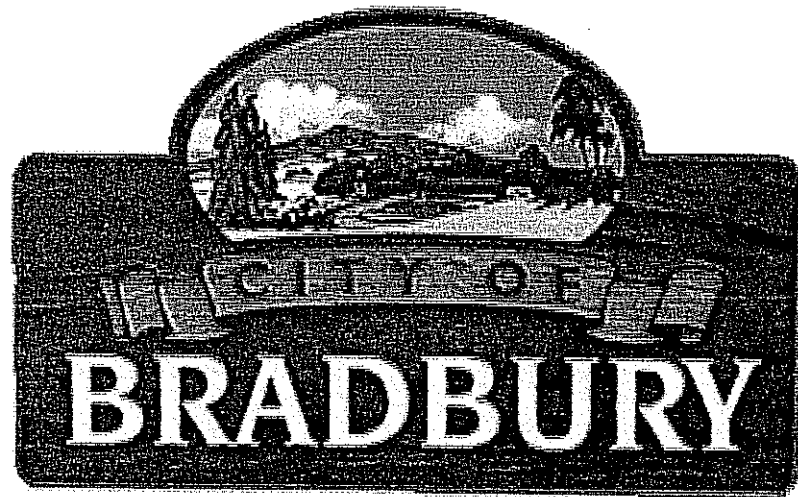


City of Bradbury



DESIGN GUIDELINES

August 1995

DESIGN GUIDELINES

WHY DESIGN GUIDELINES: It is the stated goal of the Bradbury City Council and the Planning Commission to maintain the scenic rural hillside atmosphere of the community. Preservation of the natural hillsides, existing ridge-lines, open spaces and vistas is of primary importance. The existing neighborhoods provide desirable conditions that have evolved over the years and the City Council has made a commitment that all new development shall be compatible with the existing character of the community. In order to preserve the existing scenic view corridors, the City encourages the construction of single-family homes that blend into their respective neighborhoods and reflect an acceptable architectural style.

The guidelines are intended to establish the City's expectations in broad conceptual parameters. They are to be used by the City and the private sector to establish concepts for the term "Quality Development" as it relates to the creation of design for new dwellings and the remodeling of existing structures. The guidelines are to be used by architects, engineers and building designers in an effort to stimulate creative solutions to design problems. The City encourages innovative design solutions.

City Council

Mayor:	Mark Flewelling
Mayor Pro-Tem:	Richard Barakat
Council Member:	Audrey Chamberlain
Council Member:	Beatrice La Pisto-Kirtley
Council Member:	Dr. John Richards

Planning Commission

Chairperson:	Bill Todd
Vice Chairperson:	Joseph Gifford
Member:	Bob Pash
Member:	Tim Stevens
Member:	Andy Arden

City Staff

City Manager:	Keene Wilson
City Attorney:	C. Edward Dilkes
City Clerk:	Claudia Saldana
City Engineer:	Dan Heil
City Planner:	David Meyer
Admin. Assistant:	Greg Grammer

Prepared By:

LDM Associates, 21450 Golden Springs Dr. Unit "C", Diamond Bar, CA 91789

RESOLUTION NO. 1333

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF BRADBURY, CALIFORNIA,
ADOPTING DESIGN GUIDELINES FOR DEVELOPMENT

WHEREAS, the City Council is committed to maintaining the scenic rural hillside atmosphere of the community, the preservation of the natural hillsides, existing ridge lines, open spaces and vistas; and

WHEREAS, the existing neighborhoods provide desirable conditions which have evolved over the years and the City Council has made a commitment that all new development will be compatible with the existing character of the community; and

WHEREAS, the Design Guidelines will provide essential information for site development and building design in accordance with the intent and standards set forth in the Bradbury Zoning Ordinance.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BRADBURY, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The Planning Commission has recommended that the City Council adopt the Design Guidelines dated August 1995 to be used by the City in its effort to clearly define the concept of "quality development" with the community.

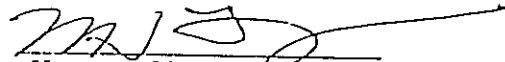
Section 2. The City Council declares that the information in the Design Guidelines and the testimony given at the Public Hearing is incorporated in the Resolution and comprise the basis upon which the decision is made.

Section 3. The City Council finds that the Design Guidelines are consistent with the goals and objectives of the City's adopted General Plan.


Section 4. The City Council finds that the proposed project is Categorically Exempt from the provisions of the State of California Environmental Quality Act (CEQA) pursuant to Section 15308, Class 8.

Section 5. The City Clerk shall certify to the adoption of this resolution.

PASSED, APPROVED and ADOPTED this 15th day of August, 1995.


Mayor - City of Bradbury

ATTEST:

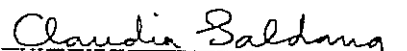

City Clerk - City of Bradbury

"I, Claudia Saldana, City Clerk, hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Bradbury at a regular meeting held on the 15th day of August, 1995, by the following roll call vote:"

AYES:

NOES:

ABSENT:


City Clerk - City of Bradbury

City of Bradbury
DESIGN GUIDELINES

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City of Bradbury

DESIGN GUIDELINES

Chapter No. I

INTRODUCTION

I. PURPOSE AND INTENT OF THE DESIGN GUIDELINES

The design guidelines have been established to verbally and graphically describe the architectural, landscape and grading design requirements for construction activity within the City. The intent of the design guidelines is to communicate the elements of "Quality Design" as envisioned by the City. The design guidelines have been produced to assist homeowners, architects, builders and City staff in the process of meeting the community's development goals and objectives. The development guidelines establish generally accepted design standards that represent the City's commitment to maintain the quality of life that we have come to associate with this community. The large-lot hillside residential character which includes premier views of the surrounding valley is a resource worthy of preservation.

The design guidelines include illustrations of the design character and elements envisioned as desirable for the City of Bradbury. The use of a variety of forms and materials is encouraged. The palette of design ideas and elements is intended to stimulate the creative talents of designers and architects. Innovation is expected and alternative design solutions are encouraged. The parameters are to be used as graphic representations of what is currently considered as acceptable solutions to design constraints. The City looks forward to the review of new and innovative designs.

It is the intent of the City to provide simple directives which can be used to avoid the misuse of decorative materials, clashing materials and piecemeal embellishment of building facades. Compliance with all applicable guidelines may not always ensure approval of a project. Some of the qualitative elements of project design cannot be fully addressed by the guidelines. The guidelines are minimums, and in some cases the developer may be required to provide more than the minimum in order to meet the stated intent of achieving "Quality Design". The design guidelines will be used by the City of Bradbury in its architectural review process. All buildings, structures, grading and landscaping projects are intended to comply with the intent of the guidelines. The Planning Commission and the City staff will use the guidelines to measure the level of acceptability of plans for future development within the community. The City's Planning staff is available to answer questions and interpret the guidelines.

II. USE OF THE DESIGN GUIDELINES

The design guidelines are available to all interested individuals to assist in the preparation of the plans for development within the community. The guidelines will be used by the Planning Commission in its review of projects which require discretionary action. The City staff will use the guidelines in the review of all development proposals.

The City's Zone Code establishes the foundation and regulatory parameters for all development that will occur within the City limits. The Design Guidelines are an attempt to describe the expected results which should occur as a result of the implementation of the City's zoning regulations. All development

proposals will be handled as either "Minor" or "Significant" projects. The Planning Commission is required to review, make findings of fact and either approve, deny or conditionally approve all "Significant" development projects. The City staff may review all "Minor" development proposals and may either approve, deny or conditionally approve such proposals. The staff's decision is subject to appeal to the Planning Commission. The Planning Commission's decision is subject to appeal to the City Council. The City Council's decision is final.

III. CITY HISTORY

The City of Bradbury was incorporated on July 26, 1957 in order to preserve the rural character of the community. The City consists of a beautiful, two square mile, uplifted plateau, with Live Oak tree-lined canyons along the southerly face of the San Gabriel Mountains. The City Boundaries lie within the northern part of the Rancho Azusa de Duarte which extended from the San Gabriel River on the east to the City of Monrovia on the west. The early residents, all of whom loved the beauty of this bountiful area, aggressively pursued preservation activities that would insulate the City from the ravages of urban sprawl that were pervasive in the San Gabriel Valley. These early residents planned to maintain the area as a rural community of ranches and large homesteads, free from the traditional "cookie cutter" development projects that ate into many of the hillsides in Southern California. The City commands a magnificent view of the San Gabriel Mountains and Valley. The views range from the City of Covina to the City of La Canada-Flintridge. One can see as far south as the City of Long Beach and Catalina Island.

Since incorporation, the population has grown from 518 to approximately 890 residents. They live in approximately 280 homes which have been constructed on parcels ranging in size from 7,500 square feet to well over 5 acres. In keeping with the ideals of Louis Bradbury, one of the founding fathers, the City of Bradbury has been planned exclusively as a single-family residential community. Commercial, Industrial and Multi-Family development has been prohibited. Approximately one-third of the streets are privately owned with access easements granted to the motoring public. Small private driveways have been constructed in certain areas and the use of these private streets is reserved for only those property owners who need them to gain access to their property. Access to the exclusive residential area known as the Bradbury Estates is controlled by guarded gates. Dwellings located on Woodlyn Lane are only accessed by traveling through electronically controlled gates. In the southern portion of the City there are traditional public streets that provide access to many custom home sites and small residential tracts. The City includes the Royal Oaks Elementary School which is located east of Mount Olive Drive. The old Bradbury homestead was converted into the Royal Oaks Manor, an elegant retirement community which is operated by the Presbyterian Church. This 18 acre parcel of land is located on an unincorporated island of Los Angeles County which is surrounded on the north, east and west by the City of Bradbury. The City of Duarte is located south of Royal Oaks Drive.

A. REGIONAL LOCATION.

The City of Bradbury is located northwest of the intersection of the Foothill Freeway (I- 210) and the San Gabriel River Freeway (I-605). The City is situated at the base of the San Gabriel Mountains and it is surrounded on the north by the Angeles National Forest. The City is surrounded on the south and east by the City of Duarte and to the west is the City of Monrovia. This foothill location provides magnificent panoramic views of the San Gabriel Valley.

B. LAND USE AND ZONING.

The City is an exclusive residential community with no Commercial, Industrial or Multi-Family development. The southerly or lower two-thirds of the City has been subdivided into residentially developed parcels of land. The northern one-third of the City consists of steep hillsides having average slopes of in excess of 30%. Access to this area is difficult and no development has occurred as of this date. Development in the City is constrained by the lack of traditional municipal infrastructure. Public sewer systems are not available to most parcels of land. The hillside area lacks improved storm drains. Streets are narrow and for the most part are not improved with curbs, gutters and sidewalks. Street lights are not encouraged in this rural community. Access to traditional utilities is generally available. The land use densities are low and they are commensurate with the existing steep topography and the availability of utilities and public infrastructure. The County of Los Angeles Fire Department has designated the entire City of Bradbury as a High Fire Hazard Severity Zone. The Building and Safety Department designation is either Fire Zone 3 or 4.

The existing zoning and land use designations found in the recently adopted General Plan are consistent. The residential land use designation include the following:

General Plan Land Use Designation	Zone District
• Single Family - 7,500 square feet	R-7,500
• Single Family - 20,000 square feet	R-20,000
• Estate Residential - One Acres	A-1
• Estate Residential - Two Acres	A-2
• Estate Residential - Five Acres	A-5

Certain portions of the steep hillside areas are subject to environmental constraints such as slope failure, liquefaction, flooding, and wildlife habitat. These environmental constraints must be considered in future planning and development proposals. These areas are noted in the Safety and Conservation Elements of the adopted General Plan.

IV. HOMEOWNER'S ASSOCIATIONS (HOA's)

Within the City of Bradbury, there exists several Homeowner's Associations (HOA). Each of the HOA's have developed and enforce their Covenants Conditions and Restrictions (CC&Rs). The CC&R's may require a separate review of any development proposal. It is in your best interest to determine if your property is governed by a Homeowner's Association.

City of Bradbury

DESIGN GUIDELINES

Chapter No. II

THE REVIEW PROCESS

Plans for construction within the City of Bradbury will be subject to review by the Planning, Building and Engineering Departments. Discretionary reviews are performed by the five-member Planning Commission. Applicants are encouraged to submit preliminary construction plans to the staff at the earliest opportunity. The staff will use the Design Guidelines in their review of all development proposals.

-
- I. EXISTING CONDITIONS:** The quality of site design has a major impact on the surrounding neighborhood and the community. All development should demonstrate sensitivity to the existing natural environment and the surrounding buildings. In order to design a quality project the existing conditions should be observed, measured and analyzed to determine the nature and extent of the constraints imposed by the site and the surrounding area.
- A. SITE.** Every development proposal should include a thorough analysis of existing conditions on-site and adjacent to the subject property. A proper analysis includes a careful examination of the site's physical properties, amenities, special problems, and environmental setting. The analysis will assist the City in evaluating the compatibility of the proposed project with the existing neighborhood. The following information should be gathered before you begin your design process.
1. **Title Report Information:** A review of the title report for the subject property will provide information regarding easements and the existence of Conditions, Covenants and Restrictions (CC&R's) established by Homeowners Associations that may regulate the use of your property.
 2. **Project Boundary:** As a minimum requirement it is essential that all development plans properly locate the site boundary lines with dimensions and bearings. The location of adjacent street(s) and easement(s) is important. The plans should delineate the location of the paved streets and driveways. A survey of the property boundaries is always a good idea.
 3. **Project Location & Topography:** The location of the closest cross street is required in order to properly locate the subject property. The topography of hillside parcels provides important information that will have an impact on your development plans.
 4. **Surrounding Buildings and Structures:** The location of surrounding buildings and structures should be documented and considered in the design process.
 5. **View Corridors:** Identification of view corridors is an essential part of the site investigation. The preservation of views is a major factor in the review of all development applications.

- B. SLOPE ANALYSIS.** All property located in the City of Bradbury that has an average slope of ten (10) percent or greater is subject to the Hillside Development Standards. Therefore, it is important that you determine the average slope of your property. The following formula must be used to make the necessary calculation:

AVERAGE SLOPE:		$S = 0.002296 \frac{I \cdot L}{A}$
Where:	S =	Average percent slope
	I =	Contour interval in feet
	L =	Summation of length of all contours in feet
	A =	Area of parcel (in acres)

- C. EXISTING VEGETATION.** All existing mature trees should be located on your plans. The City is interested in preserving the existing flora. The removal of mature trees is taken very seriously and alternatives to the removal of the trees must be explored to determine that there is no other viable option available. Identify all significant vegetation on the site.
- D. EXISTING NEIGHBORHOOD ENVIRONMENT.** The surrounding area should be photographed. Determine if there is a potential that your proposed project will obstruct the view from your neighbor's property.
- E. EXISTING VIEW.** It is important that the existing views be properly assessed and delineated on the submitted plans. Care should be taken in the planning for any new dwelling or structure to insure that it will not obstruct the near and far views as defined by the Bradbury Zone Code.
- II. DESIGN OBJECTIVES:** The organization of buildings on the site should respect the existing topography, take advantage of the view(s) and maintain the privacy of the adjoining parcels of land. Grading of the site should be kept to a minimum. Buildings should not be placed on the ridgelines. When possible, buildings and open spaces should be located for mutual advantage of sunlight. Access to the site must be considered and on-site circulation and parking areas must be carefully considered. The paved portions of the streets are narrow and on-street parking of vehicles is discouraged.
- A. GENERAL.** The following are general objectives found to be desirable:
- Develop compatible relationships to the existing neighborhood patterns, including building placement, building height, building bulk and existing open spaces.
 - Respect the privacy of neighboring properties. Do not block the neighboring property's ability to receive exposure to sunlight. The placement of buildings, structures and landscaping should, to the maximum extent feasible, avoid shading of adjoining open spaces and living areas.
 - Provide well-designed landscape transitional areas between buildings.
- B. GRADING.** Where cut-and-fill slopes are unavoidable, they should be sculpted to blend with the adjacent terrain. No grading should occur within ten (10) feet of any project boundary unless such grading is similar to existing or reasonably anticipated adjacent

grading. Retaining walls that are to be visible from any point off-site, should be limited to a maximum exposed face of seven (7) feet. The import or export of fill material should be avoided. The import or export of over 10,000 cubic yards of material will require discretionary review by the Planning Commission.

- C. ORIENTATION OF STRUCTURES.** Structures shall be orientated so as to avoid or minimize any possible intrusion into the privacy of the existing or future neighboring dwellings or structures. Buildings or structures will not be permitted on ridgelines. Existing and proposed accessory uses and structures should be carefully considered so as to avoid impacting the existing neighborhood.
- D. SETBACKS.** Minimum setbacks have been established to protect the privacy of all privately held parcels of land. Setbacks have been increased for parcels of land that contain over two (2) acres of net land area and where such parcels of land have an average slope of over ten (10) percent. No buildings or structures are to be constructed within the required setback areas without specific authorization. Roof eaves, fireplaces, stairways and similar architectural details may intrude into the required setback areas not more than three (3) feet providing that such intrusions are located not closer than thirty (30) inches to the parcel boundary lines. Landscaping features, fences and walls may be located within the required setback areas when plans therefore have been approved by the City.
- E. ACCESS DRIVES.** Primary access drives shall be paved with an approved impervious material. The minimum width of a primary access drive shall be fifteen (15) feet. The maximum slope of the primary access drive shall not exceed fifteen percent (15%) or as approved by the Fire Department.
- F. TREE PRESERVATION.** All trees shall be maintained, in a manner so as to promote healthy growth, reduce fire hazards or excessive blockage of views of mountains or valleys from adjoining properties. Pruning shall not degrade or adversely affect the health of any tree. Permits are required for the installation of new landscaping. Tree Preservation Plans are required for Architectural Review, Subdivisions and Lot Line Adjustment Applications.
- G. VIEW PRESERVATION.** Any building, structure or improvement shall be subject to the limitations of Section 9650 through 9653 of the Zoning Code, if the outline of the building, structure or improvement affects the view or vista of any pre-existing, developed property taken from the main structure or lot. In determining significant views the following definitions shall apply:
- A near view is defined as a scene located within the City, including, but not limited to, a valley, ravine, equestrian trail, pastoral environment, or any natural setting.
 - A far view is defined as a scene located out of the City, including, but not limited to, the Los Angeles basin, City lights at night, mountains and distant valleys.

- H. PUBLIC UTILITIES & SERVICES.** The following are public services objectives:
- Provide adequate public facilities and services including drainage, public or private sewage disposal systems, circulation systems, water service and public safety services.
 - Minimize impacts of development on adjacent properties.
 - Minimize potential surface drainage problems on neighboring properties and provide adequate drainage on-site.
- I. CIRCULATION.** The City of Bradbury is unique in terms of its system of streets. A portion of the City is accessed from traditional public streets. Fee ownership of the street right-of-way has been dedicated to the City. The City maintains the improvements within its public rights-of-way. Improvements located in the public right-of-way must be constructed to "Public Works" standards and inspected and approved by the City Engineer. Private improvements such as fences and walls located in the public right-of-way should be avoided if possible.

The Bradbury and Woodlyn Estates are gate-guarded communities located within the City of Bradbury. Access to these communities is provided via quasi-public streets constructed within street easements. Fee ownership of these street rights-of-way belongs to the adjoining properties. Authorization to pass over the streets has been dedicated to the public that can gain approval to enter the guarded communities. In some special situations access to certain parcels of land is over private access drives. Authority to use these private drives has only been granted to the owners of property that front on the private drives. The City does not have the responsibility to maintain the private and quasi-private streets or access drives.

It is important that the designer be fully aware of the nature and restrictions that are applicable to the streets which provide access to the subject property. A thorough examination of the property's title report will identify the type of the access and will detail the nature and extent of the covenants, conditions and restrictions which govern the use of the property. In any event it is suggested that construction within the access rights-of-way be avoided.

- J. OFF-STREET PARKING.** It is the intent of the City to minimize the use of the public streets for parking. All land uses are required to provide and maintain off-street parking facilities. Each single-family dwelling unit shall provide not less than two off-street parking spaces located in a garage or carport. Guest houses require at least one additional off-street parking space.

III. NEIGHBORHOOD COMPATIBILITY: All new development and the remodeling of existing structures and buildings shall be reviewed for compatibility with the existing surrounding neighborhood. Issues of building height, building bulk and scale will be considered during all discretionary review proceedings. If your proposed project is out of character with the surrounding dwellings you should consider a redesign to insure that your project does not appear to be contrary to the design elements established in the neighborhood.

- A. OVERVIEW.** Development proposals should demonstrate sensitivity to the existing natural environment and the influences of the surrounding neighborhood development.

The degree to which neighboring sites and buildings must be considered in the design of a new project will depend upon the aesthetic value, architectural quality, and estimated tenure of the improvements on the neighboring property. While a firm rule for acceptable design is not possible, *every new project should demonstrate that it has considered the elements of the surrounding development*. Diligent effort to orchestrate careful relationships between existing and new development must be demonstrated.

Drawings, models and other graphic communications presented to the City should show neighboring buildings and important features. Existing features should be shown in sufficient detail to enable evaluation of the relationship of the proposed development. Perspective views showing the relationship of the proposed project to its immediate neighbors, as seen from the street or other public place, are encouraged.

- B. LAND USES.** The City of Bradbury is a detached single-family community. Industrial, Commercial and Multi-Family land uses are prohibited. The rural character of the community is perpetuated by the design standards for public and privately owned facilities. The paved portions of the street rights-of-way are deliberately narrow. Curbs, gutters and sidewalks are only required for public streets or where they are needed for control of surface water run-off for public safety. Street lights are required for public streets and where needed. The majority of the City is not served by public sewers or storm drains. Large areas of open space are required to assist in the control of surface run-off. Sewage disposal systems are, for the most part, provided by private septic systems. The following is a brief description of the land uses that are permitted within the community:
- 1. Principal Use:** Single-family residential dwellings are permitted by right in each of the City's zoning districts. Dwellings must meet certain specified minimum size requirements. Dwellings over eighteen (18) feet in height, and not in excess of twenty-eight (28) feet, may be permitted if they are found, by the Planning Commission or City Council, to be compatible with the surrounding neighborhood.
 - 2. Accessory Use:** Traditional accessory buildings, structures and uses that support the principal single-family use of land are permitted within each zone district. Detached garages, barns and stables, storage buildings, gazebos, patio structures, swimming pools, tennis courts, riding rinks and recreational areas are common throughout the community. The large-lot zone districts were created for agricultural purposes. Traditional agricultural buildings and uses are permitted when they are secondary to the principal single-family use.
- C. CHARACTER.** The City of Bradbury requires that all new development be reasonably compatible with the existing neighborhood character in terms of the scale of the development of the surrounding residences. All design proposals shall reflect the uncrowded character of the neighborhood. The height of structures shall maintain reasonable consistency with the height of the structures on neighboring properties.
- D. PRIVACY.** Design proposals shall respect the existing privacy of adjacent properties by maintaining adequate separation between the development proposal and adjacent properties.

V. **GRADING STANDARDS:** The following guidelines provide general direction for grading design. The primary focus of the guidelines is to minimize the impacts of grading. Preservation of natural landforms and the use of landform grading techniques which are sensitive to the existing topographic features are required.

A. **GRADING DESIGN.**

- The overall shape, height and grade of any cut or fill slope shall be developed in concert with the existing natural contours and scale of the natural terrain.
- All grading shall be first approved by the City Engineer, and any grading or hillside landscape modifications shall not impact the approved drainage pattern nor alter the pad elevation.
- All manufactured cut and fill slopes shall be a maximum of two horizontal to one vertical (2:1). Cut and fill slopes shall be constructed to eliminate sharp angles at the intersection with the existing terrain. They shall blend with the natural topography to the maximum extent possible.
- The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.
- Angular forms shall not be permitted. The graded form shall reflect the natural rounded terrain.
- The toe and crest of all cut and fill slopes in excess of five (5) feet vertical height shall be rounded.
- The toe and crest of any slope in excess of ten (10) feet vertical height shall be rounded with vertical curves having a radii of at least five (5') feet.
- Where cut or fill slopes exceed 100 feet horizontal, the slope shall be curved in a continuous, undulating fashion with varying radii to reflect the natural terrain.
- Any manufactured slope bank in excess of thirty (30) feet vertical height shall have variable gradients and utilize bench drains constructed of natural materials.
- Where cut and fill side slopes are created in excess of four (4) feet in vertical height, detailed landscaping plans shall be submitted to the City of Bradbury. Plans will be reviewed for size, type and density of groundcover, shrubs and trees.
- Daylight cuts should be used where possible.
- Slopes requiring special erosion control or fire prevention planting techniques or material, shall be designed for ease of maintenance.
- All manufactured slopes shall be landscaped or otherwise protected from runoff to the satisfaction of the City Engineer. Automatic irrigation systems shall be required to provide for proper maintenance of the landscaped areas.
- Existing disturbed areas not proposed for development shall be renaturalized and/or revegetated.

B. **SITING GUIDELINES.**

- Whenever possible, locate property lines at the top of the slope.
- Sites should be planned in such a way so as to preserve important vistas and maintain the existing landform character.
- Site building and align roadways to maximize public visual exposure to major natural features.
- On slope areas steeper than twenty-five percent (25%), typical padded lot solutions should be avoided. Minimize grading by siting buildings and roads to conform with the natural topography where feasible.
- Structures should be sited so that roof slopes follow the slope of the natural terrain.

- Site the top of roof lines and structures so that they occur below the elevation of significant ridge-lines.
- Site proposed buildings and structures so that maximum concealment of a created cut slope is achieved.

V. HILLSIDE DEVELOPMENT STANDARDS:

- A. **OVERVIEW.** It is the City's position that its hillside areas are a valuable resource. To date, hillside development in this community has generally avoided creating significant negative effects which are traditionally experienced as a result of mass grading practices. The result of past development practices in the City of Bradbury has been the retention of the natural land forms which enhance the community's "rural" character. Much of the remaining undeveloped acreage in the City can best be described as extremely steep. The undeveloped slopes are in excess of thirty percent (30%) and the slopes are visually prominent.

The purpose of the Hillside Development Standards is to promote orderly development of this important resource. The City is intent on insuring that all new development will be consistent with its existing neighborhoods. Care will be taken to minimize disruption of the predominant hillside character of the community.

- B. **APPLICABILITY.** The Hillside Development Standards are applicable to any lot or parcel of land located within the corporate boundary which has an average slope of at least ten percent (10%). Additionally, the standards shall apply to previously graded hillside lots upon which no building permits have been issued.
- C. **GENERAL POLICIES.** The following policies are reflective of community hillside design and development standards:
1. **Community Character:** The existing community character shall be preserved and enhanced.
 2. **Prominent Land Forms:** Prominent land forms, including, but not limited to knolls, significant ridgelines and watercourses shall be preserved in their natural condition to the maximum extent possible. All structures shall be constructed sufficiently below the crest of the hillside so that the crest is not obscured or dominated by the structure. Buildings shall be constructed to fit into the hillside to the greatest extent possible. The objective is to minimize disruption of the appearance of the natural terrain. Whenever possible, dwellings should be staggered with respect to the building pad elevations on which they are to be located. For lots having at least two (2) acres of land area, all dwelling units, including accessory structures, shall be set back from all lot lines by a distance of not less than one hundred (100) feet.
 3. **Major Hillside View-Scapes:** Significant hillsides and ridge-lines visible from locations beyond the subject property shall not be altered by highly visible cut and/or fill slopes, building lines and/or road surfaces.

4. **Grading:** The extent of grading shall be minimized to that necessary to accommodate reasonable development of the site.
5. **Circulation:** The nature and extent of development shall be consistent with available and future circulation capacities.
6. **Fire Hazard:** Development in high fire risk areas shall be subject to reasonable mitigation measures approved by the Fire Department.
7. **Drainage:** Development shall be planned in such a manner so as to avoid undue flood, mud slide and subsidence risk.
8. **Recreation Resources:** Significant environmental and recreational resources shall be maintained and enhanced.

VI. GUEST HOUSES: The City provides the opportunity for the construction of Guest Houses which include cooking and bathroom facilities and space sufficient for sleeping. The City has established certain design standards for the accessory living quarters.

- The Guest House must be appropriate with the size and character of the lot on which it will be located, and to the character of the neighborhood.
- The Guest House shall not overload the capacity of the neighborhood to absorb the physical impacts of the unit in terms of parking, traffic volumes and utility service consumption.
- The Guest House shall not be materially detrimental to the public health, safety and general welfare, or to the use, enjoyment or valuation of property of other persons located in the vicinity.
- No modifications to the zoning standards have been previously granted to the site which cause the proposed Guest House to create a loss of privacy or view to surrounding properties.
- One Accessory Living Unit is permitted on any lot in each zone as follows:

<u>ZONE</u>	<u>Maximum sq. footage permitted</u>
Estate 5 Acre	2,500 sq. ft.
Estate 2 Acre	2,000 sq. ft.
Estate 1 Acre	1,500 sq. ft.
R-20,000	1,200 sq. ft.
R-7,500	1,200 sq. ft.

- Guest Houses are permitted only on residential lots which are developed with a single-family residence, and they shall not be assigned a separate address.
- The Guest House shall not have separate utility meters.
- The owner of the property or the master lessor of the entire property must occupy either the primary unit or the Guest House.
- A minimum of one (1) On-Site parking space shall be provided for the Guest House, in addition to the parking requirement for the primary unit. The additional space shall be accessible from a single, common driveway for both primary and accessory units.

VII. ARCHITECTURAL DESIGN STANDARDS:

- A. **OVERVIEW.** The City of Bradbury contains a variety of architectural styles within its boundaries and as such does not require that dwellings be constructed in any particular style. However, the architectural character of every building should be such that the

proposed style incorporates strong, unifying elements such as pitched roofs, asymmetrical facades, strong exterior detailing and "cool" appearing "people orientated" spaces. Examples of design elements that provide distinctive architectural character include:

- Pitched roofs.
- Tile roof covering.
- Varying building mass.
- Assorted building shapes.
- Strongly articulated wall and building planes.
- Thick appearing walls.
- Use of shapes that produce shadows.
- Variety in exterior wall coverings.
- Courtyards, arcades and landscaped exterior spaces.
- Decorative detailing around windows and doors.
- Decorative eave detailing.
- The use of dormers.
- The use of accent elements such as tile, ironwork, stonework, and carved woodwork.

B. ARCHITECTURAL DESIGN ELEMENTS. Architectural elements play a significant role in the development of dwellings with distinctive character. These elements are comprised of exterior architectural detailing, a variety of exterior materials and the use of color. Accessory structures should contain the elements used in the theme established by the primary building. The following represent suggestions that are generally considered as desirable design elements:

1. Columns and Archways

- Use of Columns and Archways is encouraged to reinforce various architectural styles such as Spanish and Mediterranean styles.
- Columns should be used to create exterior walkways and lanais, or they can be used as supports for covered porches. Archways should be used to create entry galleries and walkways, either free-standing or integrated within the body of main structure.
- Columns should incorporate a bottom base, a square or cylindrical shaft and capital or column bond.
- Column height to width ratio should be in accordance with ratios ideal for the architectural style chosen. An example would be the use of a 4-5:1 ratio for a Spanish Mediterranean Style.
- Arches should be used in a regular or rhythmic series.
- Columns and arches should be constructed of stucco, plaster, pre-cast concrete, wood or stone veneer. Accent trims or details should be used to accentuate the house trim.

2. Windows and Doors

- Recessed windows, doors and wall openings should be used to convey the appearance of thick exterior walls, and to create shadows and depth. Non-recessed windows and doors should be accentuated with wood trim or other types of window and door surrounds.
- Windows with rectangular, round or reversed radii heads are encouraged. Reflective glass and metal finish window frames are discouraged.
- Multi-paned windows are encouraged. The use of leaded and etched glass at main entry locations is also encouraged.
- Windows should be articulated with shutters, pot shelves, ledges, sills, plant-ons or rails.

- Doorways should be typically rectangular or round-headed and fully recessed. Spiral columns, arches, pilasters, stonework, decorative tiles, or other sculptural details are encouraged.
- Entry doors should be wood exterior and may be dramatically carved, heavy wood panels or simple board and batten.
- Doors to exterior gardens, patios and balconies should be paired and multi-paneled, and either rectangular or round-headed.

3. Entry Porches

- Covered entry porches shield the interior of the dwelling from the elements.
- Entry porches provide elements of interest by the use of shades and shadows.
- Entry doors and doorways should be in proportion to the architectural style of the home.

4. Garage Doors

- Garage doors visible from the public and private street system should be avoided where feasible.
- Garage doors should relate to the overall architectural design of the dwelling. Colors should be from the same paint color palette use for the primary building.
- Ornamentation of garage doors is encouraged to provide visual interest. This can be accomplished with color accents and architectural features such as pediments, mouldings, overhangs and recessing of the door.
- Panelized garage doors are encouraged.
- Garages larger than two-car shall have multiple garage doors to break up the visual plane; staggered setbacks to garage doors is encouraged.
- Detached garages are encouraged to break up building mass and to create courtyard areas.

5. Chimneys

- Chimneys should use the same stucco or plaster treatment as the building exterior. The use of brick, stone or other masonry veneer is encouraged.
- Chimney caps should be simple shapes. Metal caps are discouraged unless stuccoed or plastered.
- Chimneys should be integrated into the building design and exterior mass.

6. Exterior Stairs and Steps

- Steps are encouraged to be made of pavers or stamped concrete. The use of decorative tiles is encouraged.
- Steps should be accented with materials appropriate to the building style, rather than plain concrete.
- Stairs should have a wall type guard rail that steps with the angle of the stairs. The railings should be of the same exterior material and color as the building that they service. The use of ornamental iron railing is encouraged.

7. Balconies and Patios

- Balconies are encouraged to provide simple clean projections.
- Balconies may be open or roofed, and should have wood, concrete or plaster

balustrades and railings. The use of wrought iron and wooden railings is encouraged.

- Patios and arbors should be used to frame exterior activity and landscaped areas.
- Proportions of patio and arbor supports are very important; the use of "thick" columns or posts is encouraged.

8. Roofs

- Gabled and hipped roofs should have a minimum pitch of 4:12.
- The use of flat roofs should be minimized and should only be utilized in combination with gable or hip roofs.
- Varying ridge heights and jogs in ridge lines is encouraged.
- Mission or Spanish style clay tiles fixed in mortar or concrete or slate shingle tiles are encouraged.
- Roof planes should be articulated to provide shadow and depth.
- Roof tile colors should compliment the architectural style of the house.
- Solar panels should be appropriately integrated into the roof design.

9. Materials and Colors

- The use of wood, pre-cast concrete and tile is encouraged.
- Exterior surface should exhibit a limited number of colors, a base color and two or three accent colors.
- In areas where existing development provide a dominant pattern, new projects are encouraged to use a similar or compatible colors, textures and scale.
- Selection of building materials and colors should be given careful consideration to climatic factors, especially the impact of harsh summer sun on western or southern elevations.
- Highly-reflective, shiny or mirror-like materials that reflect glare into the surrounding environment are discouraged.
- To reduce solar heat gain and glare, recessed windows are encouraged. Glass should be kept in the shadows from early Spring to late Fall, if possible.
- The following building materials are recommended for use in Bradbury:
 - Natural materials, such as wood, brick and stone.
 - Cement plaster (stucco) or similar material.
 - Textured masonry with integral color.
- The following building materials are discouraged:
 - High contrast color glazed masonry, except for small detail areas.
 - Synthetic materials made to resemble masonry.
 - Metal panels.
 - Exposed concrete masonry.
 - Plastic materials.
 - Continuous strips or bands of glass without interruption by mullions. The use of flush mounted glass used in long horizontal patterns should be avoided.
- The following building colors are recommended:
 - Light and muted earth tones.
 - Natural brick, stone and wood tones.
 - For ground surfaces and roofs: warm earth tones.
 - Accents: Saturated and bright colors should be used only in small detail areas.

- The following building colors are discouraged:
 - Highly-reflective colors that cause glare.
 - Large dark buildings or surfaces.
 - Large areas of dark glass.
 - Colors so dark or intense as to neutralize shadow patterns.
 - Saturated hues and bright colors except for use in small areas.

10. Exterior Ornamentation

- Railings for balconies and stairs typically should be wood, pre-cast concrete or wrought iron.
- Grilles of decorative wood or iron may be used on windows for ornamentation.
- Decorative iron sconces, etc. are encouraged to add detail to simple building forms and materials. The over-utilization of ornaments is generally inappropriate.
- Decorative ceramic tiles should be used both horizontally (on walkways) and vertically (on walls/stairs) to accent building forms and features.
- Stucco surrounds, wall tile, or roof tiles should be used for decorative or functional vents.

11. Exterior Lighting

- Exterior lighting fixtures visible from public right-of-way or adjoining parcels of land should be compatible with the architectural design of the dwelling.
- Exterior lighting shall be located and shielded so as to not generate glare and light on adjoining property.
- All lighting fixtures should meet applicable City standards with respect to height, number and size.
- All exterior illumination should be regulated to be extinguished during specified evening hours.

12. Gutters and Downspouts

- Gutters, downspouts and any other device for controlling roof water run-off are encouraged to be concealed or integrated into the architectural design of the building.
- Exposed gutters and downspouts should be textured and colored to match the roof or wall materials.

13. Antennas and Mechanical Equipment

- Installation of television antennas, radio receiving and transmission antennas or satellite dish-type receivers, etc., shall be governed by the City Codes and individual associations CC&Rs.
- All gas meters, electric meters, water meters, cooling/heating equipment etc., shall be screened from view of adjacent properties and streets, and/or integrated into the architecture, where appropriate. Sound attenuation for heating and cooling equipment is required through the equipment location and design.

14. Driveways and Walkways

- Driveways should be concrete (textured or exposed aggregate), gravel, stamped concrete, brick, stone or tile. Asphalt driveways are discouraged.
- Driveways and front walkways should be of a consistent treatment.
- Brick, wood or tile is encouraged to be used as accent trim or inlays within the driveways and walkways.

15. Privacy Walls and Fences

- Property line walls should be designed and constructed of materials that complement the architectural style of the main structure. The use of plant material is encouraged to soften the appearance of large expanses of bold fence material.
- Semi-transparent fencing, such as wrought-iron grilles between plaster pilasters, is encouraged.
- All fences and walls should begin and end with dramatic pilasters. Returning the fence and/or walls to the main structure is a reasonable alternative to providing pilasters.
- Walls and fences should be stepped consistent with significant grade changes.
- Primary vehicle access gates should be placed at least 22 feet from the edge of the street pavement.

16. Mailboxes

- Mailboxes should be set in a pilaster and detailed in a manner consistent with the building and surrounding neighborhood.
- The location of the mailbox is important. The mail distribution facilities are generally located within the street right-of-way. Care must be taken to insure that the mail box meets the requirements of the U.S. Postal Service and that it does not constitute a traffic or circulation problem.
- In certain situations the U.S. Postal Service will require that "Group" mail facilities be installed at locations convenient to several dwelling units and the mail carrier.

C. HEIGHT OF STRUCTURE.

- The height of a structure shall be measured vertically from the top of the finished grade, of the building pad, to the highest ridge line, at the exterior walls. Building pads that are created by more than two feet of cut or more than three feet of fill and/or the displacement of 50 cubic yards of material shall be subject to review and approval of the Planning Commission.
- The Planning Commission may not grant approval of a structure that exceeds eighteen (18) feet in height unless it finds: that the structure is compatible with the surrounding neighborhood; that the structure does not impinge on any existing or proposed view; and that the proposed structure will not negatively impact the privacy of adjoining parcels of land.
- In order to preserve the existing scenic view corridors, the City encourages the construction of single-family homes that blend into their respective neighborhoods and reflect an acceptable architectural style. Dwellings that are to be over eighteen (18) feet in height but do not exceed twenty-eight (28) feet, must seek Neighborhood Compatibility approval. A building or structure that will exceed twenty-eight (28) feet

in height in height must obtain approval of a Variance (BBC Sections: 9610 et. al. and Ordinance No. 243, Section 9.

- In order for a building, located on a ridgeline, to exceed eighteen (18) feet in height, the Planning Commission or the City Council must be satisfied that it is physically or economically infeasible to obtain the desired or substantially similar product, without exceeding the eighteen (18) foot height limitation and that such building or addition does not affect the view or vista of any pre-existing developed property (BMC Section 9650 et. seq.).

D. SPECIAL REQUIREMENTS.

1. Mass:

- The preservation of the existing natural environment is important to the City. Buildings and structures should be designed to respect the building site and the surrounding neighborhood. Buildings should not dominate the terrain.
- Larger buildings should be designed as carefully orchestrated compositions of the smaller elements.
- Large buildings should be articulated to be consistent with the hillside terrain.
- Roof structures should be divided into smaller elements, or dormers should be added to interrupt large and long monotonous areas.

2. Bulk:

- Avoid long continuous uninterrupted exterior wall planes. As a general principle, buildings over 50 feet in length should be articulated to produce a change in the size of the wall that creates shade and shadows.
- The use of projections and recesses to divide horizontal planes is encouraged. Recesses may be used to define landscaped areas, entries, atriums, window groupings and similar focal points. Projections should be used to emphasize important architectural elements such as entrances, bays, stairs, porches, etc.
- Building components should be divided into parts consistent with the human scale. Two-story buildings should be designed primarily as horizontal compositions. Vertical structural members should be designed to compliment or accentuate the horizontal organization.

3. Detail:

- The use of architectural detailing to accentuate critical elements of the building is encouraged.
- The use of detail material such as wood or masonry veneer should be used to define windows, doors, porches, bays, eave overhangs or similar architectural features is encouraged.
- Landscape material may be used to soften the harsh edges of building planes but should not be used as the principal architectural detail feature.

E. **ACCESSORY STRUCTURES.** The design of accessory structures, such as swimming pools, tennis courts, gazebos, pool houses, barns, corrals, play equipment and similar structures should be an extension of the living environment and architectural theme defined by the main dwelling unit. Compatibility with the design of the main building and the surrounding neighborhood is of importance in the City's review process. Many

of the design elements and concepts applicable to the main building will be used to determine the acceptability of the accessory buildings. The use of building materials, used or compatible with the materials used in the construction of the main building, is encouraged for the construction of the accessory structures. The use of building materials, used or compatible with the materials use in the main building, is encouraged for the construction of the accessory building and structures. Landscaping should be used to soften the effects of tennis courts and similar outdoor activity centers. Lighting should not be obtrusive and should not spill over or reflect on to the neighboring properties.

- F. TRASH ENCLOSURES.** Due to the narrow configuration of the private streets located in the Bradbury and Woodlyn Estates, it is in the best interest of the community to congregate solid waste collection facilities where feasible. Each property owner, in the gate-guarded estates is responsible for providing facilities to accommodate adequate collection and disposal of its solid waste. The applicable Homeowner's Association can be of assistance in determining acceptable methods for meeting the individual property owner's needs. Trash facilities should be screened.
- G. ANTENNAS.** Antennas may be installed on any parcel of land within the City as an accessory structure only. Dish antennas may not be located in any front yard, or between a building and the front property line, nor in any side yard that is adjacent to a public or private street. Dish antennas not exceeding a two (2) foot diameter may be located on the roof if they are screened from view from adjoining properties and the public streets. The height of a ground mounted dish antenna shall not exceed 16 feet. Ground mounted dish antennas shall be screened by fences or landscaping, at least five feet in height, which obscures visibility of the antenna from the adjoining properties and from adjoining public rights-of-way.

VIII. LANDSCAPE CHARACTER: The existing lush natural and exotic landscaping in the City of Bradbury plays a significant role in the review of landscape plans for new developments. It is envisioned that plant material can be integrated into the hardscape needed to gain access to and service single-family dwellings.

There are a number of competing factors which will influence the scope and nature of landscaping proposals. The City of Bradbury recognizes the fact that the water supply is finite and there is a need to conserve water in wet years so that adequate resources are available during the inevitable dry years. In addition, the City of Bradbury is located in a designated high fire hazard severity zone. Fuel modification programs created by the Los Angeles County Fire Department, which provides service to the City, should be implemented throughout the majority of the City to combat the threat of wild fires. The Fire Department has prepared a Fuel Modification Program that will be used by the City in its review of landscaping plans.

- A. TREE PRESERVATION STANDARDS.** All existing trees shall be maintained, in a manner to promote healthy growth, reduce fire hazards or excessive blockage of views of mountains or valleys from adjoining properties or sight triangles at traffic intersections. Pruning shall not degrade or adversely affect the health of any existing tree. No prominent tree, native tree or any other tree which is of a desirable genus and species shall be removed without first obtaining a permit from the City.

- B. ORCHARD TREES.** No orchard tree(s) shall be removed unless it can be demonstrated that the tree(s) is a significant health or fire hazard or it (they) have become a severe detriment to the view of mountains or valleys from surrounding dwelling sites. A permit issued by the City is required.
- C. NATIVE TREES.** No native or prominent tree(s) shall be removed unless it can be demonstrated that the tree(s) is a significant health or fire hazard or it (they) have become a severe detriment to the view of mountains or valleys from surrounding dwelling sites. A permit issued by the City is required.
- D. NEW LANDSCAPING.** Preservation of existing trees shall be an important element of any new landscaping plan. Landscaping plans shall clearly identify the size, number and species of all new material that is to be installed on the project site. It is suggested that the Fire Department Fuel Modification Plan and local printed resources such as Sunset Western Garden Book be used as a guide to selecting plant material for any new development project. All newly installed plant material shall be provided with a resource efficient automatic irrigation system. The manufacturer of irrigation products generally provides information regarding the types of systems that will comply with the City's conservation requirements.

The City will use the following criteria in its review of all landscaping plans:

1. **View Preservation:** Care must be taken to insure that landscaping projects will not result in obscuring views from adjoining properties.
2. **Front Yard Landscaping:** The required front yards shall be landscaped in a manner commensurate with the surrounding neighborhood.
3. **Street Landscaping:** The street right-of-way shall be landscaped in a manner commensurate with the surrounding neighborhood. The location of obstructions within the right-of-way should be reviewed in terms of preservation of public safety.
4. **Drought Tolerant Plant Material:** The use of drought tolerant plant species rather than large expanses of turf is recommended.
5. **Landscape Maintenance:** The future care and maintenance of the proposed landscaping should be a significant consideration in your landscape design.
6. **Landscape Establishment:** The City will require some form of surety that the newly installed landscape material will survive a designated establishment period.
7. **On-Site Drainage:** The City has not established a publicly maintained system for drainage control; therefore, large areas of impervious material are discouraged. The concentration of surface run-off is to be avoided. Required settling basins and debris basins must be incorporated in all landscaping plans.
8. **Slope Planting:** Significant slopes must be landscaped in accordance with the City's grading standards.

9. **Landscape Berms:** The use of berms is encouraged to complement the existing hillside terrain and to screen structures from view.

IX. STREETScape TREATMENTS: The City of Bradbury has a circulation system comprised of public streets, quasi-public streets and private access drives. The traditional publicly owned and maintained streets are located in the southern and eastern portions of the City. The quasi-public streets and private access drives are located within the Bradbury and Woodlyn Estates. The street system has a rural character and few of the roadways have curbs and gutters. Sidewalks and street lights are generally not a part of the improvement plans for this rural community. Pedestrian and equestrian trails meander throughout the community.

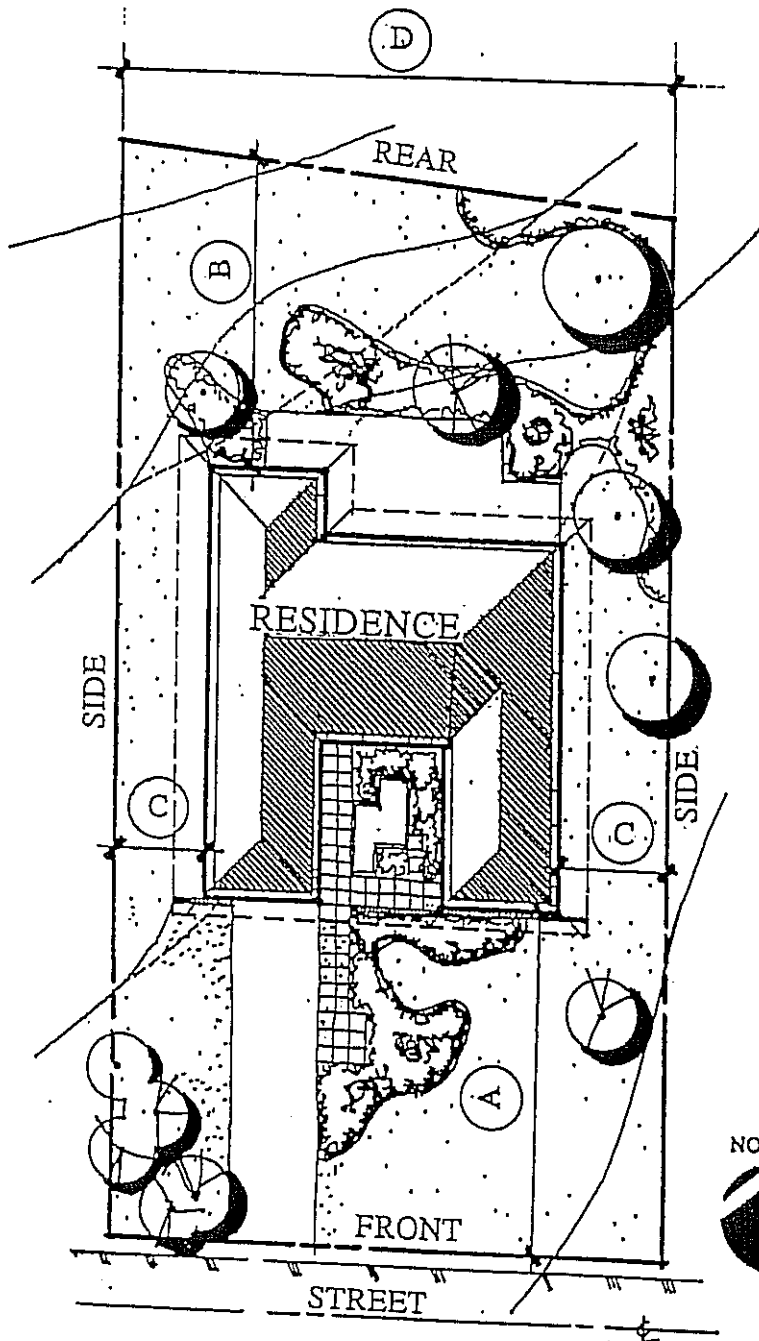
All public and private roadways and roadway improvements in the City will be constructed in a manner that preserves the City's rural, residential character. The following design concepts will be used by the City in its review of all development proposals:

- A. **STREET RIGHT-OF-WAY.** Private access drives and quasi-private streets require a right-of-way between 20 and 40 feet. The exact width will be determined by the City based on existing and anticipated traffic volume. Public local and collector streets will require a right-of-way between 50 and 60 feet.
- B. **PAVED AREAS.** The City of Bradbury, for the most part, contains a system of local streets. The majority of the local streets are private in nature and access to the residential area served by such street system is controlled by security gates. The pavement width for local streets is generally between 20 and 24 feet. Several collector streets are located within the City. They provide for through traffic. The typical pavement width of collector streets is 35 to 40 feet which provides for two travel lanes. On-street parking is generally not permitted on local streets. Parking may be provided on collector streets.
- C. **CURBS & GUTTERS.** Curbs and gutters are not required as part of the design of local private and quasi-private streets. Curbs and gutters shall be required on the public streets to assist in improved drainage control.
- D. **SIDEWALKS.** Sidewalks are not required. Sidewalks will only be required when the issue of public safety demands such improvements.
- E. **STREET LIGHTS.** Street lights are required as part of the normal design of the public street system. A policy of "dark skies" is the guiding development policy for the private streets. However, in certain situations of high traffic volumes, street lights may be required at specified private street intersections.
- F. **STREET TREES.** The preservation of the existing natural and lush rural environment is important to the community, therefore, the planting of street trees is encouraged.
- G. **TRAILS.** The results of a recent community survey conducted in conjunction with the development of the General Plan development policies indicated that the majority of City residents did not wish to develop a formal system of pedestrian and/or equestrian trails. Therefore, formal improvements for such activities will not be required. However, sufficient space for sidewalks and/or equestrian trails will be required to be dedicated as part of any new subdivision.

DESIGN GUIDELINES

**GRAPHICS ARE FOR ILLUSTRATIVE
PURPOSES ONLY, ALTERNATIVE
DESIGN SOLUTIONS ARE
ENCOURAGED.**

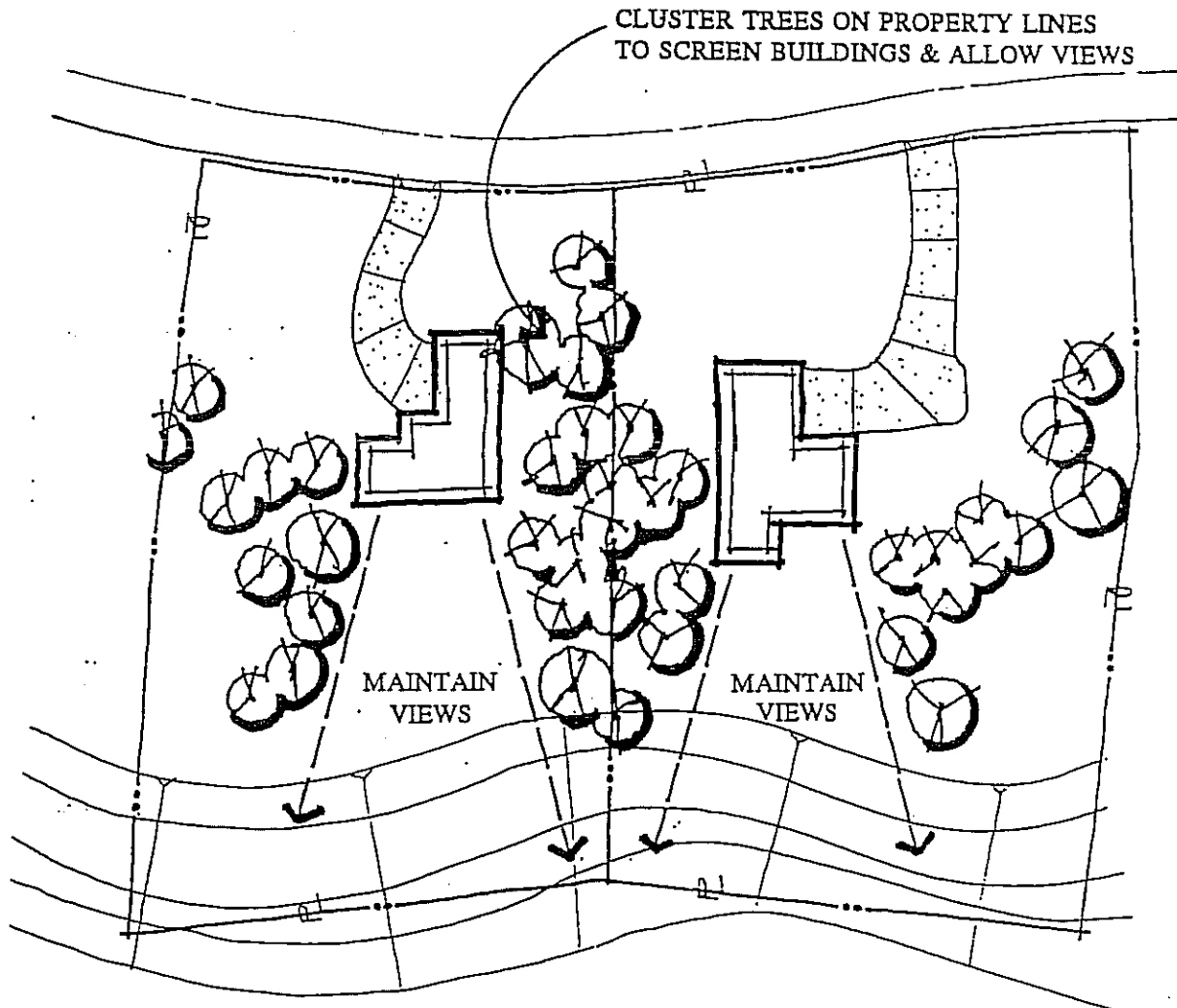
Chapter No. III



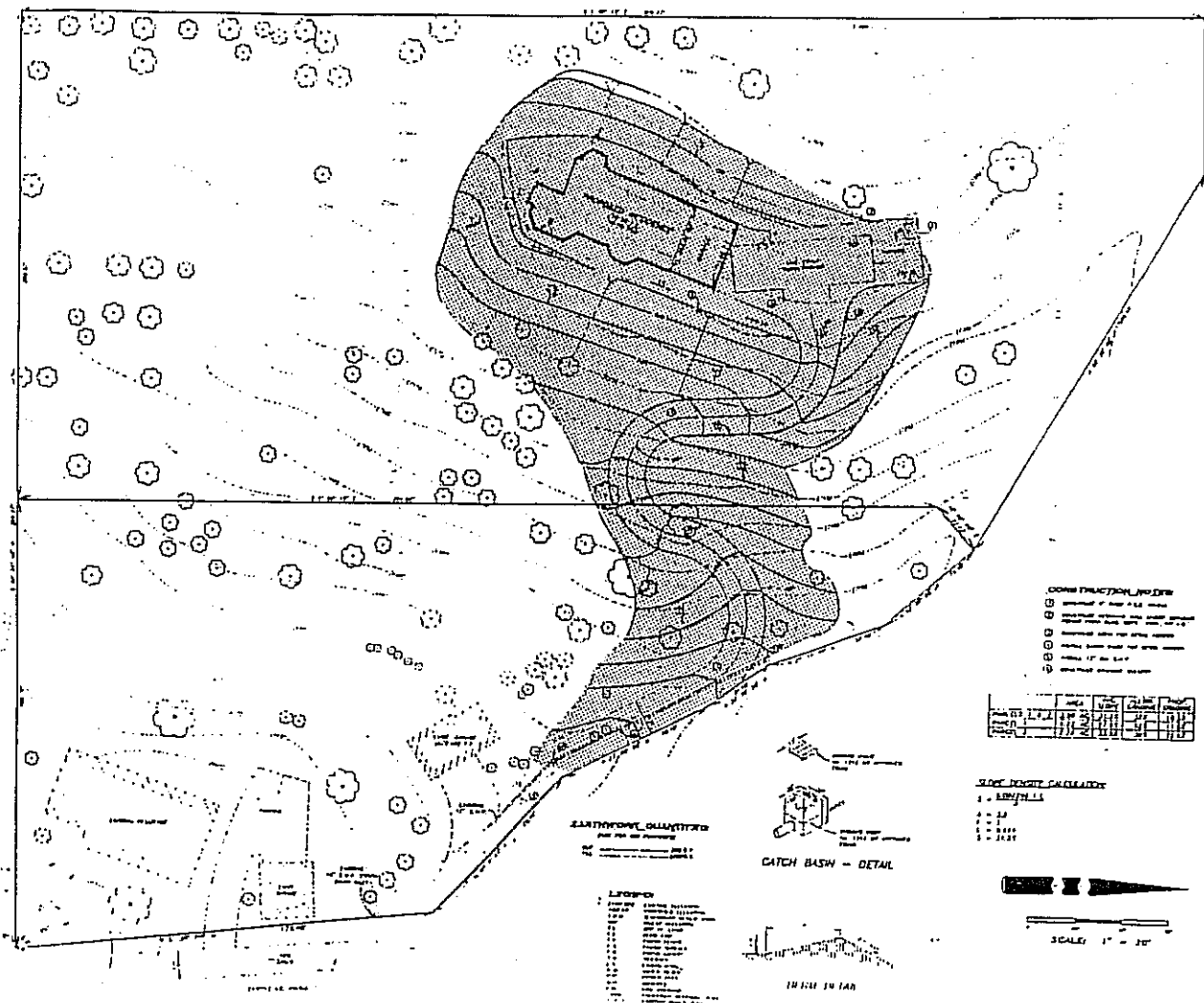
REQUIRED LOT AREA AND MINIMUM SETBACK REQUIREMENTS	
R-7,500	Required Lot Area - 7,500 s.f. A. 25' B. 10' C. 10' D. Not less than 60'
R-20,000	Required Lot Area - 20,000 s.f. A. 35' B. 15' C. 15' D. Not less than 80'
A-1 Acre	Required Lot Area - 1 Acre A. 50' B. 25' C. 25' D. Not less than 100'
A-2 Acre	Required Lot Area - 2 Acres A. 50' B. 25' C. 25' D. Not less than 120'
A-5 Acre	Required Lot Area - 5 Acres A. 50' B. 25' C. 25' D. Not less than 250'

SITE PLAN

SETBACKS

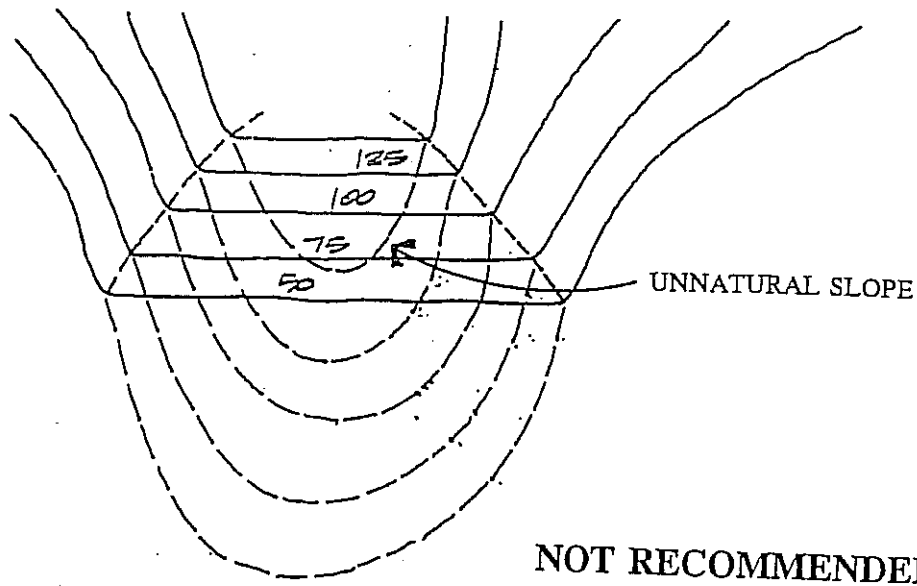


VIEW PRESERVATION

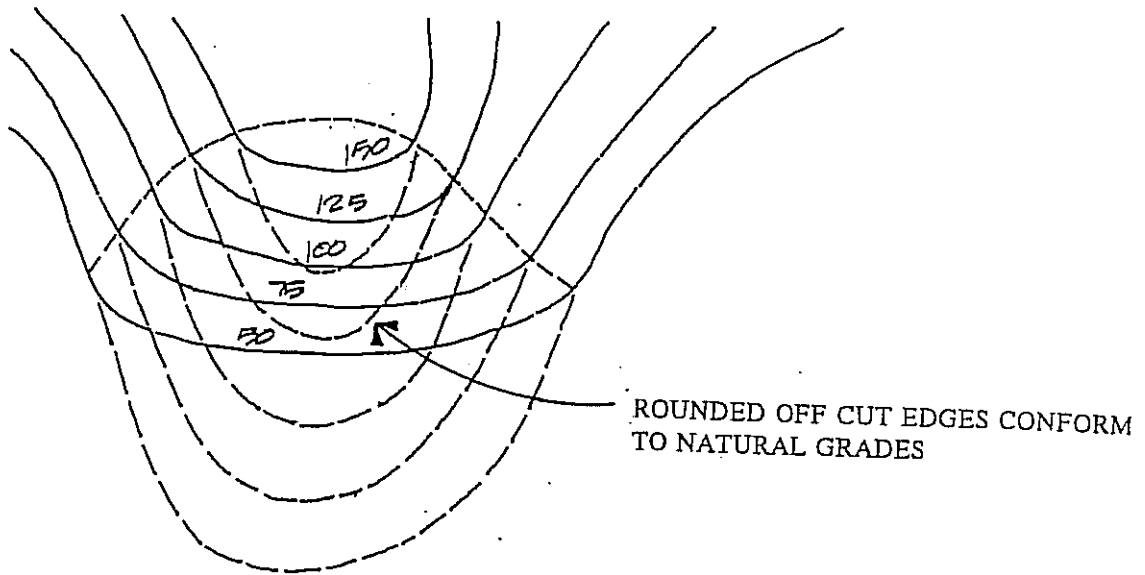


GRADING PLAN

GRADING STANDARDS



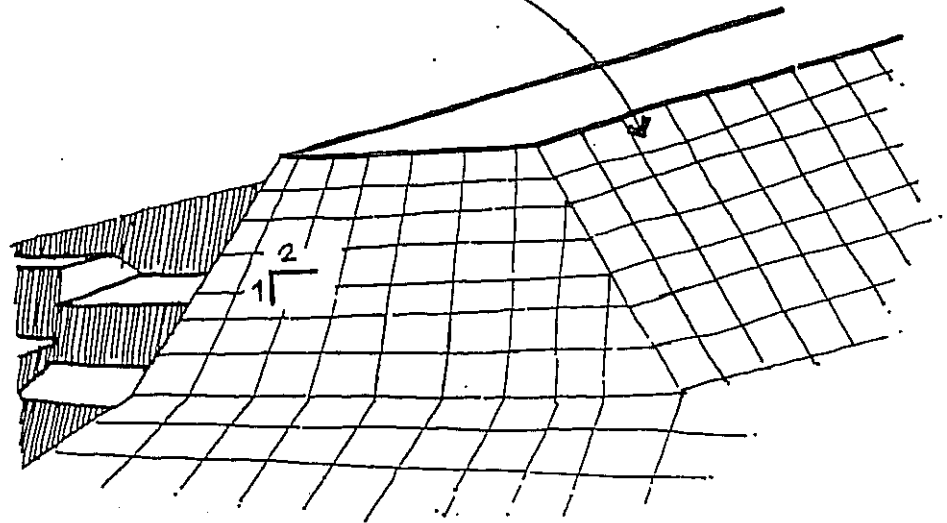
NOT RECOMMENDED



RECOMMENDED

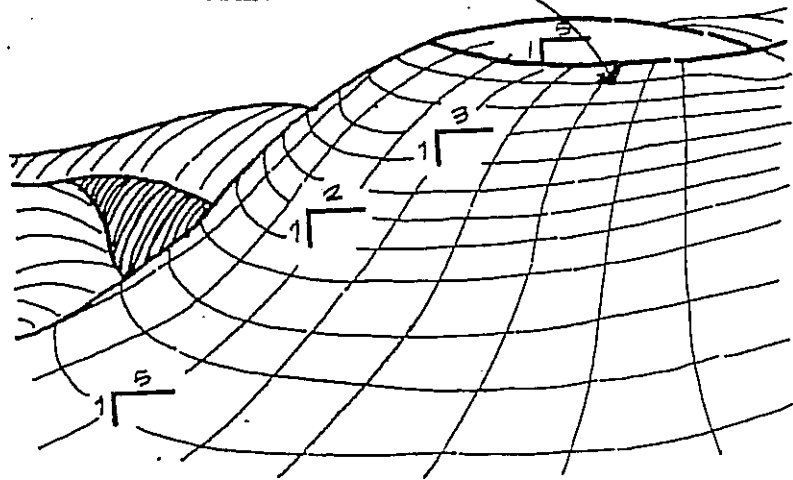
GRADING STANDARDS

HARSH TRANSITIONS AND SHARP ANGLES LOOK UNNATURAL



NOT RECOMMENDED

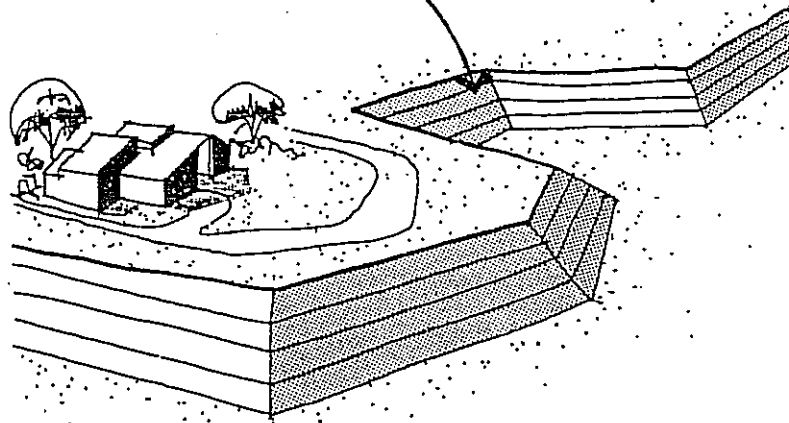
SLOPES SHOULD BE SCULPTED TO BLEND WITH THE ADJACENT TERRAIN



RECOMMENDED

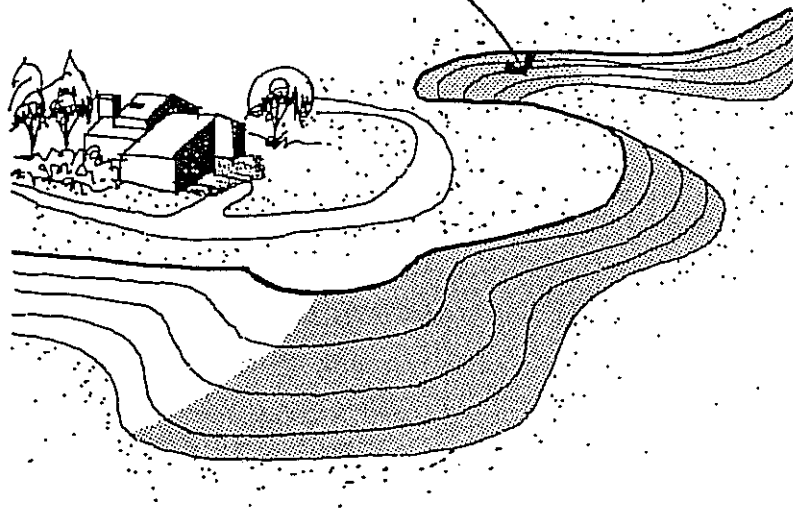
GRADING STANDARDS

REGULAR SLOPES,
ANGLE IS SHARP



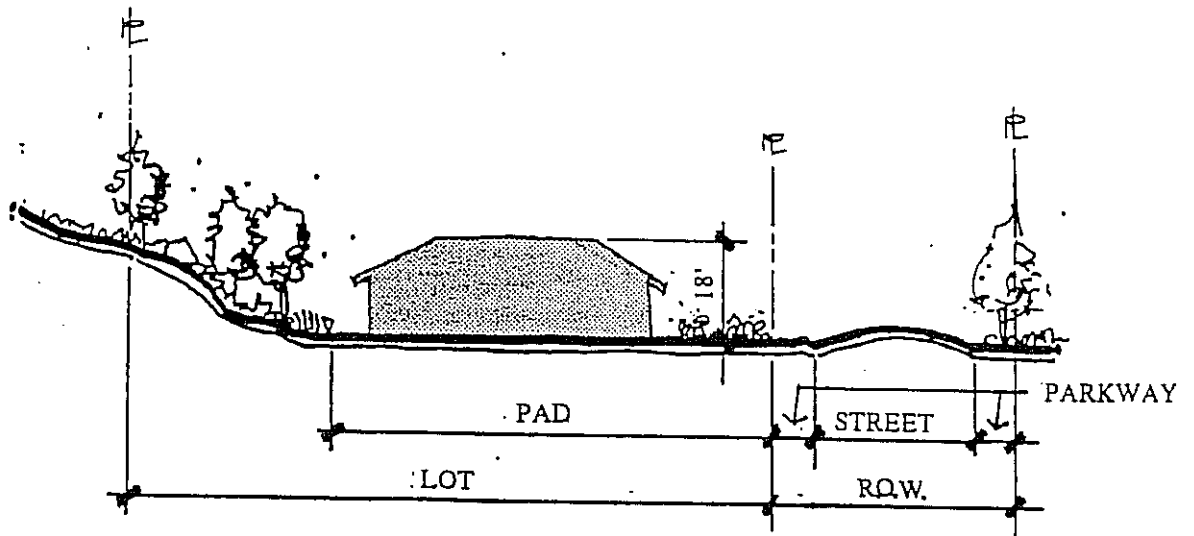
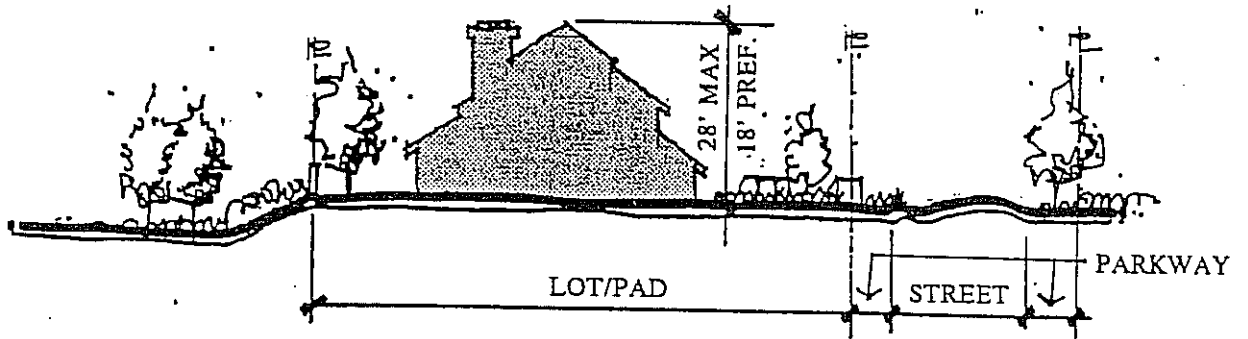
NOT RECOMMENDED

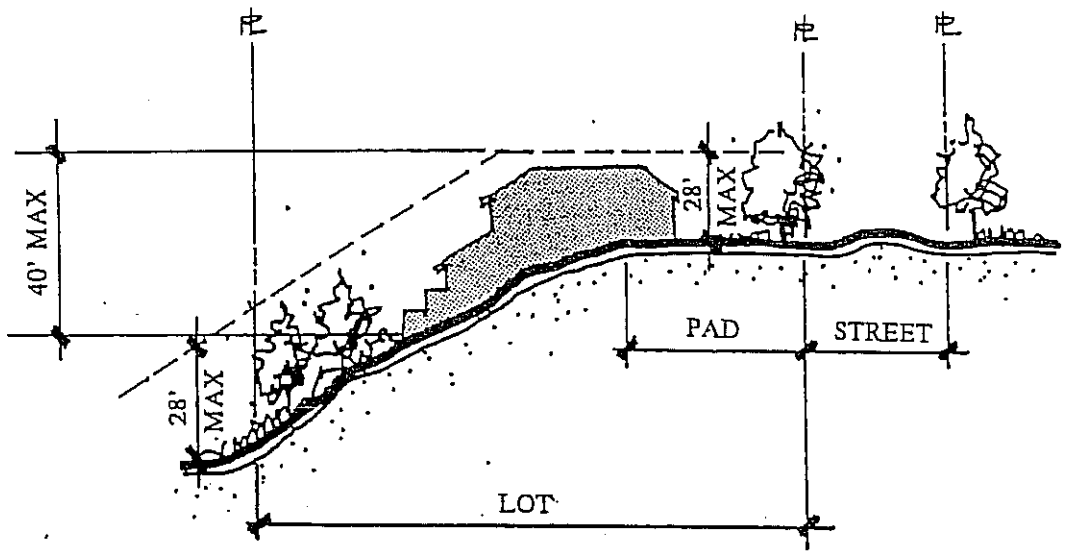
VARIED SLOPES WITH
SMOOTH CUT, 2:1 MAX.



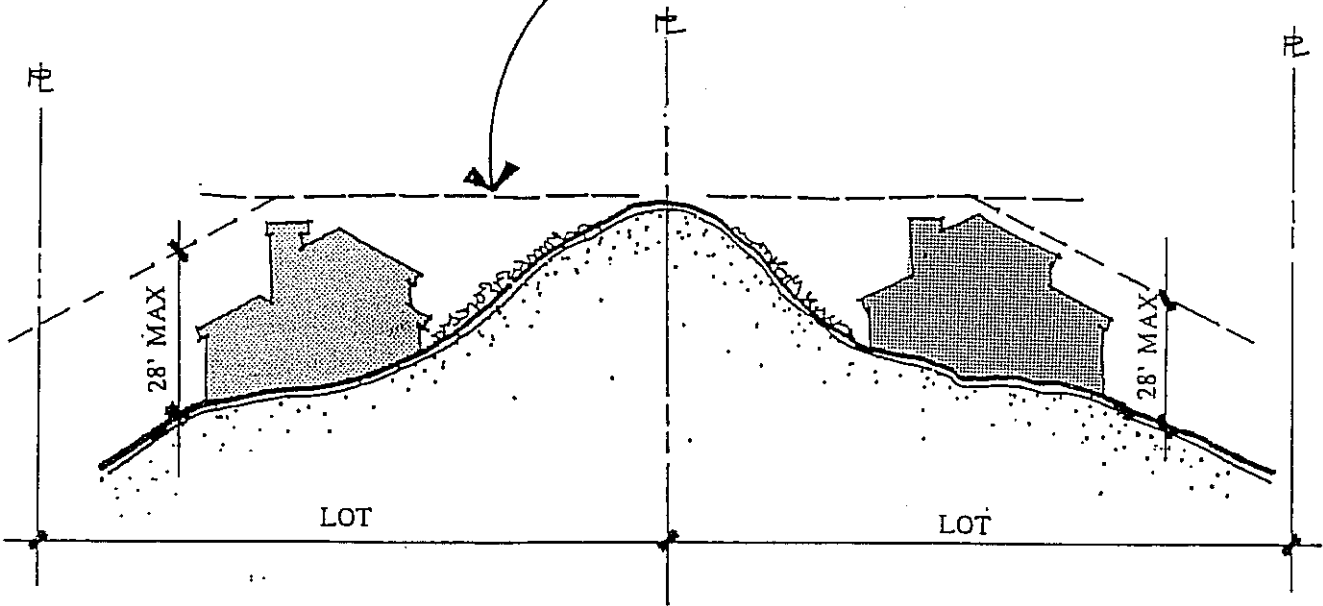
RECOMMENDED

GRADING STANDARDS

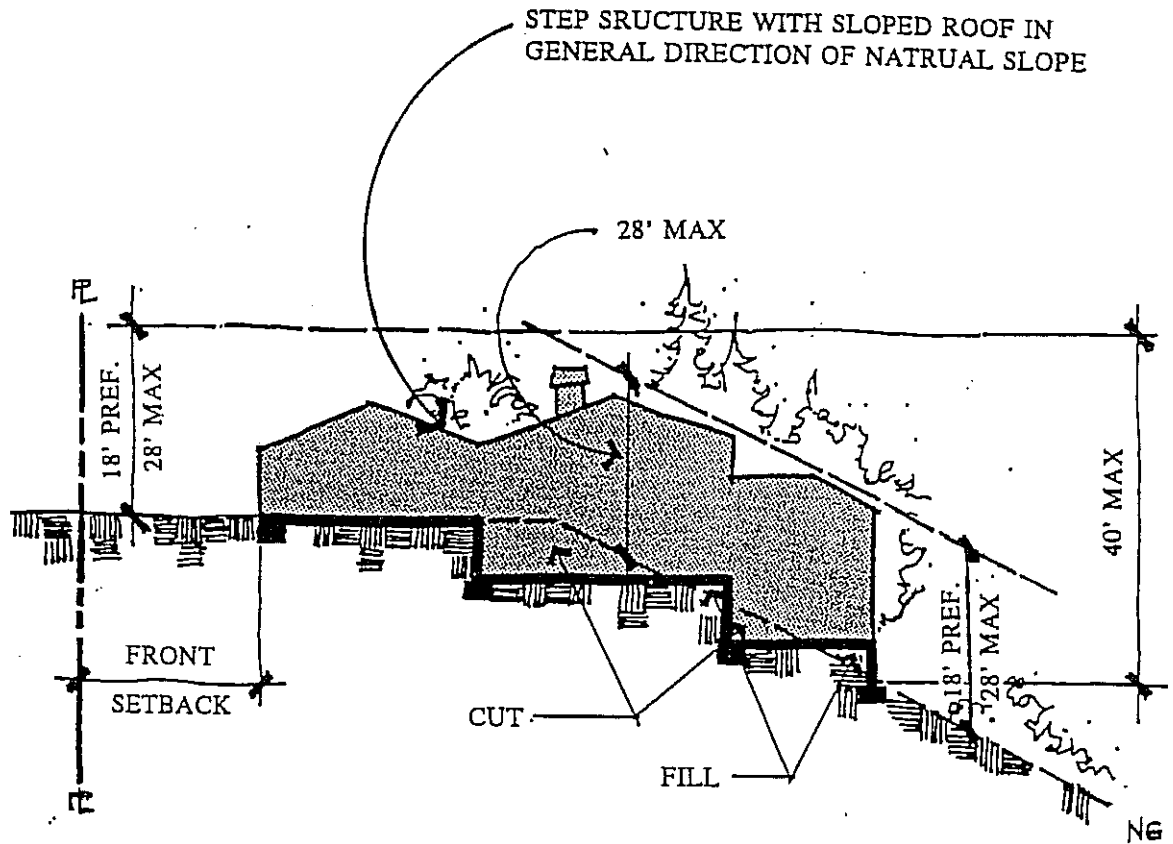




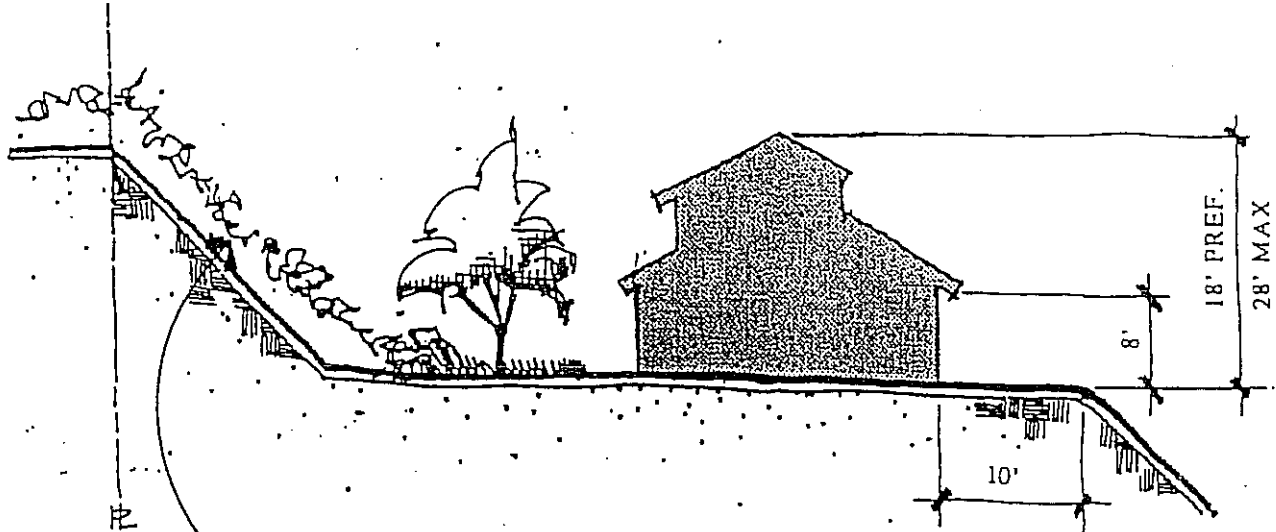
RETAIN RIDGELINE TO PROVIDE VISUAL BACKDDROP FOR DEVELOPMENT



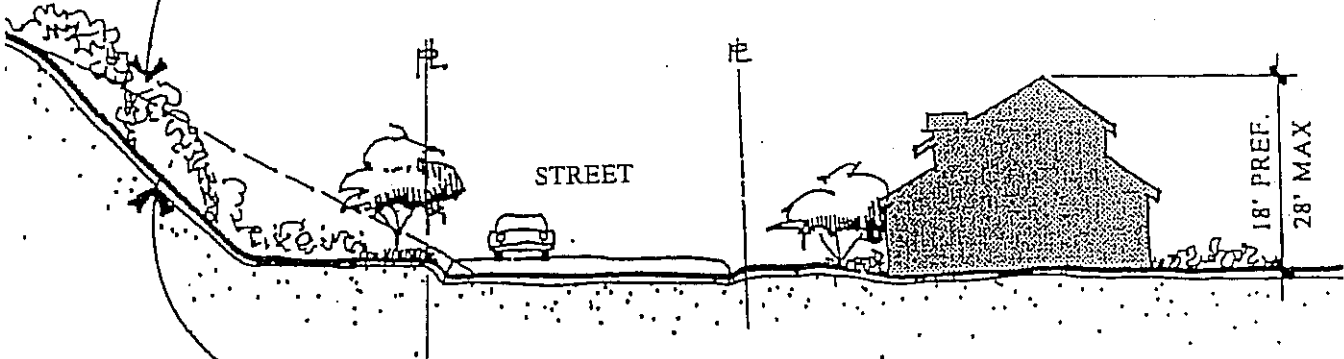
HILLSIDE STANDARDS



HILLSIDE STANDARDS

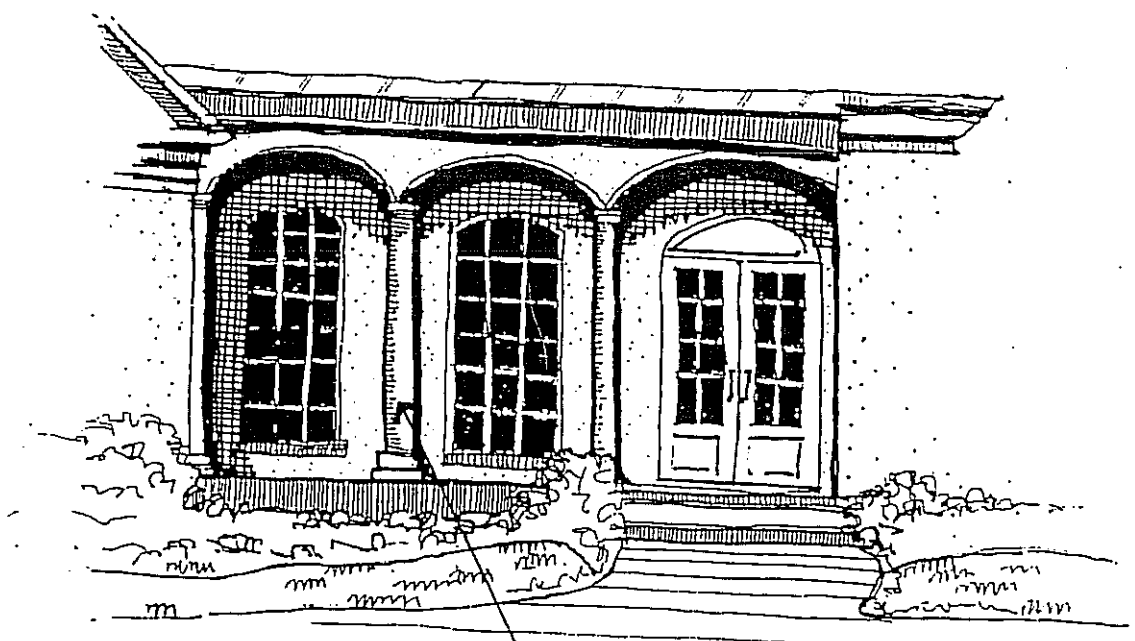


TREES AND SHRUBS TO SOFTEN
APPEARANCE OF CUT SLOPES



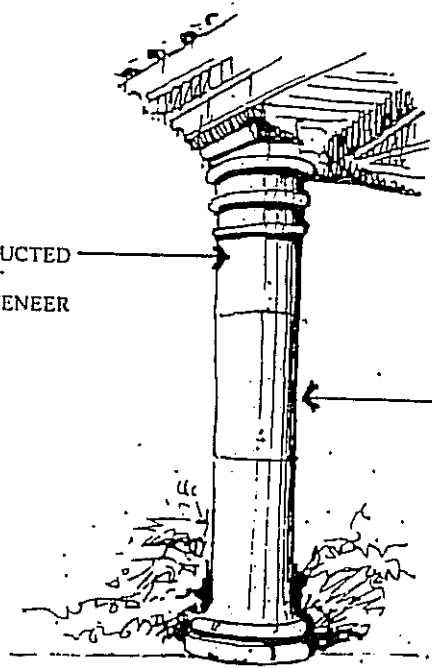
ALL CUT AND FILL SLOPES
TO BE 2:1 MAX.

HILLSIDE STANDARDS



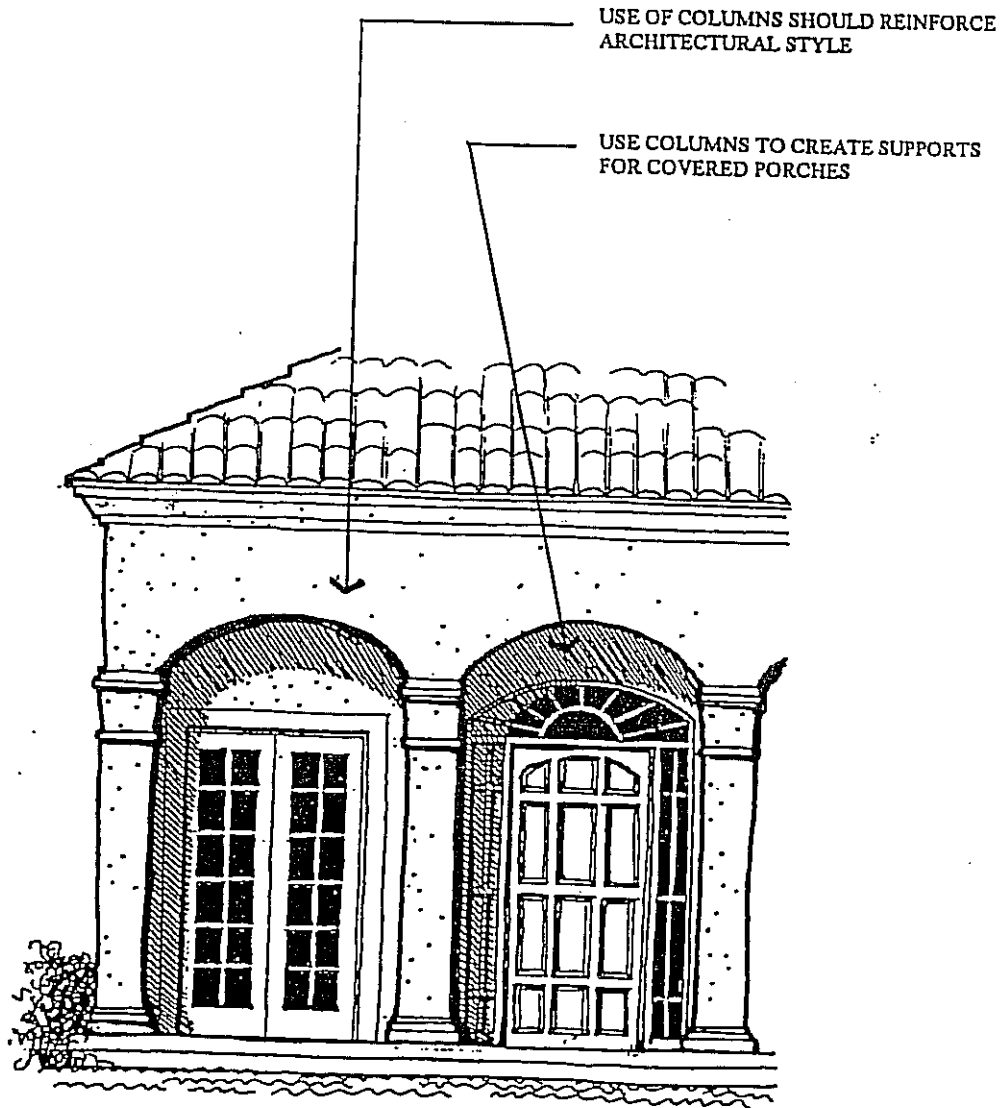
USE COLUMNS TO SUPPORT
COVERED PORCHES

COLUMNS SHOULD BE CONSTRUCTED
OF STUCCO, PLASTER, PRECAST
CONCRETE, WOOD OR STONE VENEER

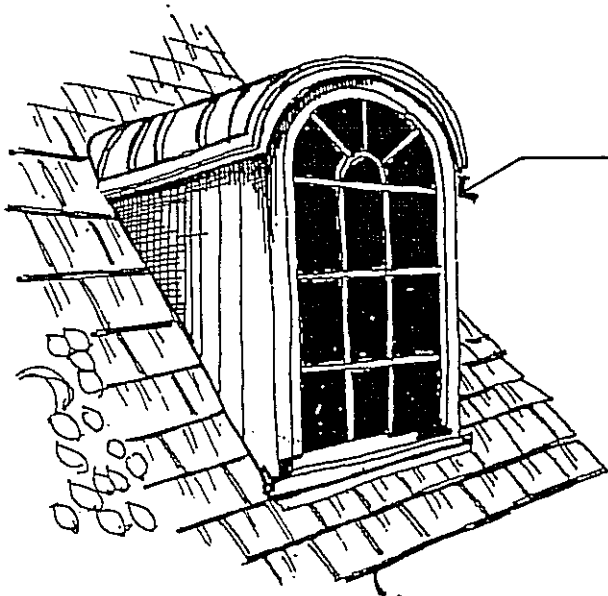


COLUMN HEIGHT TO WIDTH RATIO
SHOULD BE IN ACCORDANCE
WITH RATIOS IDEAL FOR
THE ARCHITECTURAL STYLE

COLUMNS AND ARCHWAYS

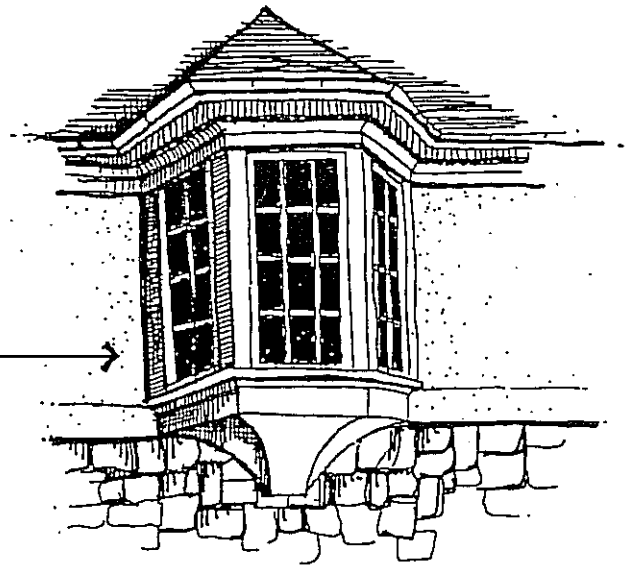


COLUMNS AND ARCHWAYS



USE WINDOWS AT ROOF TO
COMPLIMENT ARCHITECTURAL STYLE
OF THE HOUSE

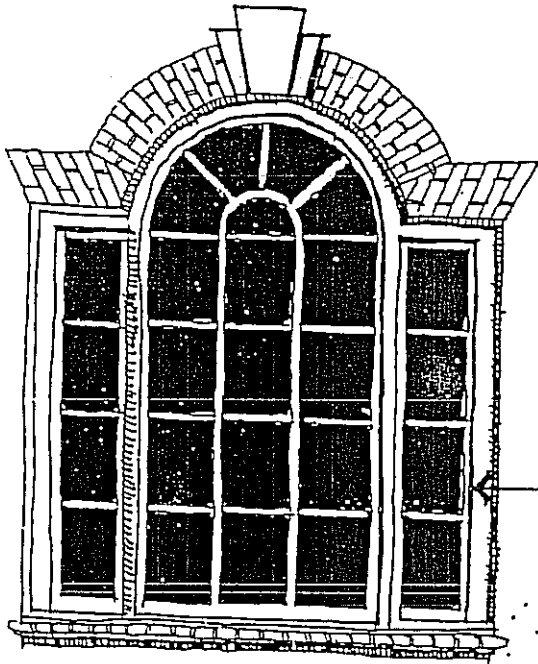
DORMER DETAIL



WINDOWS WHICH ARE POPPED
OUT OF WALL ARE ENCOURAGED

BAY WINDOW DETAIL

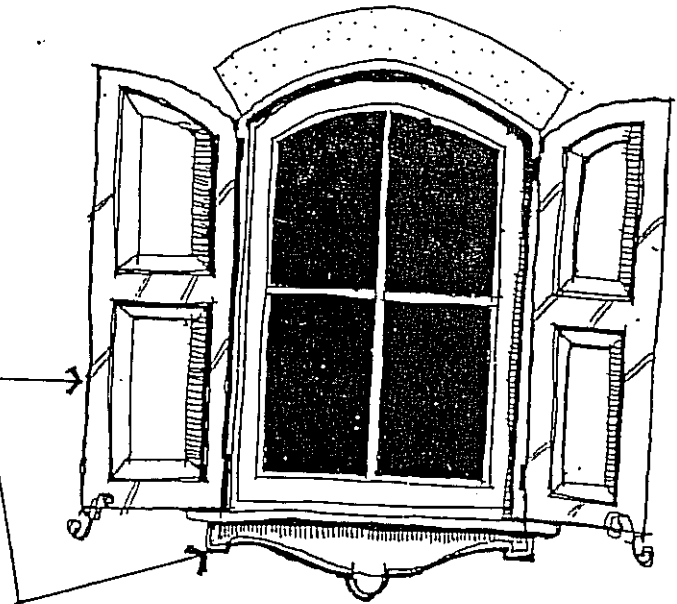
WINDOWS



MULTI-PANED WINDOWS ARE ENCOURAGED

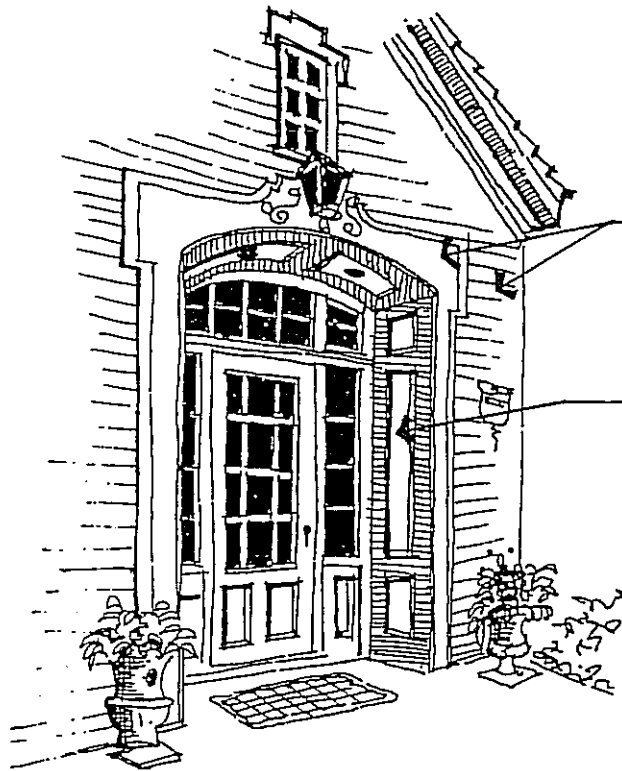
PALLADIAN WINDOW DETAIL

WINDOWS SHOULD BE ARTICULATED WITH SHUTTERS, POT SHELVES, LEDGES OR RAILS



GABLE WINDOW DETAIL

WINDOWS

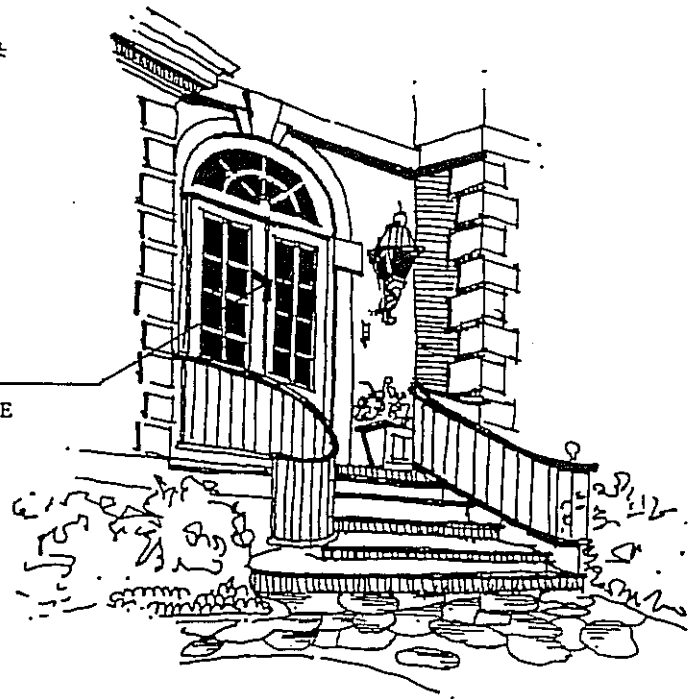


USE A VARIETY OF EXTERIOR
WALL COVERINGS

RECESSED ENTRY DOORS ARE
ENCOURAGED

RECESSED ENTRY DETAIL

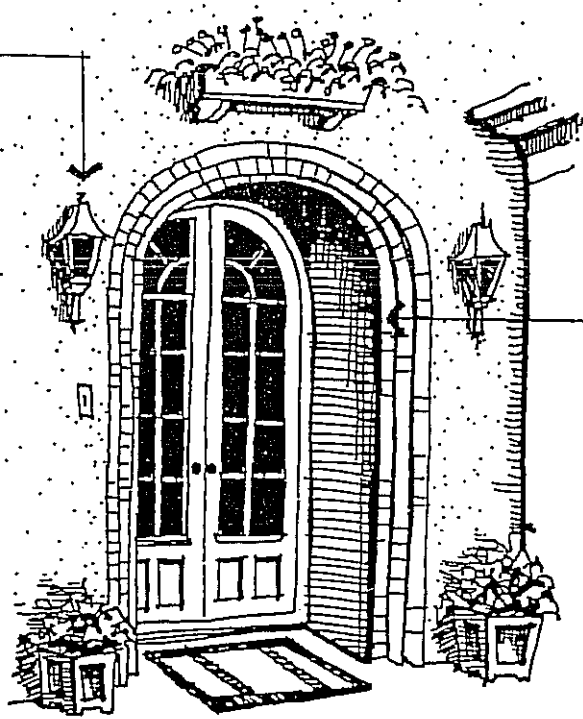
DOORS TO EXTERIOR GARDENS,
PATIOS AND BALCONIES SHOULD BE
PAIRED AND MULTI-PANELED



ENTRY PORCH DETAIL

ENTRY PORCHES

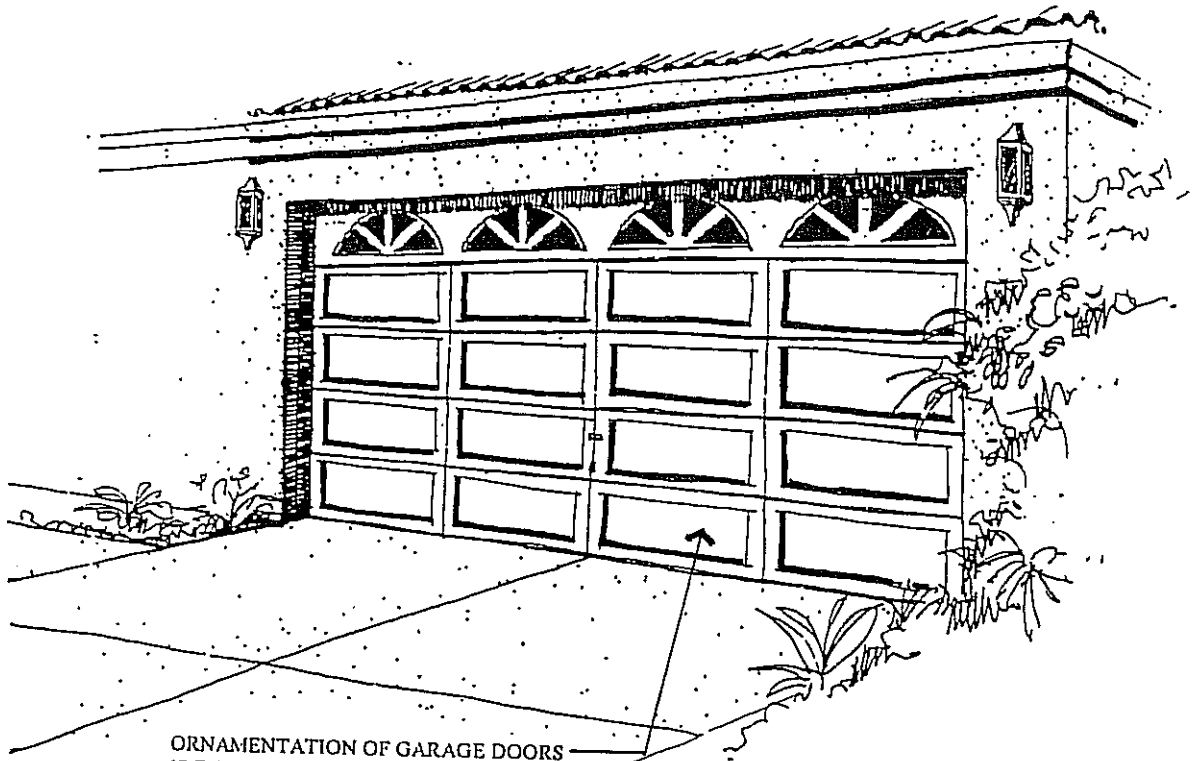
EXTERIOR LIGHT FIXTURES
SHOULD BE COMPATIBLE
WITH THE ARCHITECTURAL
DESIGN OF THE DWELLING



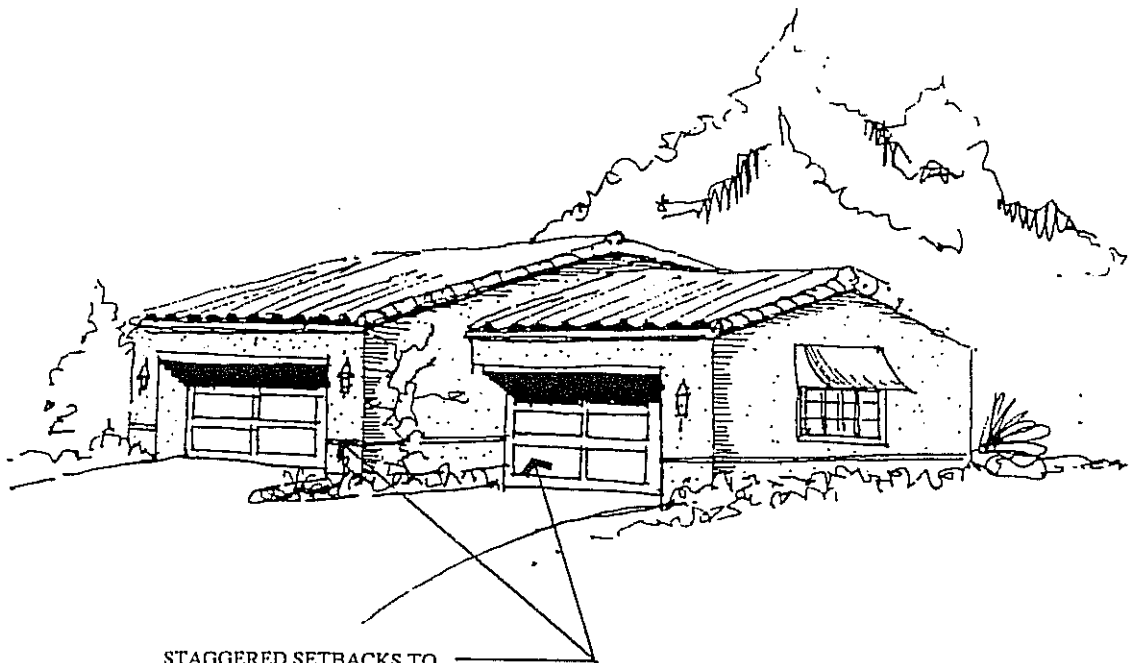
ENTRY PORCHES SHOULD
PROVIDE ELEMENTS OF
INTEREST BY THE USE OF
SHADES AND SHADOWS

RECESSED ENTRY DETAIL

ENTRY PORCHES

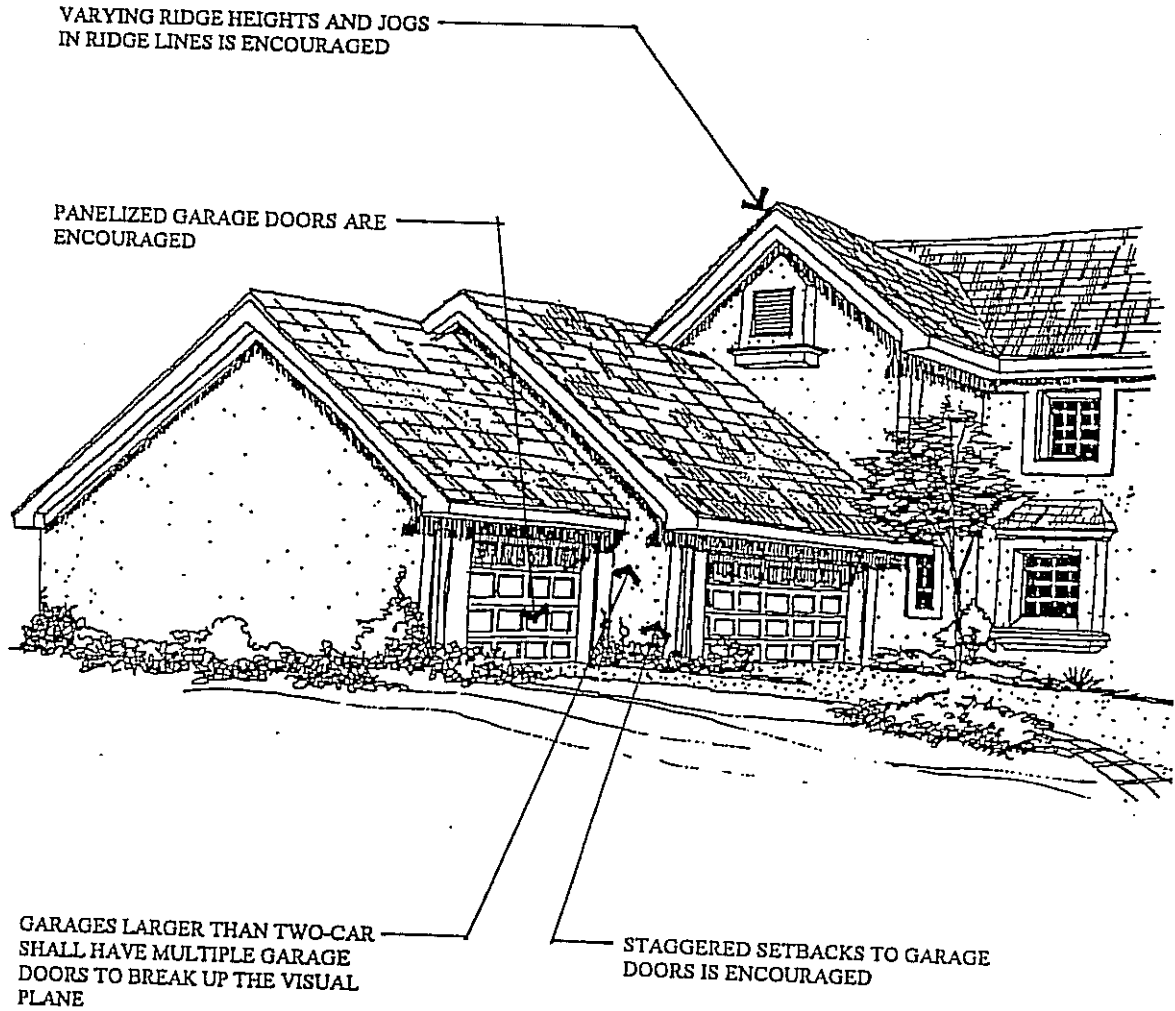


ORNAMENTATION OF GARAGE DOORS IS ENCOURAGED TO PROVIDE VISUAL INTEREST

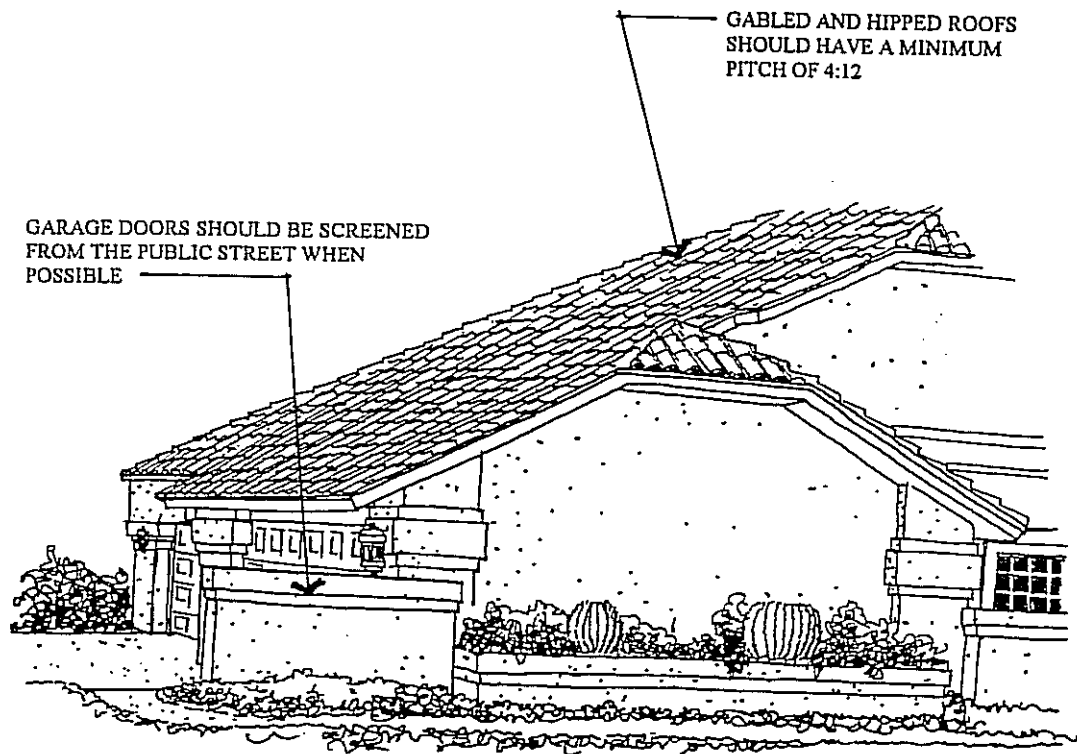


STAGGERED SETBACKS TO GARAGE DOORS IS ENCOURAGED

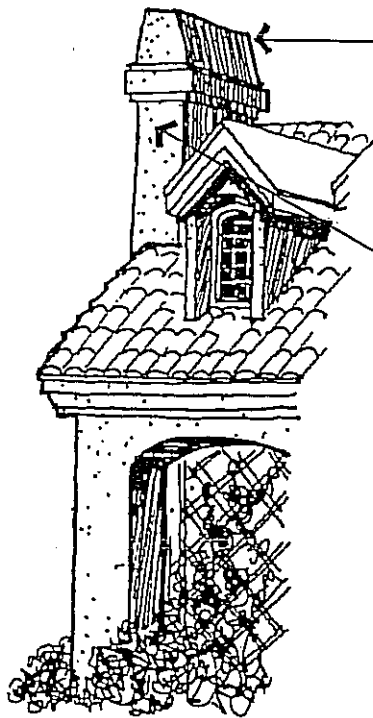
GARAGE DOORS



GARAGE DOORS



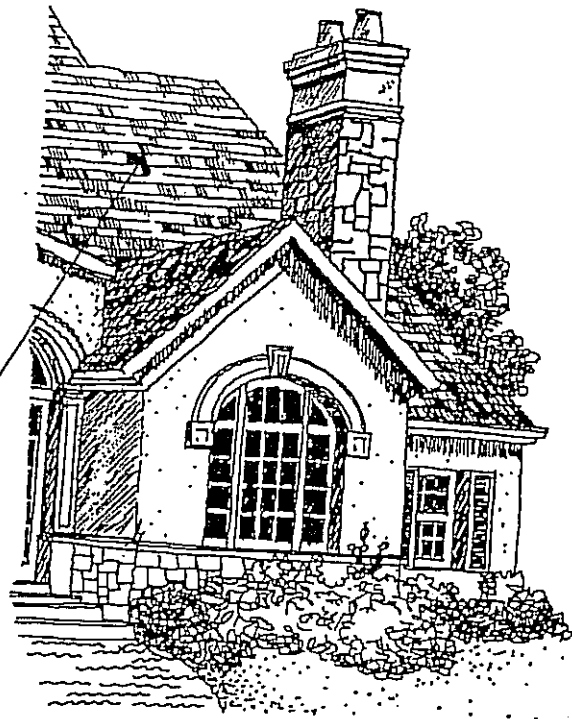
GARAGE DOORS



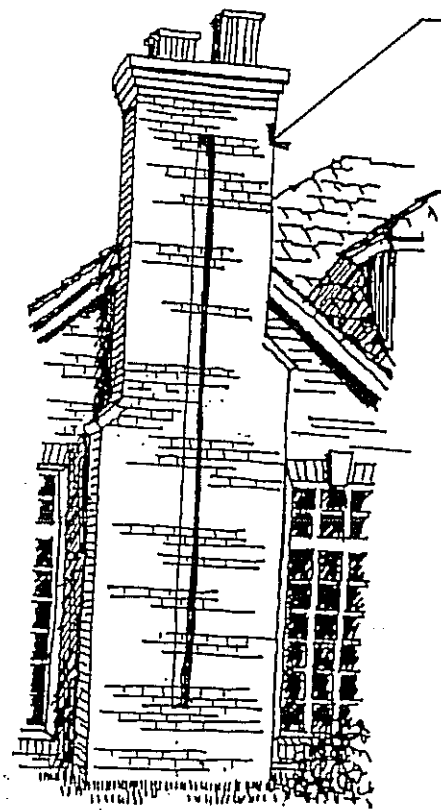
CHIMNEY CAPS SHOULD USE SIMPLE SHAPES.
METAL CAPS ARE DISCOURAGED

CHIMNEYS SHOULD BE INTEGRATED
INTO THE BUILDING DESIGN AND EXTERIOR
MASS

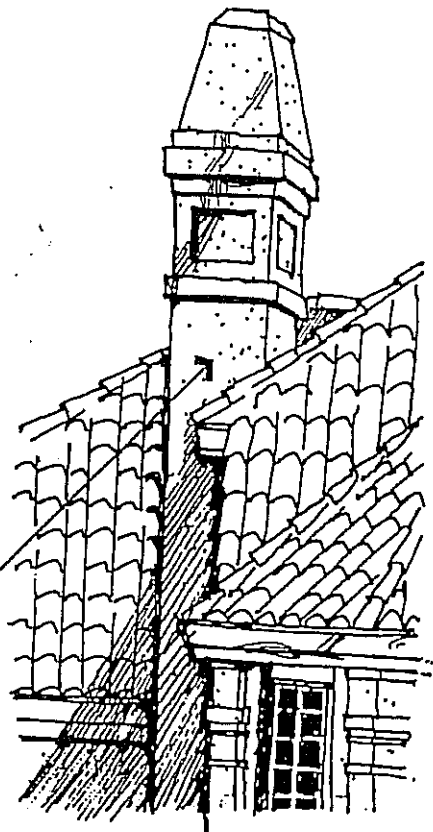
ROOF TILE COLORS SHOULD
COMPLIMENT THE ARCHITECTURAL
STYLE OF THE HOUSE



CHIMNEYS

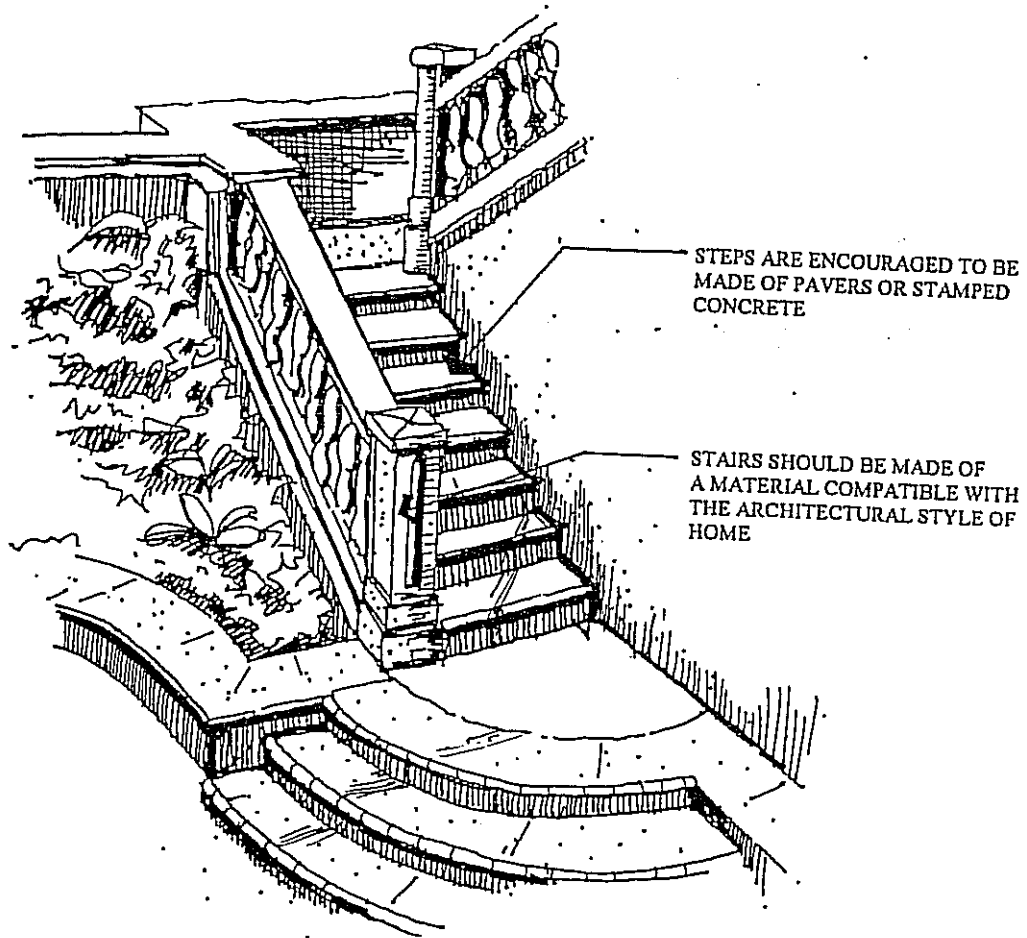


THE USE OF BRICK, STONE OR OTHER MASONRY VENEER IS ENCOURAGED ON CHIMNEYS

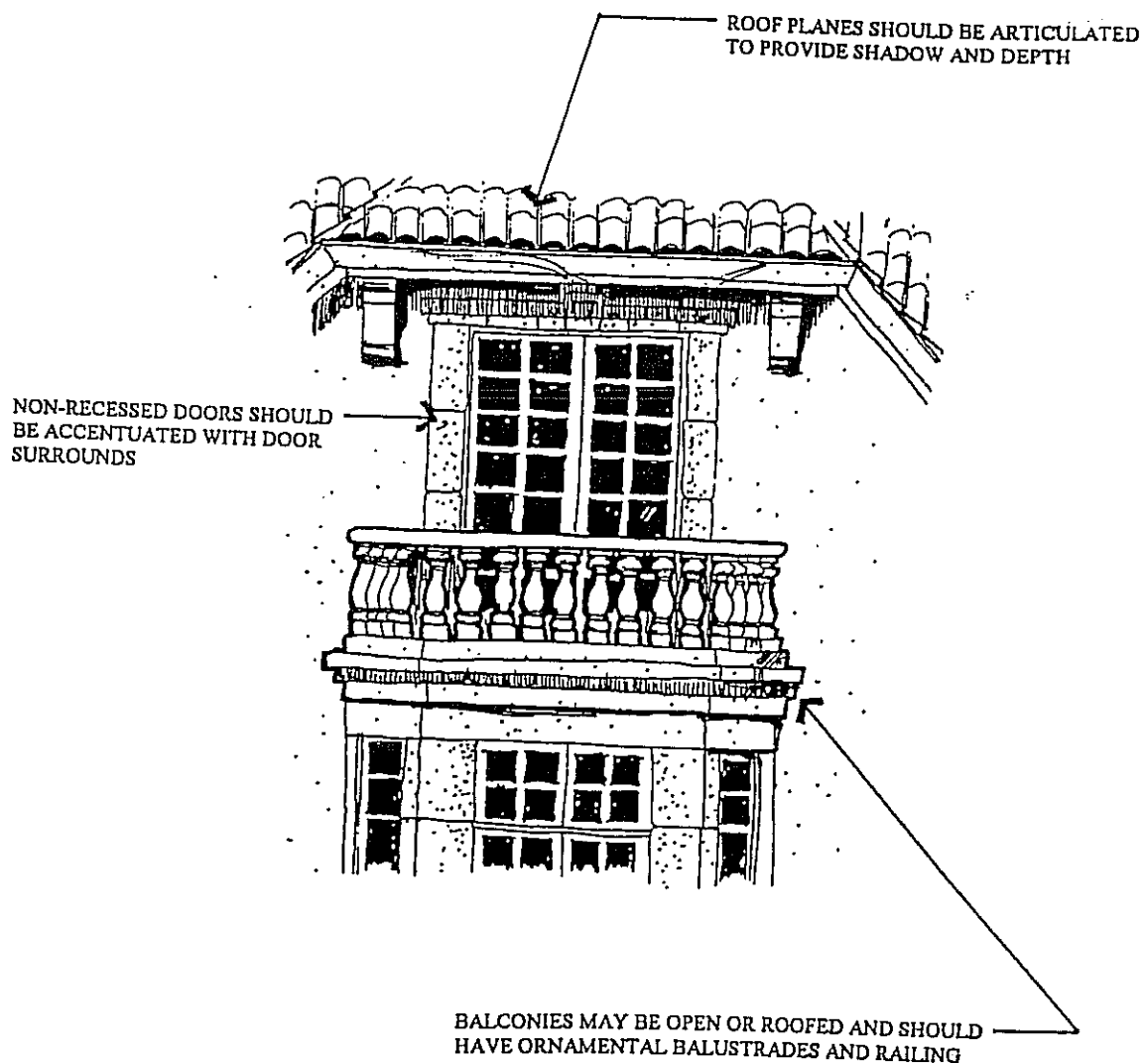


CHIMNEYS SHOULD USE THE SAME STUCCO OR PLASTER TREATMENT AS THE BUILDING EXTERIOR

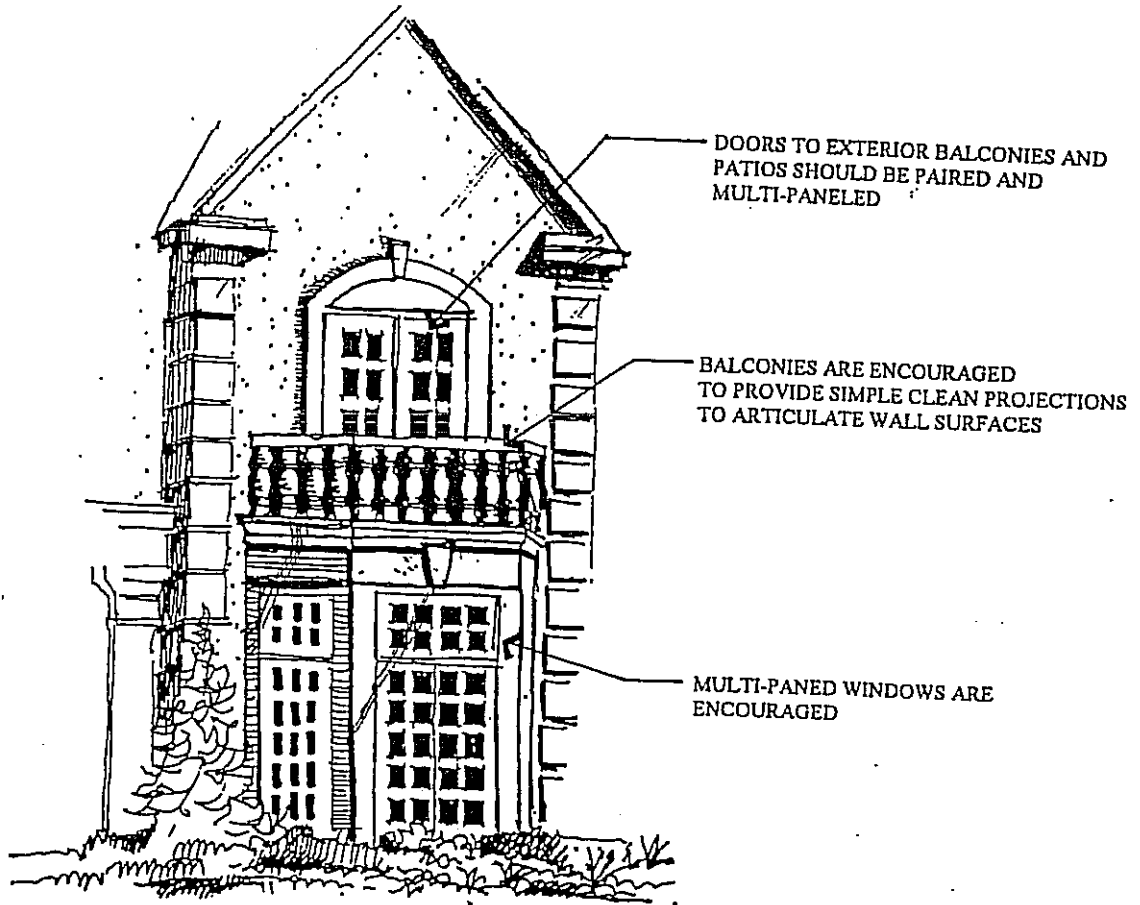
CHIMNEYS



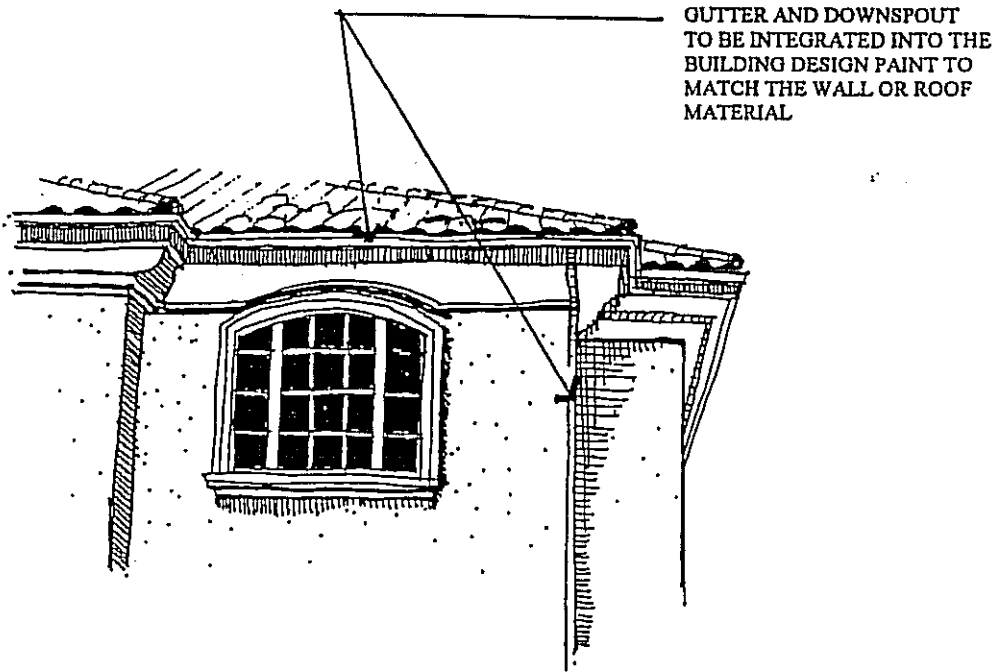
EXTERIOR STAIRS AND STEPS



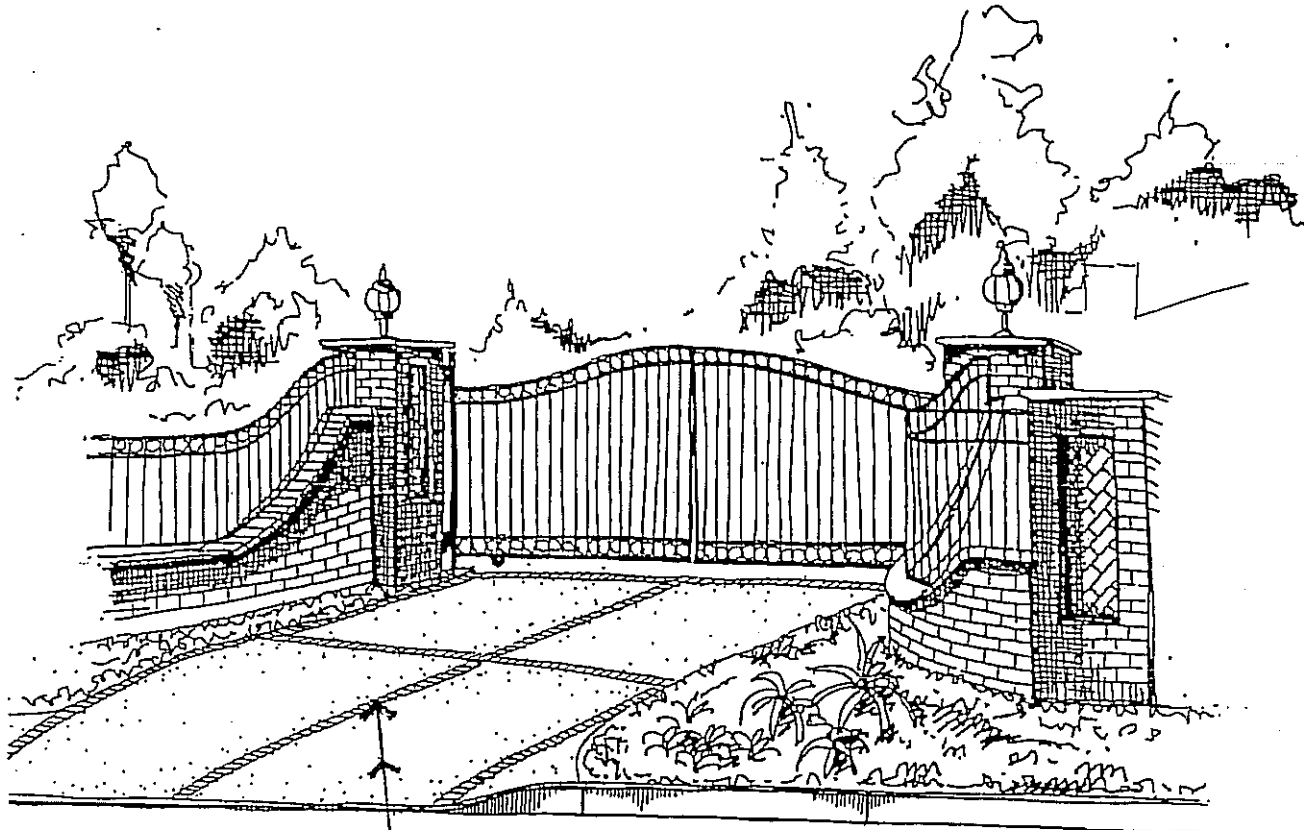
BALCONIES AND PATIOS



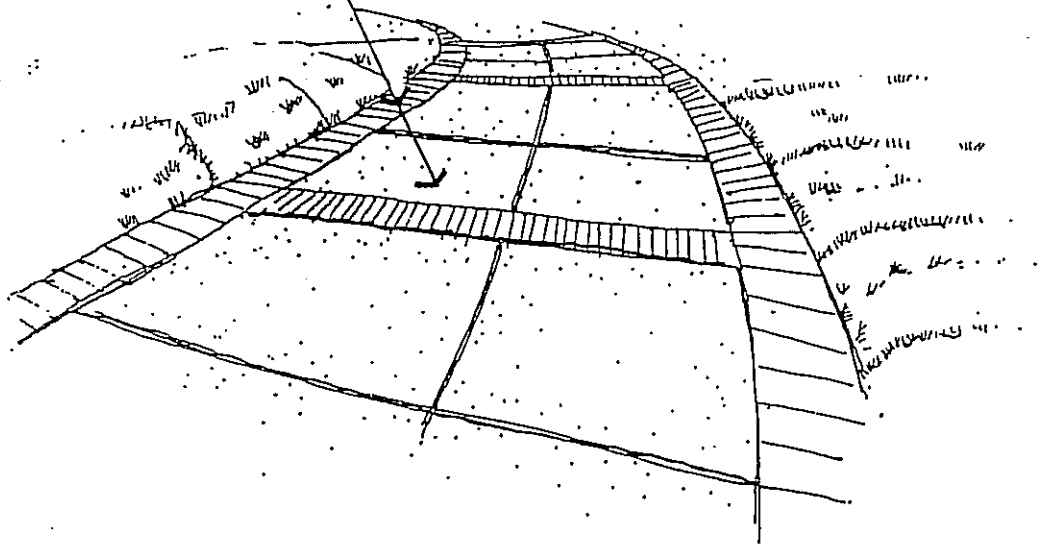
BALCONIES AND PATIOS



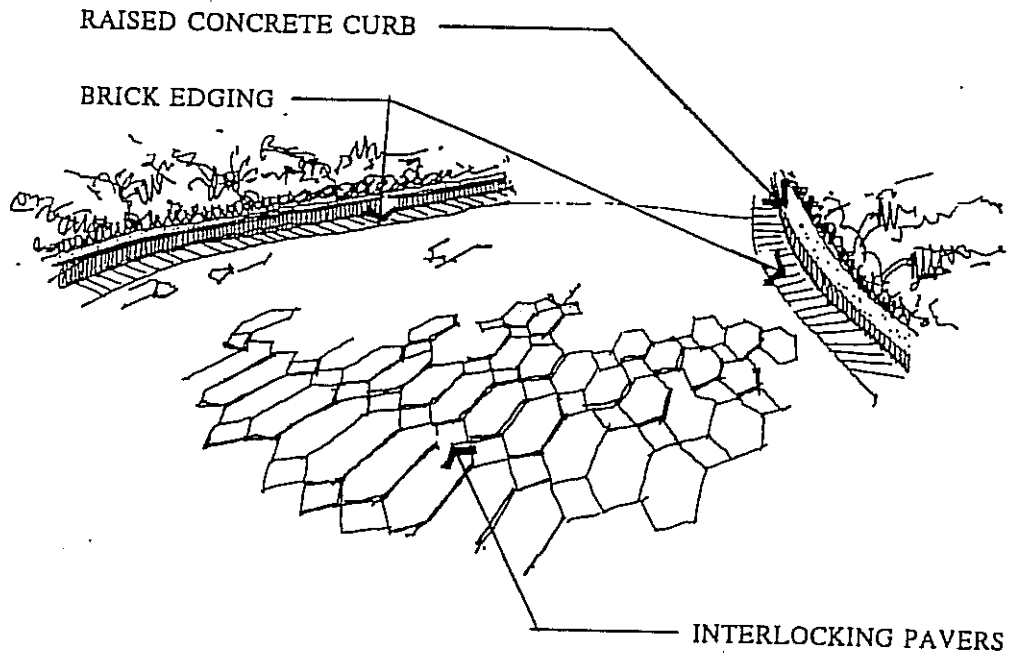
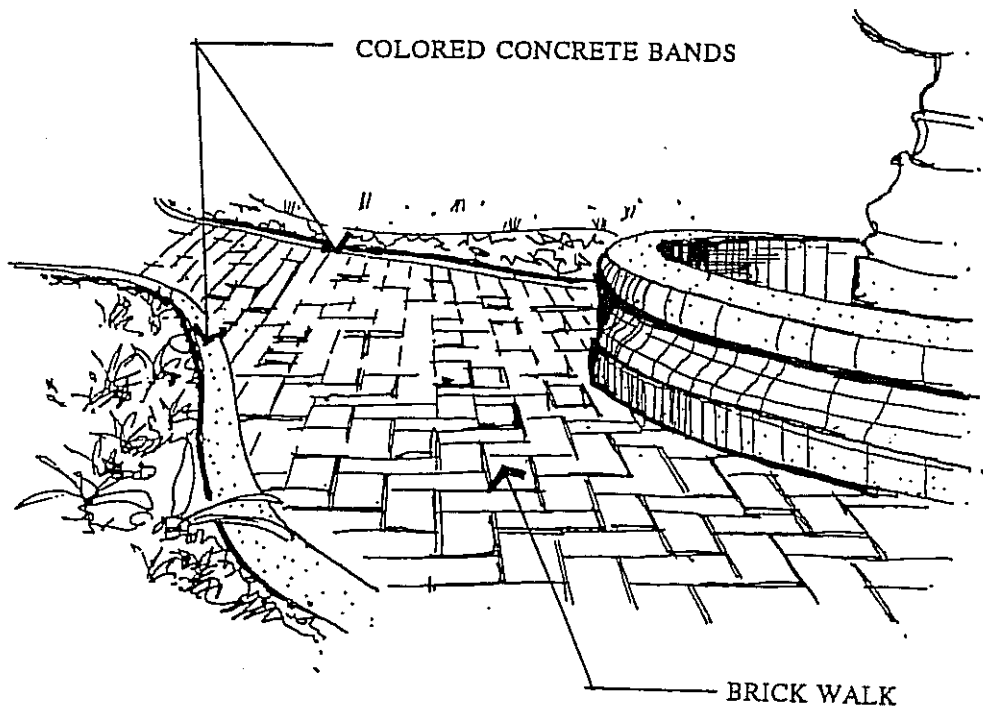
GUTTERS AND DOWNSPOUTS



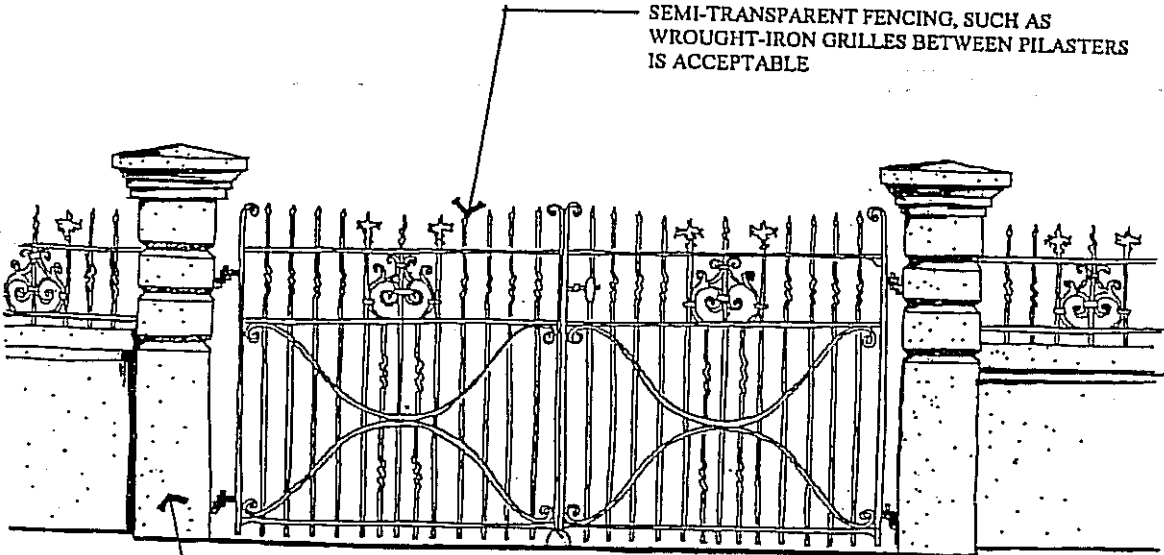
LIGHT SALT FINISH DRIVE
W/BRICK TRIM



DRIVEWAYS AND WALKWAYS



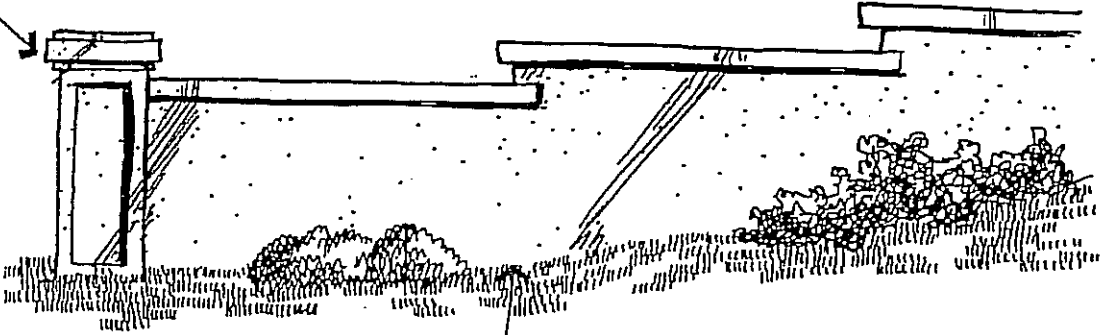
DRIVEWAYS AND WALKWAYS



SEMI-TRANSPARENT FENCING, SUCH AS WROUGHT-IRON GRILLES BETWEEN PILASTERS IS ACCEPTABLE

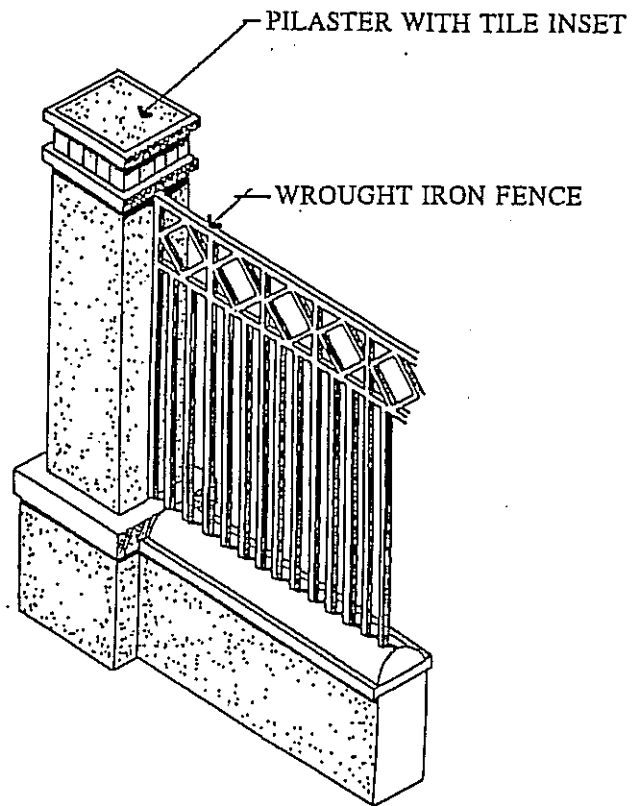
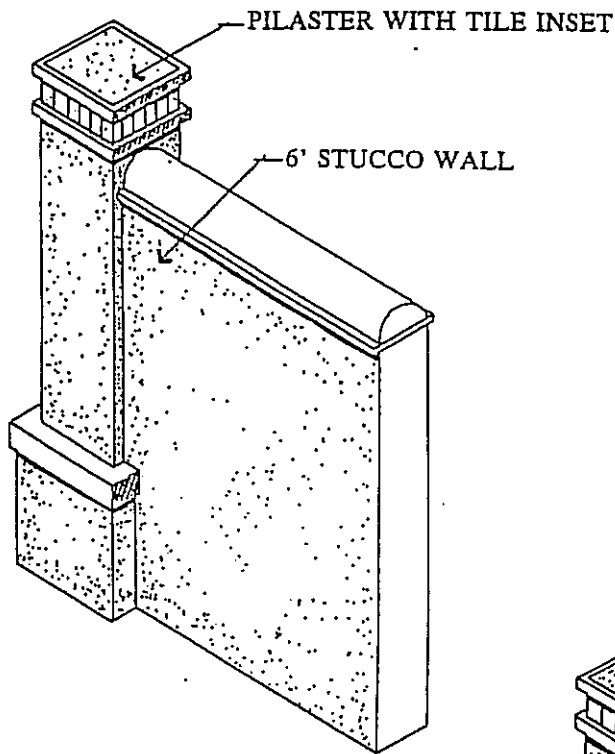
PROPERTY LINE WALLS SHALL BE OF CONCRETE OR MASONRY WITH STUCCO FINISH, PAINTED TO MATCH THE EXTERIOR OF THE HOUSE

ALL FENCES AND WALLS SHALL END AT A PILASTER

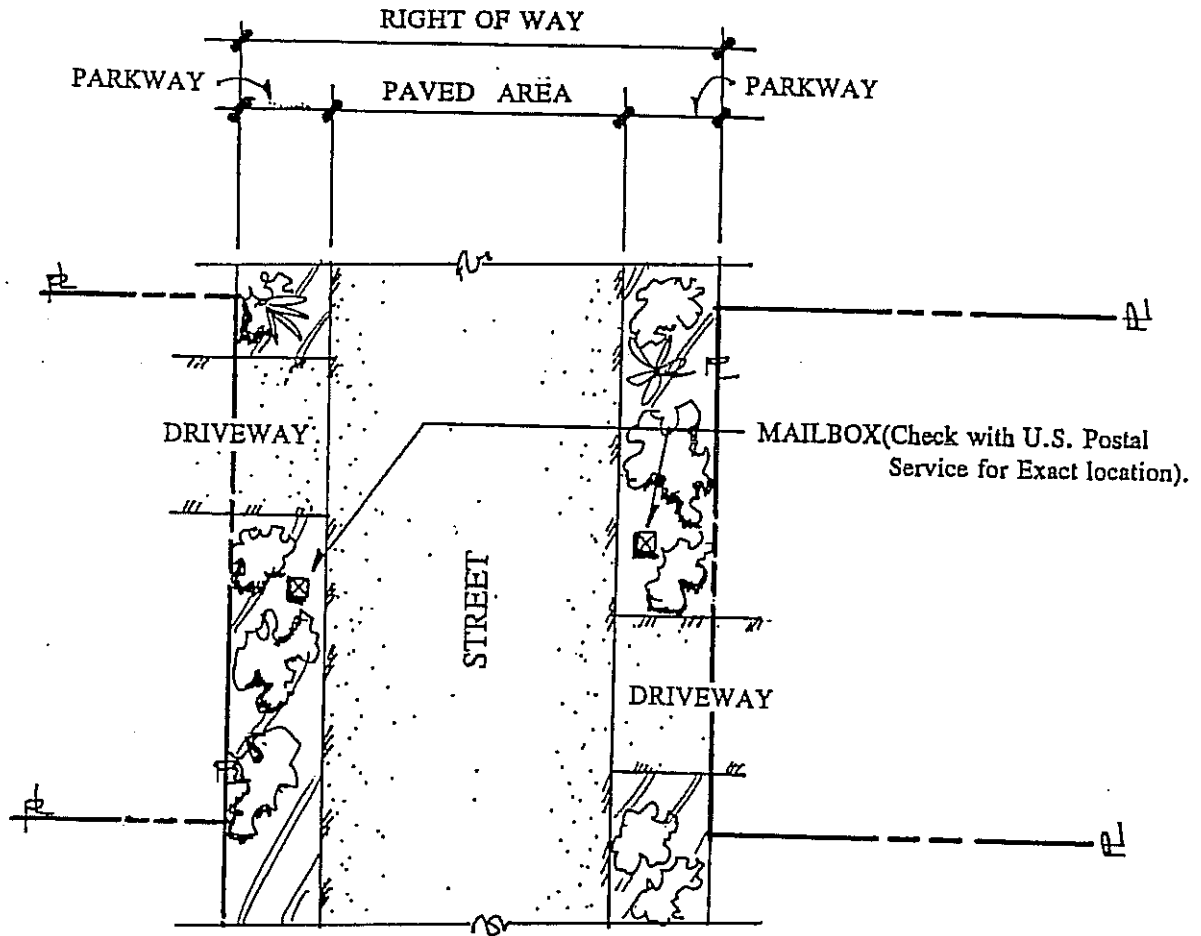


WALLS AND FENCES SHALL BE STEPPED CONSISTENT WITH GRADE CHANGES

PRIVACY WALLS AND FENCES

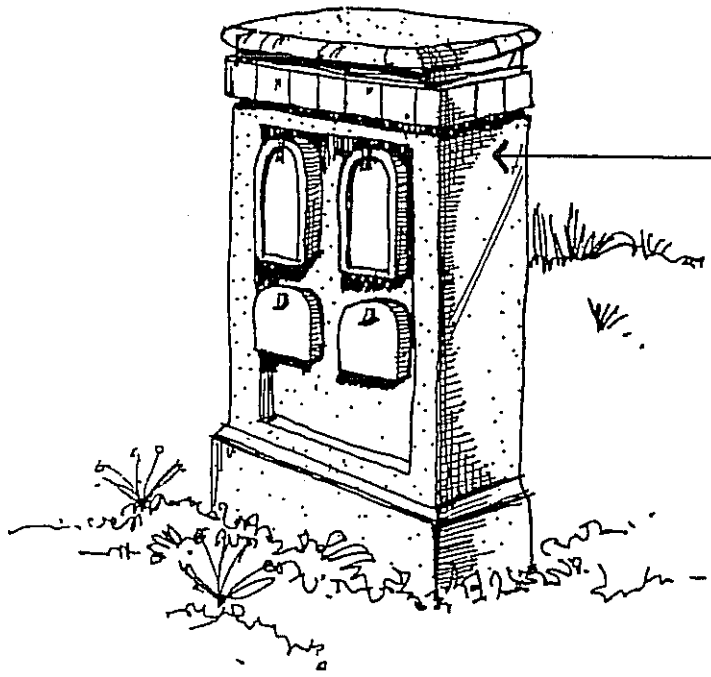


PRIVACY WALLS AND FENCES

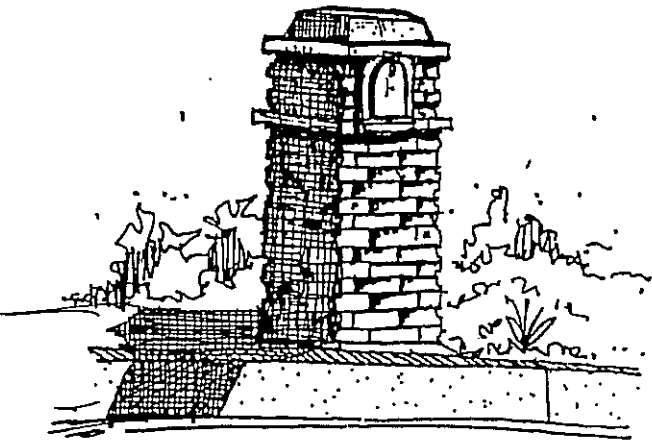


- MAIL DISTRIBUTION FACILITIES ARE GENERALLY LOCATED WITHIN THE STREET RIGHT-OF-WAY. SEE THE U.S. POSTAL SERVICE FOR EXACT LOCATION.

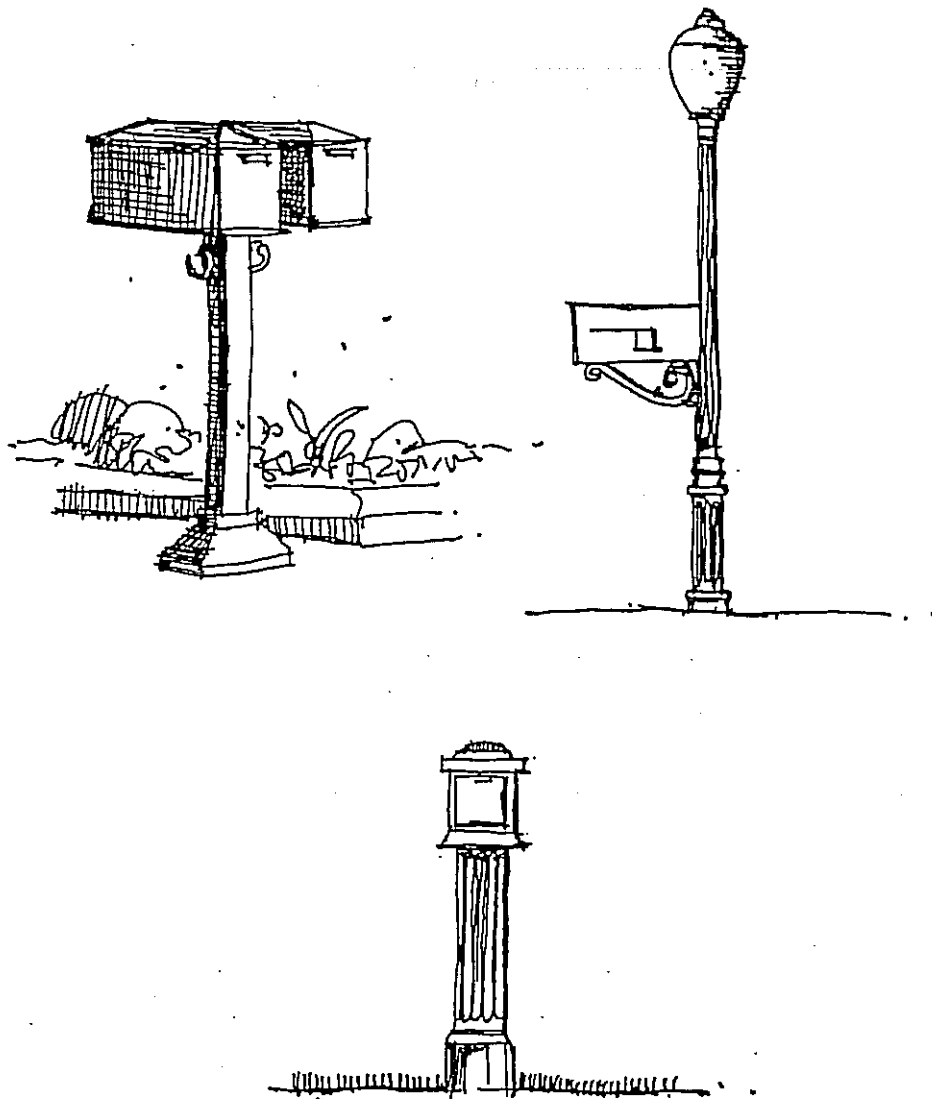
MAILBOXES



GROUP MAIL FACILITIES
MAY BE REQUIRED BY THE
U.S. POSTAL SERVICE

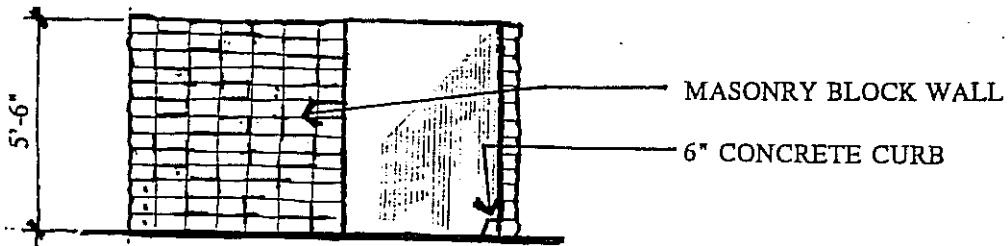
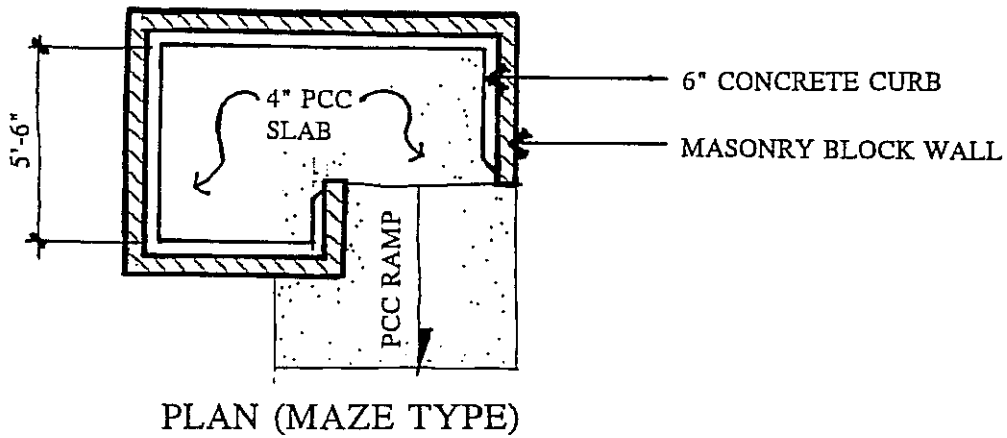
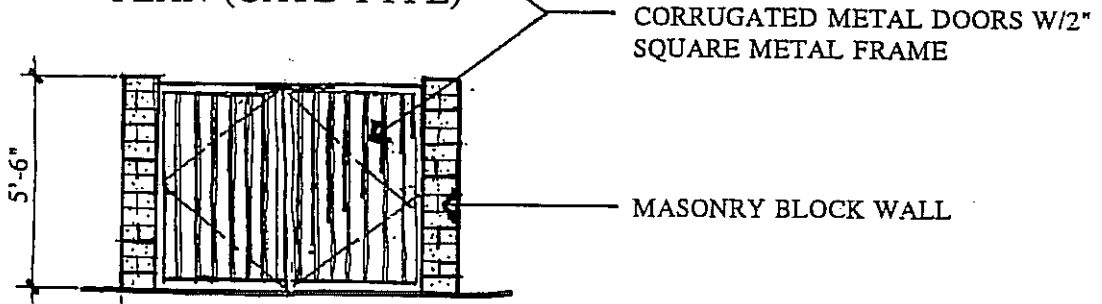
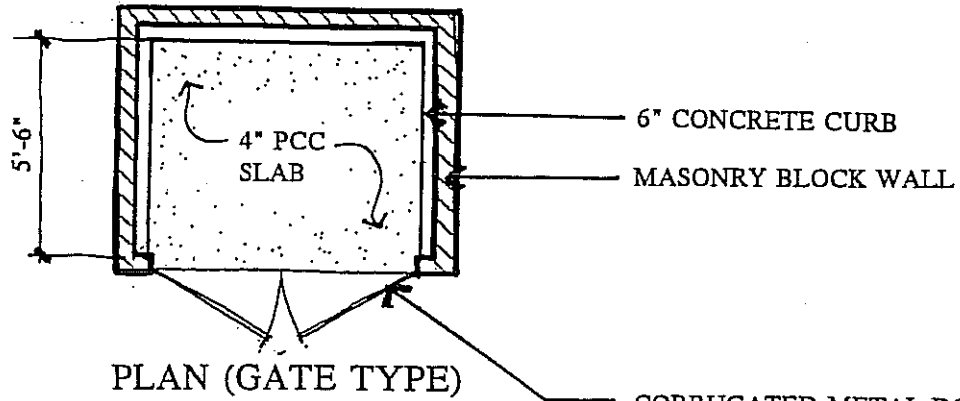


MAILBOXES

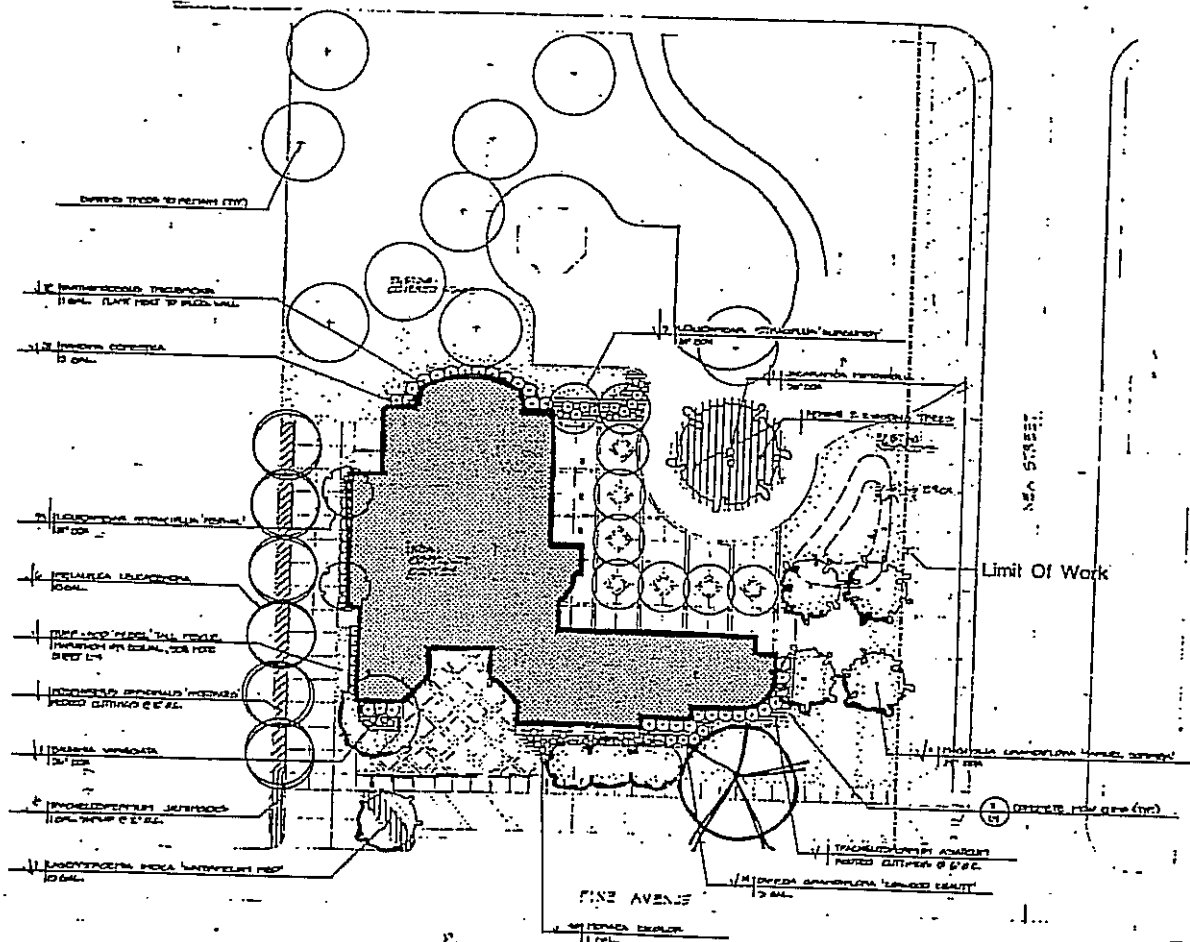


- MAILBOXES SHOULD BE SET IN A PILASTER AND DETAILED IN A MANNER CONSISTENT WITH THE BUILDING AND THE SURROUNDING NEIGHBORHOOD

MAILBOXES



TRASH ENCLOSURE






LANDSCAPE PLAN



LANDSCAPE CHARACTER

PLANT LEGEND

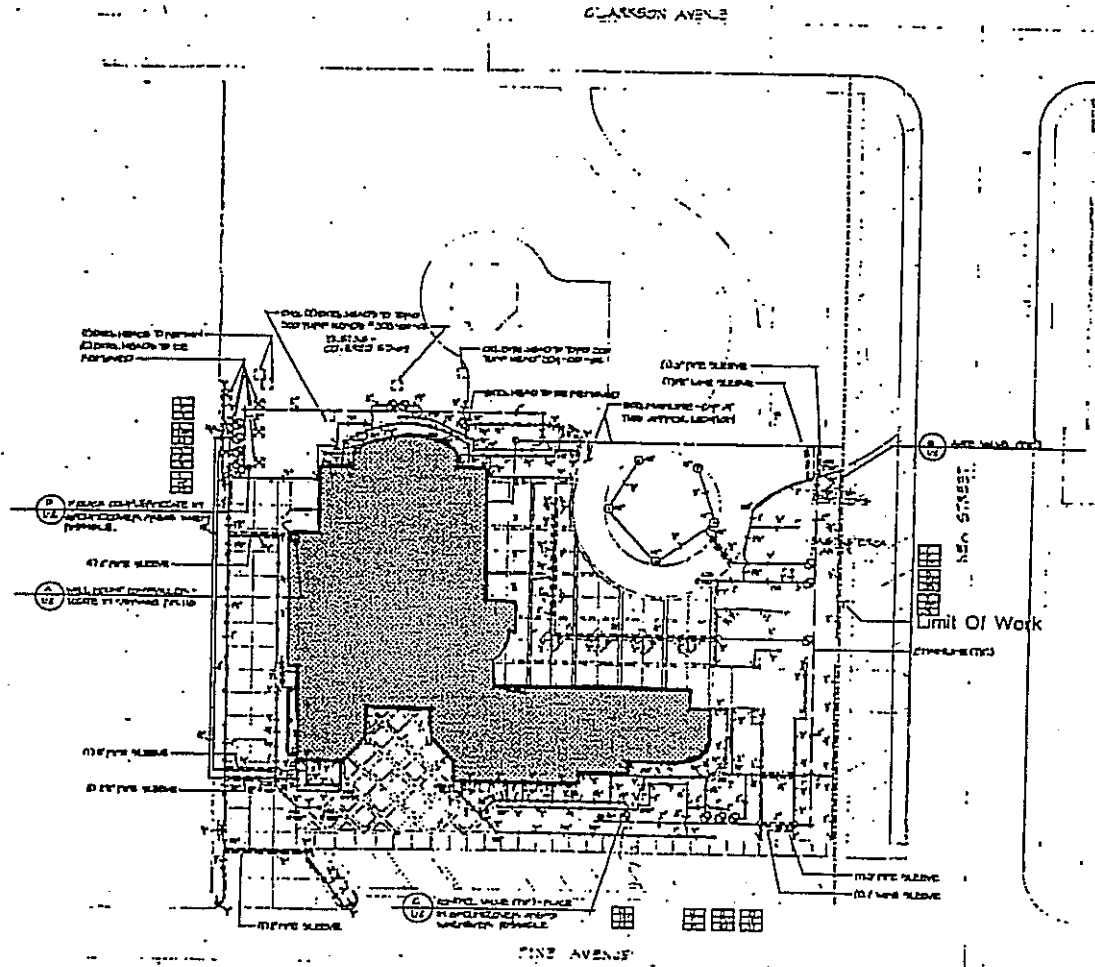
Key	Qty.	Size	Botanical Name	Common Name	Water Usag	Comments
TREES						
CA	6	24" box	<u>Cupaniopsis anacardioides</u>	Carrotwood	Medium	By owner
LI	9	15 gal.	<u>Lagerstromia indica 'Rosea'</u>	Crape Myrtle	Low	Staked
PC	4	15 gal.	<u>Prunus caroliniana 'Krauter Vesuvius'</u>	Purple Leaf Plum	Medium	Staked
SHRUBS						
AA	18	5 gal.	<u>Agapanthus africanus 'Peter Pan'</u>	Lily of the Nile	Medium	
CM	28	5 gal.	<u>Carissa macrocarpa 'Ruby Point'</u>	Natal Plum	Medium	
CJ	14	5 gal.	<u>Ceanothus 'Joyce Coulter'</u>	Wild Lilac	Low	
DB	3	5 gal.	<u>Dialys bicolor</u>	Fortnight Lily	Medium	
ML	32	5 gal.	<u>Mimulus lewisii</u>	Monkey Flower	Low	
RIC	11	5 gal.	<u>Rhodolepis indica 'Clara'</u>	India Hawthorn	Medium	
RDD	7	5 gal.	<u>Rosa hybrid teas 'Double Delight'</u>	NCN	Medium	
RI	9	5 gal.	<u>Rosa hybrid teas 'Iceburg'</u>	NCN	Medium	
○	27	5 gal.	<u>Limonium carzili</u>	Sea Lavendar	Low	
GROUND COVERS						
	7	Flats	<u>Antennaria cordifolia 'Red Apple'</u>	NCN	Low	6" to 8" o.c.
	31	Flats	<u>Gazania spp. (yellow)</u>	Gazania	Medium	12" o.c.
	1/2	Flat	<u>Rosmarinus officinalis 'Prostratus'</u>	Dwarf Rosemary	Low	24'-36" o.c.
TJ	6	5 gal.	<u>Trachelospermum jasminoides</u>	Star Jasmine - espalier	Medium	Train to wall
VINES						
DB	9	5 gal.	<u>Distictus Buccinatoria</u>	Blood Red Trumpet Vine	Medium	
TURF 1322s.f.	sod		Marathon II - water saver			

NOTE:

*Contractor to provide atrium drains to all planter areas.

*Contractor to verify plant quantities prior to installation.

LANDSCAPE CHARACTER

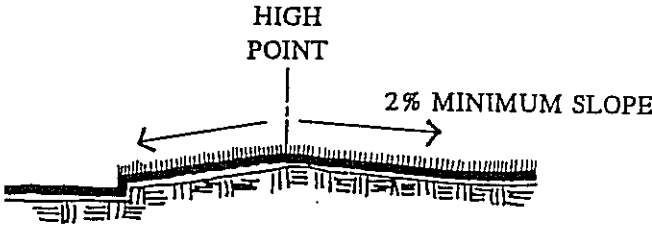
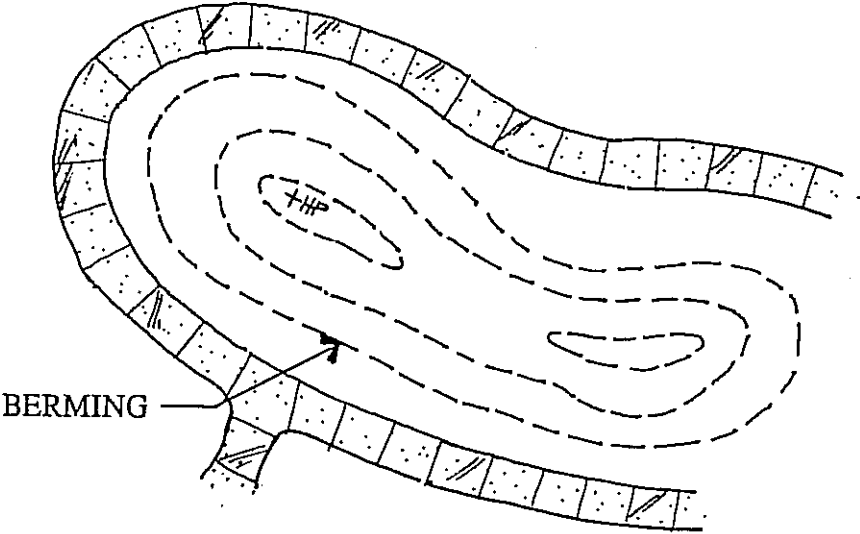
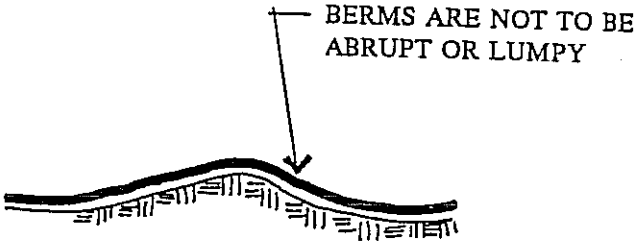
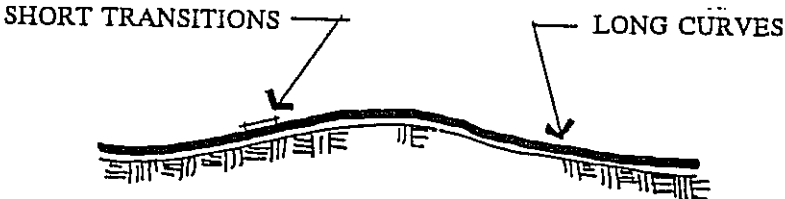


IRRIGATION PLAN



LANDSCAPE CHARACTER

SMOOTH TRANSITIONS WITH
SOFT, NATURAL FORMS ARE
RECOMMENDED FOR BERMS.

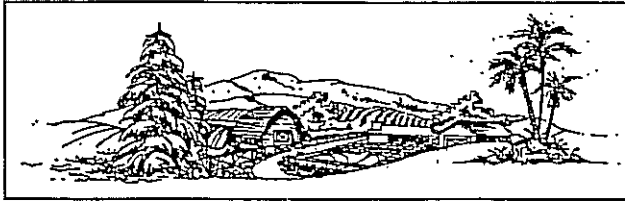


LANDSCAPE CHARACTER

City of Bradbury

DESIGN GUIDELINES

Appendices



Welcome to the City of Bradbury!

We hope you and your family will enjoy and appreciate the natural beauty, the tranquility, the privacy and the country setting which makes our community such a special place. Your neighbors take pride in their homes and their environment. You are cordially invited to become actively involved in the preservation of this unique community. It is in this spirit that this brief historical perspective has been prepared to acquaint you with your community.

The City of Bradbury is named after Lewis Leonard Bradbury, who in 1892 acquired 2,750 acres of the northwest portion of the Rancho Azusa de Duarte. The Rancho was a Mexican land grant awarded to Andres Duarte before California became part of the United States. Lewis Bradbury built an elegant home surrounded by a notable garden that is now the site of the Royal Oaks Manor. The Bradbury estate was reached either from Foothill Boulevard (located in the City of Monrovia), through impressive wrought-iron gates now located along what is now call "Deodar Lane", or from Oak Avenue (located in the City of Duarte), over the arched bridge above the historic Pacific Electric railroad tracks. Lewis Bradbury made his fortune in gold and silver mining primarily in Mexico. He is famous for the construction of the Bradbury Building, a City of Los Angeles historic landmark. He also owned a smaller ranch located in the southeastern portion of the City of San Marino. The Bradbury heirs lost control of both ranches during the 1930's after prolonged legal battles between the family members and eventual foreclosure proceedings that were brought by the Security National Bank against most of the Bradbury estate.

After the conclusion of World War II, large parcels of the Bradbury Ranch were sold to people seeking spacious building sites which afforded privacy and country living in the foothills of the San Gabriel Mountains. Property located in the then unincorporated place called Duarte was subdivided into tracts that provided modest and affordable living accommodations for the returning service men and women. The area was rapidly changing from a sleepy agricultural area to a sprawling suburb of "GI" tract homes. The local development regulations were established and enforced by the County of Los Angeles. Police and fire protection were provided by County Departments. In 1957, the City of Duarte was considered for incorporation. The Bradbury Estates Property Owners Association realized that if this area became part of the City of Duarte they would lose the ability to control their vision for the future for this special area. There was a fear that the unique foothills would fall victim to the bulldozers of the tract developers. The residents of the Bradbury Estates joined with

property owners located within the area surrounded by Woodlyn Lane, Bradbury Hills Road, Royal Oaks, Mount Olive and Lemon Avenue to generate the 500 minimum number of residents required to create a new city. The incorporation drive was successful and upon approval of the Los Angeles County Board of Supervisors, the City of Bradbury became a municipal corporation on July 26, 1957.

The City is governed by five Councilmembers, one elected from each of the five districts. The City Council meets once a month in the Council Chambers located in the City Hall at 600 Winston Avenue. The City Council is the legislative body for the City and they serve without financial compensation. The Planning Commission is comprised of five members, one from each district. They are appointed by the City Council. The Planning Commission also meets once a month to review matters relating to zoning, subdivision, architecture and other items that are governed by the City's Zoning Code. All governmental meetings are open to the public and the residents are encouraged to participate in the development of their community. Administrative duties are performed by the City Manager and his/her staff. Police and fire protection is provided by the County of Los Angeles in accordance with contracts between the City and the County agencies. The City contracts with skilled professionals to provide building and planning services. The City is served by the Duarte School District. Additional information regarding the City and its municipal services can be obtained by calling the City Administrative Offices at (818) 358-3218.

Area of City:	1.9 sq. miles
Elevation:	640 ft. above sea level
Population:	938
Number of Dwelling Units:	282
State Assembly District:	59th
State Senatorial District:	29th
U.S. Congressional District:	28th

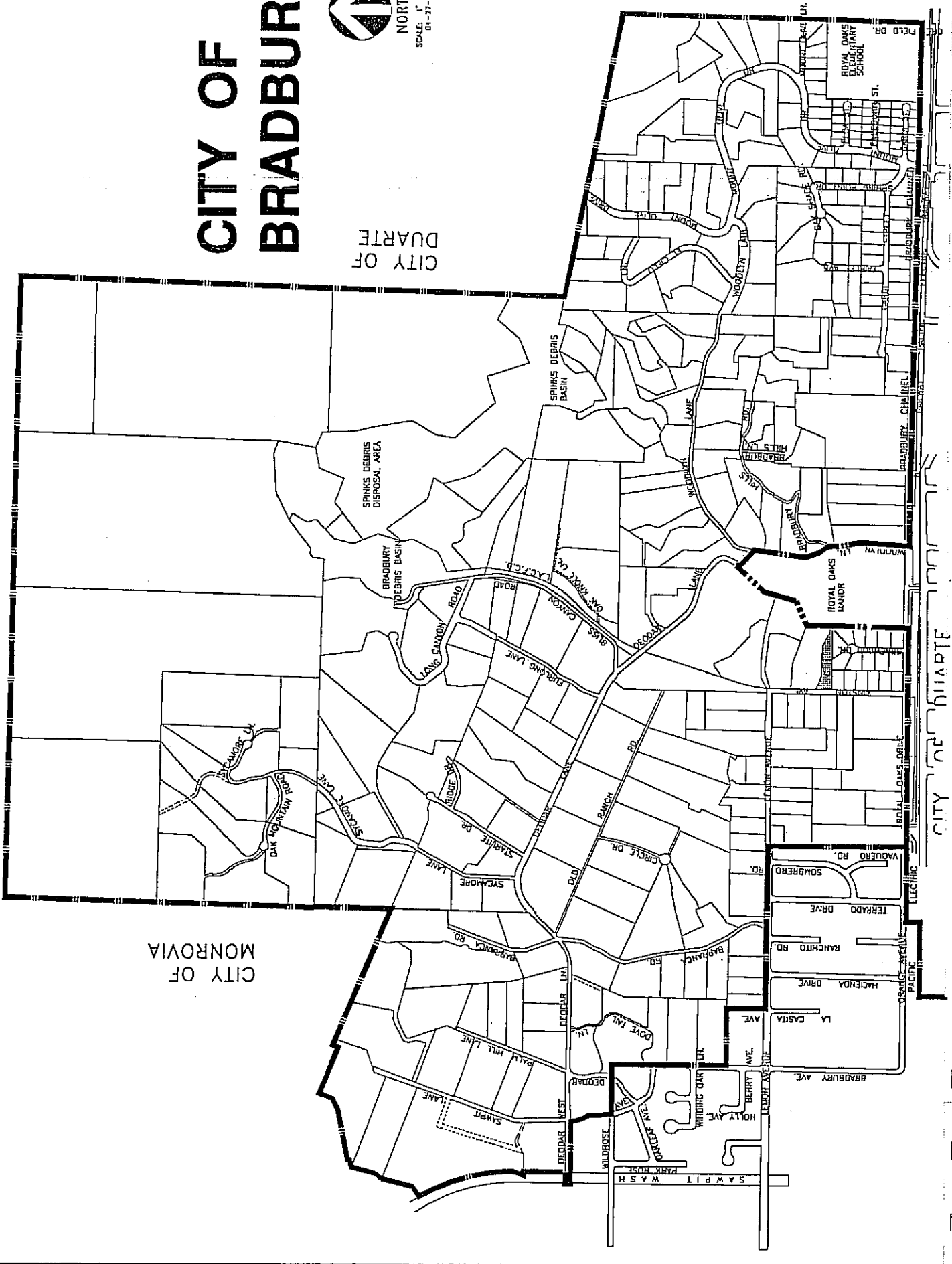
CITY OF BRADBURY



NORTH
SCALE: 1" = 300'
01-27-95

CITY OF DUARTE

CITY OF MONROVIA



CITY OF DUARTE

CITY OF BRADBURY

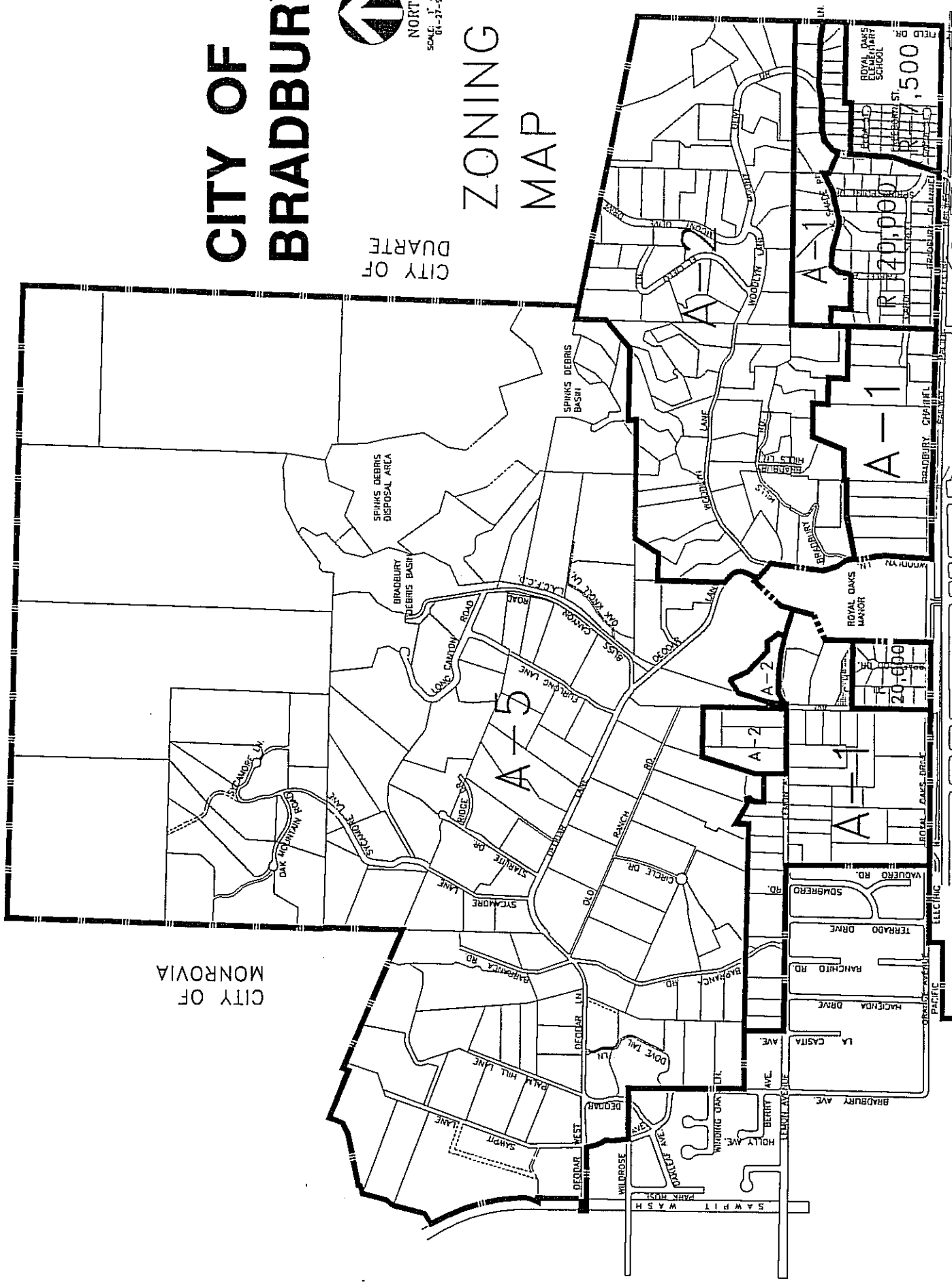


NORTI
SCALE: 1" = 200'
04-21-75

ZONING MAP

CITY OF DUARTE

CITY OF MONROVIA



CITY OF DUARTE

CITY OF BRADBURY

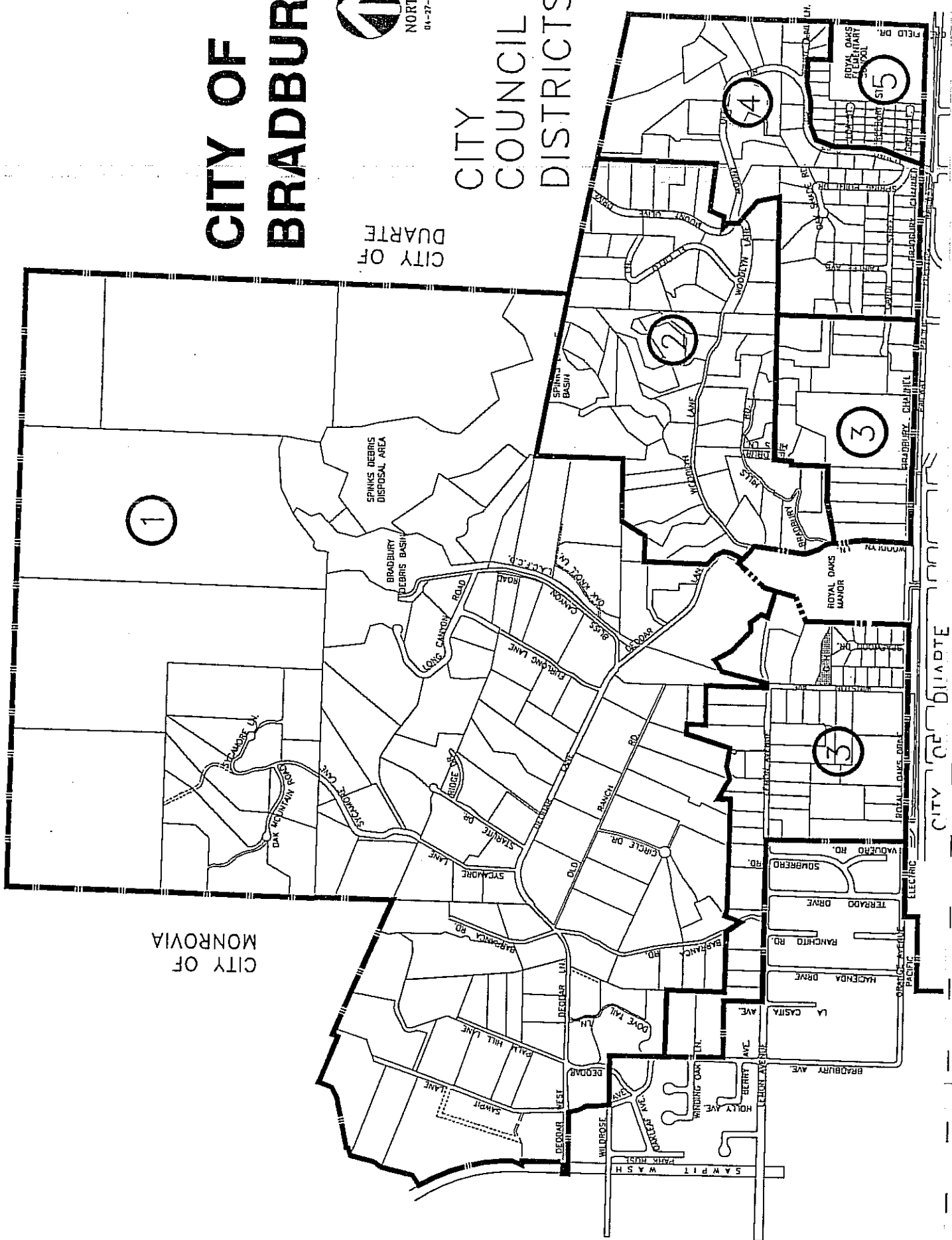


NORTH
01-27-95

CITY COUNCIL DISTRICTS

CITY OF DUARTE

CITY OF MONROVIA



CITY OF BRADBURY



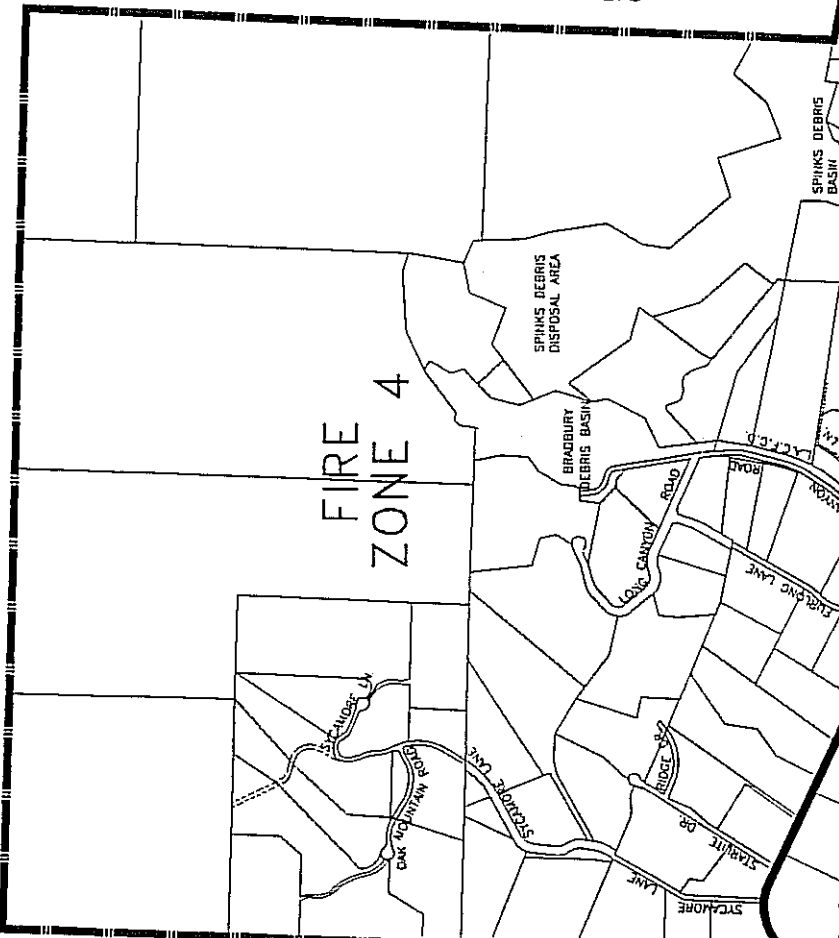
NORTH
SCALE: 1" = 300'
08-23-95

FIRE ZONE DISTRICT MAP

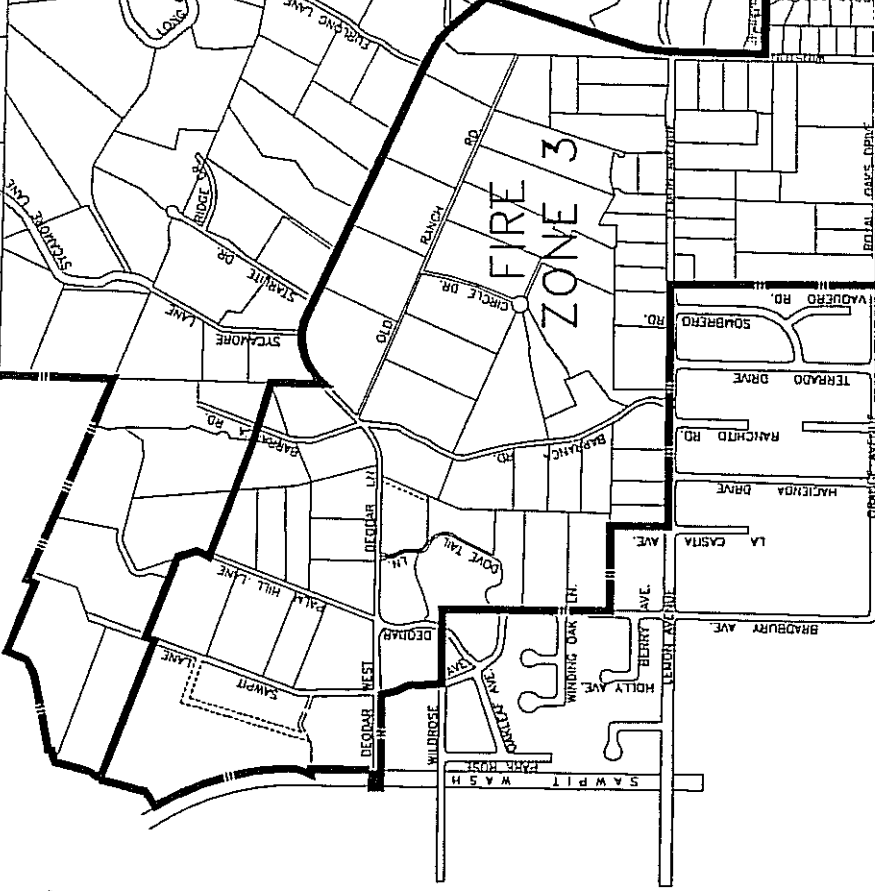
CITY OF
DUARTE

CITY OF
MONROVIA

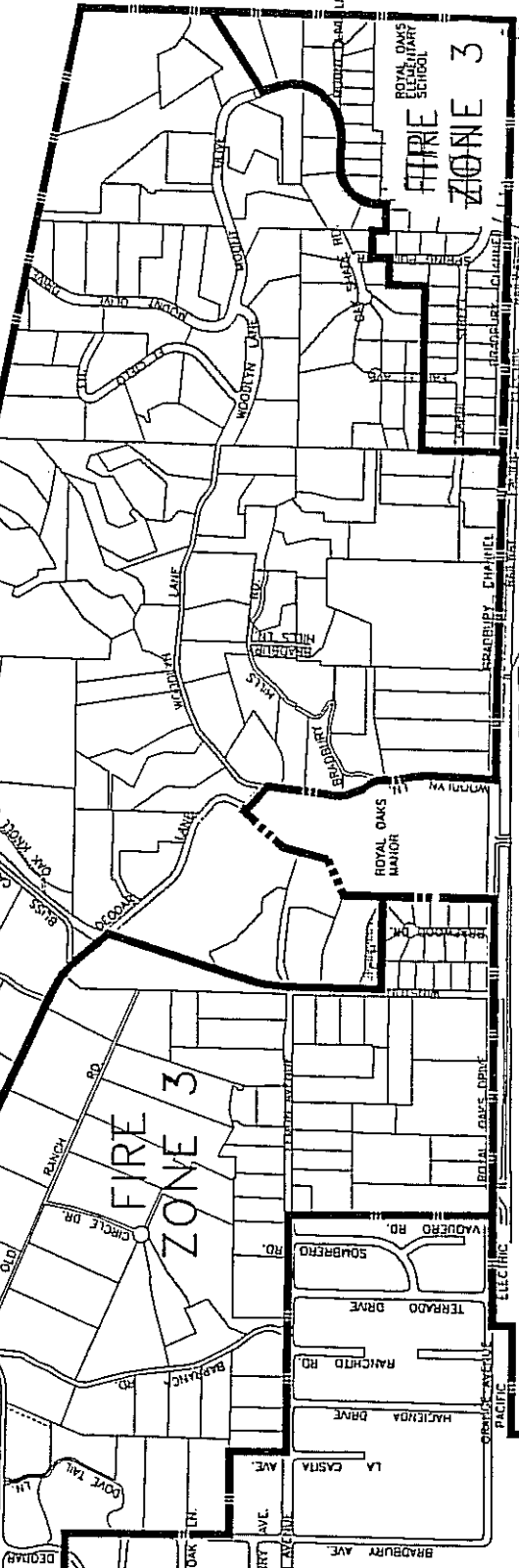
FIRE ZONE 4



FIRE ZONE 3



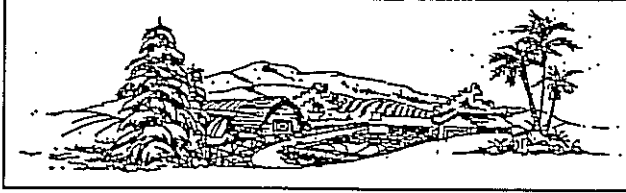
FIRE ZONE 3



FIRE ZONE 3

CITY OF
DUARTE

ROYAL OAKS
ELEMENTARY
SCHOOL
FIRE
ZONE 3



RESIDENTIAL
PLAN CHECK LIST

APPLICATION NO. _____

The Bradbury Planning Commission is required to make certain findings of fact before it may approve or conditionally approve any discretionary project. The following guidelines will be used during the review process in an effort to determine if a proposed development project complies the City's development policies and standards:

	Yes	No
1. ARE THE PLANS COMPLETE?	<input type="checkbox"/>	<input type="checkbox"/>
2. DOES THE PROPOSED PROJECT COMPLY WITH THE REQUIRED SET BACKS?	<input type="checkbox"/>	<input type="checkbox"/>
3. DOES THE PROPOSED PROJECT EXCEED A HEIGHT OF 18 FT.?	<input type="checkbox"/>	<input type="checkbox"/>
4. IS THE PROPOSED PROJECT CONSISTENT WITH ADJACENT DWELLINGS IN TERMS OF SIZE, MASS AND HEIGHT?	<input type="checkbox"/>	<input type="checkbox"/>
5. IS THE PROPOSED PROJECT LOCATED ON A SIGNIFICANT SLOPE?	<input type="checkbox"/>	<input type="checkbox"/>
6. WILL THE PROPOSED PROJECT IMPACT AN EXISTING VIEW?	<input type="checkbox"/>	<input type="checkbox"/>
7. WILL THE PROPOSED PROJECT IMPACT THE PRIVACY OF THE ADJACENT PROPERTIES?	<input type="checkbox"/>	<input type="checkbox"/>
8. WILL THE PROPOSED PROJECT REQUIRE THE REMOVAL OF EXISTING MATURE TREES?	<input type="checkbox"/>	<input type="checkbox"/>
9. IS THE DESIGN OF THE PROPOSED PROJECT CONSISTENT WITH THE SURROUNDING NEIGHBORHOOD?	<input type="checkbox"/>	<input type="checkbox"/>
10. IS THE COLOR OF THE PROPOSED PROJECT CONSISTENT WITH THE SURROUNDING DWELLING UNITS?	<input type="checkbox"/>	<input type="checkbox"/>
11. DOES THE EXTERIOR OF THE PROPOSED PROJECT CONTAIN SUFFICIENT ARCHITECTURAL DETAIL?	<input type="checkbox"/>	<input type="checkbox"/>
12. DOES THE PROPOSED PROJECT PRESENT A WELL DESIGNED APPEARANCE TO THE PUBLIC STREET?	<input type="checkbox"/>	<input type="checkbox"/>
13. DOES THE PROPOSED PROJECT HAVE LIGHTING THAT COULD IMPACT THE NEIGHBORING PROPERTIES?	<input type="checkbox"/>	<input type="checkbox"/>
14. ARE THE PROPOSED ACCESSORY STRUCTURES LOCATED SO AS TO POTENTIALLY IMPACT THE ADJOINING PARCELS?	<input type="checkbox"/>	<input type="checkbox"/>
15. IS THE PUBLIC RIGHT-OF-WAY PROPERLY IMPROVED?	<input type="checkbox"/>	<input type="checkbox"/>
16. DOES THE PROPOSED PROJECT HAVE ADEQUATE ACCESS?	<input type="checkbox"/>	<input type="checkbox"/>
17. ARE THE PUBLIC UTILITIES UNDERGROUND?	<input type="checkbox"/>	<input type="checkbox"/>
18. IS THE PROPOSED LANDSCAPING CONSISTENT WITH THE NEIGHBORHOOD?	<input type="checkbox"/>	<input type="checkbox"/>
19. DOES THE PROPOSED PROJECT REQUIRE A SIGNIFICANT AMOUNT OF GRADING?	<input type="checkbox"/>	<input type="checkbox"/>