AGENDA

Regular Meeting of the Bradbury City Council
To be held on Tuesday, October 20, 2026
at the Bradbury Civic Center
600 Winston Avenue, Bradbury, CA 91008

OPEN SESSION 7:00 PM

Members of the public may provide live comments during the meeting by ZOOM video or telephone call. You will be able to hear the entire proceedings (other than the Closed Session) and speak during Public Comment, Public Hearing, and other authorized times. Members of the public must maintain silence and mute their microphones and telephones except during those times. The Zoom information is: One tap mobile +16694449171, 8591600704#, or https://us06web.zoom.us/j/8591600704?omn=85222049352.

Each item on the agenda, no matter how described, shall be deemed to include any appropriate motion, whether to adopt a minute motion, resolution, payment of any bill, approval of any matter or action, or any other action. Items listed as "For Information" or "For Discussion" may also be subject of an "action" taken by the Board or a Committee at the same meeting.

The City of Bradbury will gladly accommodate disabled persons or those who need accommodations for translation or interpretation services at a city public meeting. Please call the City Manager at 626.358.3218 at least 48 hours prior to the scheduled meeting for special assistance.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL: Mayor Bruny, Mayor Pro Tem Szymkowski, Councilmembers Lathrop, Barakat & Hale.

APPROVAL OF THE AGENDA: Majority Vote of City Council to proceed with City Business

DISCLOSURE OF ITEMS REQUIRED BY GOVERNMENT CODE SECTION 1090 & 81000 ET.SEQ.

1. PUBLIC COMMENT

Anyone wishing to address the City Council on any matter that is not on the agenda for a public hearing may do so at this time. Please state your name and address clearly for the record and limit your remarks to five (5) minutes.

Please note that while the City Council values your comments, the City Council cannot respond nor take action until such time as the matter may appear on a forthcoming agenda. Routine requests for action should be referred to City staff during normal business hours, Monday through Friday, 8:30 a.m. - 5:00 p.m., at 626.358.3218.

ACTION ITEMS*

2. CONSENT CALENDAR

All items on the Consent Calendar are considered by the City Council to be routine and will be enacted by one motion unless a Council Member requests otherwise, in which case the item will be removed and considered by separate action. All Resolutions and Ordinances for Second Reading on the Consent Calendar, the motion will be deemed to "to waive the reading and adopt."

A. Minutes: Regular Meeting, August 18, 2026

B. Minutes: Adjourned Meeting, September 22, 2026

C. Monthly Investment Report for the month of October, 2026

D. Resolution No. 26-26, Demands & Warrants for October, 2026

E. Resolution No. 26-27, Re-adoption of Demands & Warrants for September, 2026

F. Resolution No. 26-28: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADBURY, CALIFORNIA, DESIGNATING KEVIN KEARNEY AS INTERIM CITY CLERK

G. ORDINANCE NO. 401: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRADBURY, CALIFORNIA, AMENDING SECTION 9.25.020 OF THE BRADBURY DEVELOPMENT CODE RELATING TO DEFINITIONS, AMENDING SECTION 9.34.020 REGARDING ARCHITECTURAL REVIEW, AMENDING CHAPTER 9.85 OF THE BRADBURY DEVELOPMENT CODE RELATING TO ACCESSORY DWELLING UNITS, JUNIOR ACCESSORY DWELLING UNITS, AND SB 9 UNITS, AND AMENDING CHAPTER 9.164OF THE BRADBURY MUNICIPAL CODE RELATING TO URBAN LOT SPLITS, AND FINDING THAT THIS ORDINANCE IS EXEMPT FROM CEQA PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.17 AND GOVERNMENT CODE SECTIONS 65852.21 AND 66411.7 AND THE COMMON SENSE EXEMPTION OF CEQA GUIDELINES SECTION 15061(b)(3)

3. REQUEST FROM THE RETIREMENT COMMUNITY TO UTILIZE THE CIVIC CENTER'S BACK PARKING LOT

The Retirement Community has reached out to the City requesting to utilize the Civic Center's back parking lot for approximately the month of December. The Retirement Community is proposing to pay for the usage, and the Mayor has requested that the item be placed on the agenda for discussion.

4. DISCUSSION ON CITY STAFF'S SALARY AND SALARY SCHEDULES

At the request of Councilmember Barakat during the August 2026 meeting, this item discusses the City's current salary ranges and step structures for the Management Analyst and City Clerk classifications. Staff will present a comparison of salary schedules from surrounding jurisdictions and a proposed revised eight-step salary schedule designed to provide more gradual salary progression.

5. DISCUSSION ON ACCESS TO THE CIVIC CENTER

During the September meeting, the City Council directed Staff to agenize an item regarding access to the Civic Center for review and discussion. It is recommended that the City Council direct Staff on how to proceed.

6. DISCUSSION ON ACCESS TO THE EVERBRIDGE SYSTEM

During the September meeting, the City Council directed Staff to agenize an item regarding access to Everbridge, which is the City's routine and emergency notification. It is recommended that the City Council direct Staff on how to proceed with providing access to the system to those other than Staff.

7. DISCUSSION ON LEVEL OF EMAIL ACTIVITY AND BLASTS TO RESIDENTS

During the September meeting, the City Council directed Staff to agendize an item regarding the level of email activity and blasts to residents utilizing the Everbridge system. It is recommended that the City Council provide direction to Staff on the level of email activity.

8. MATTERS FROM THE CITY MANAGER

a. November: City Council Rotation

9. MATTERS FROM THE CITY ATTORNEY

10. MATTERS FROM THE CITY COUNCIL

Mayor Bruny
Duarte Education Foundation

Mayor Pro Tem Szymkowski
League of California Cities
SGV Council of Governments

Councilmember Hale
LA County City Selection Committee
So. California Joint Powers Insurance Authority

Councilmember Barakat
LA County Sanitation Districts
Foothill Transit
SGV Mosquito & Vector Control District

Councilmember Lathrop

Duarte Community Education Council (CEC)

11. ITEMS FOR FUTURE AGENDA(S)

CLOSED SESSION

CALL TO ORDER/ROLL CALL

PUBLIC COMMENT – REGARDING CLOSED SESSION ONLY

RECESS TO CLOSED SESSION REGARDING:

A. PENDING LITIGATION

Pending Litigation pursuant to Government Code Section 54956.9(d)(1)

(Litigation to which the City is a party has been initiated formally: *City of Bradbury, etc. v. Marlene Robertson et al.* – Los Angeles Superior Court case no. 25NNCP00569).

ADJOURNMENT:

The City Council will adjourn to a Regular Meeting at the Bradbury Civic Center, 600 Winston Avenue, Bradbury, CA 91008 on Tuesday, October 20, 2026 at 7:00 p.m.

***ACTION ITEMS:** Regardless of a staff recommendation on any agenda item, the City Council will consider such matters, including action to approve, conditionally approve, reject or continue such item. Further information on each item may be procured from City Hall.

"I, Paulina Reyes, Deputy City Clerk, hereby certify that I caused this agenda to be posted at the Bradbury City Hall entrance gate by 5:00 p.m. on Friday, October 16, 2026."

Deputy City Clerk – City of Bradbury

ACTION MINUTES

CITY COUNCIL
OF THE CITY OF BRADBURY
REGULAR MEETING
Tuesday, August 18, 2026 – 7:00 P.M.
BRADBURY CIVIC CENTER
600 Winston Avenue, Bradbury, CA 91008

CALL TO ORDER

The Regular Meeting of the City Council of the City of Bradbury was called to order by Mayor Elizabeth Bruny at 7:00 p.m.

ROLL CALL A quorum was established by roll call.

PRESENT: Mayor Elizabeth Bruny, Mayor Pro Tem Melodie Szymkowski, Councilmember Bruce Lathrop, Councilmember Richard G. Barakat.

ABSENT: Councilmember Richard T. Hale, Jr.

STAFF: City Manager Kevin Kearney, City Attorney Cary Reisman, City Clerk Diane Jensen and Management Analyst Paulina Reyes.

Councilmember Barakat made a motion to excuse Councilmember Hale from the meeting with Mayor Pro Tem Szymkowski seconding the motion. The motion passed 4:0.

APPROVAL OF AGENDA:

Action: Councilmember Barakat made a motion to approve the agenda. Mayor Pro Tem Melodie Szymkowski seconded the motion which passed 4:0. The Council proceeded with the City of Bradbury business.

DISCLOSURE OF ITEMS REQUIRED BY GOVERNMENT CODE SECTION 1090 & 81000 ET. SEQ. *In compliance with the California Political Reform Act, each City Councilmembers has the responsibility to disclose direct or indirect potential for a personal financial impact as a result of participation in the decision-making process concerning agenda items.*

Action: City Attorney Reisman stated he was not aware of any potential conflicts.

1. PUBLIC COMMENT

Mayor Bruny opened the meeting to Public Comment.

- Tom Bigley of 41 Woodlyn Lane.
- Brian Barreto of Cal-American Water Emergency Response Plan

ACTION ITEMS*

2. CONSENT CALENDAR

All items on the Consent Calendar are considered by the City Council to be routine and will be enacted by one motion unless a Council Member requests otherwise, in which case the item will be removed and considered by separate action. All Resolutions and Ordinances for Second Reading on the Consent Calendar, the motion will be deemed to "to waive the reading and adopt."

A. Minutes: Regular Meeting, July 14, 2026.

Correction to Agenda Item #6 First Friday Closures. Replace "12-day annual city staff furlough schedule" with "First Friday Closure schedule."

B. Minutes: Adjourned Meeting, August 3, 2026

C. Monthly Investment Report for the month of August, 2026.

Because the City Finance Director is reconciling financials from FY 25/26 and FY 26/27, July's Revenue and Expenses were not included in this agenda packet. In the next couple weeks, all revenue and expenses should be finalized between the two fiscal years.

D. Resolution No. 26-23, Demands & Warrants for August, 2026.

E. Resolution No. 26-24 Councilmember Appointments Districts 3 & 5

F. Sanitation District – Tax Sharing Resolution.

Action: Mayor Pro Tem Szymkowski made a motion to approve the Consent Calendar with the changes stated in A and C above. The motion was seconded by Councilmember Barakat. The motion passed unanimously, 4:0.

3. FISCAL YEAR 2024-2025 ANNUAL FINANCIAL AUDIT REPORT

The City's Auditor made a presentation on the Annual Financial Audit Report. The independent audit found no material weaknesses or significant deficiencies.

Action: Councilmember Lathrop made a motion to receive and file the Independent Auditor's Reports and Basic financial Statements, and Independent Accountants report on Applying Agreed-Upon Procedures to Appropriations Limit Schedule as presented. Mayor Bruny seconded the motion which passed unanimously, 4:0.

4. DISCUSSION ON CALPERS UNFUNDED ACCRUED LIABILITY

The City currently has a CalPERS Unfunded Accrued Liability (UAL) valued at approximately $217,338.

Action: Councilmember Lathrop made a motion to approve the City's entire UAL and directed Staff to process payment with CalPERS. Mayor Bruny seconded the month when passed unanimously, 4:0.

5. MATTERS FROM THE CITY MANAGER:

6. MATTERS FROM CITY ATTORNEY: Nothing to report.

7. MATTERS FROM THE CITY COUNCIL:

Mayor Bruny:	Nothing to report.
Mayor Pro Tem Szymkowski:	Requested September 22, 2026 date for next City Council meeting as she will be absent on the regularly scheduled City Council meeting date of September 15, 2026.
Councilmember Hale:	Absent.
Councilmember Barakat:	Cited 2-3 West Nile Virus cases in/around El Monte.
Councilmember Lathrop:	Nothing to report.

CLOSED SESSION

CALL TO ORDER

The Closed Session of the City Council of the City of Bradbury was called to order by Mayor Bruny at 7:25 p.m.

ROLL CALL by CITY CLERK

PRESENT: Mayor Bruny, Mayor Pro Tem Szymkowski Councilmember Lathrop, and Councilmember Barakat.

ABSENT: Councilmember Hale, Jr.

STAFF: City Manager Kearney and City Attorney Reisman.

Councilmember Barakat made a motion to excuse Councilmember Hale from the meeting with Mayor Pro Tem Szymkowski seconding the motion. The motion passed 4:0.

PUBLIC COMMENT – REGARDING CLOSED SESSION ONLY

Public Comment was opened and closed by Mayor Bruny. A motion to re-open Public Comment was made by Councilmember Barakat and seconded by Mayor Pro Tem Szymkowski permitting Diane Jensen to speak. There were no other members of the public in attendance.

RECESS TO CLOSED SESSION REGARDING:

A. CONFERENCE WITH LABOR NEGOTIATOR

Agency Negotiator:	Kevin Kearney, City Manager & Cary Reisman, City Attorney
Unrepresented Employee:	Diane Jensen
Authority Gov't Code Section:	54957.6

B. PENDING LITIGATION

Pending Litigation pursuant to Government Code Section 54956.9(d)(1) - Litigation to which the City is a party has been initiated formally:

- *City of Bradbury, etc. v. Marlene Robertson et al.*
- Los Angeles Superior Court case no. 25NNCP00569

Action: 8:25 p.m., City Attorney Reisman stated that Council met in Closed Session to discuss the following items:

1. Conference: Council instructed the City Attorney as to what to prepare.
2. Litigation: The report from Staff was informative only. No votes were formally requested or taken.

ADJOURNMENT:

At 8:27 p.m., Councilmember Barakat made a motion to adjourn the meeting to a Regular meeting at the Bradbury Civic Center, 600 Winston Avenue, Bradbury, CA 91008 on Tuesday, September 22, 2026 at 7:00 p.m. Mayor Pro Tem Szymkowski seconded the motion, which passed 4:0.

SIGNED BY:

_____	_____
Signature	Name
_____	_____
Title	Date

ATTEST:

_____ _____

Paulina Reyes Date

Deputy City Clerk, City of Bradbury

ACTION MINUTES

CITY COUNCIL
OF THE CITY OF BRADBURY
AJDOURNED MEETING
Tuesday, September 22, 2026 – 7:00 P.M.
BRADBURY CIVIC CENTER
600 Winston Avenue, Bradbury, CA 91008

CALL TO ORDER

The Regular Meeting of the City Council of the City of Bradbury was called to order by Mayor Elizabeth Bruny at 7:00 p.m.

ROLL CALL A quorum was established by roll call.

PRESENT: Mayor Elizabeth Bruny, Councilmember Bruce Lathrop, Councilmember Richard T. Hale, Jr., Councilmember Richard G. Barakat.

ABSENT: Mayor Pro Tem Melodie Szymkowski

STAFF: City Manager Kevin Kearney, City Attorney Cary Reisman, and Management Analyst Paulina Reyes.

Councilmember Barakat made a motion to excuse Mayor Pro Tem Szymkowski from the meeting with Mayor Bruny seconding the motion. The motion passed 4:0.

APPROVAL OF AGENDA:

Action: Councilmember Barakat made a motion to approve the agenda and Councilmember Hale seconded the motion which passed 4:0. The Council proceeded with the City of Bradbury business.

DISCLOSURE OF ITEMS REQUIRED BY GOVERNMENT CODE SECTION 1090 & 81000 ET. SEQ. *In compliance with the California Political Reform Act, each City Councilmembers has the responsibility to disclose direct or indirect potential for a personal financial impact as a result of participation in the decision-making process concerning agenda items.*

Action: City Attorney Reisman stated he was not aware of any potential conflicts.

1. PUBLIC COMMENT

Mayor Bruny opened the meeting to Public Comment.

- Serena Burnet, on behalf of the Public Safety Committee (PSC), requested the City Council consider:
  - Providing keys for PSC to back gate & storage sheds
  - Training on radios connected to LA RICS system
  - Training for PSC on Everbridge system
  - Greater frequency of email blasts to residents on fires within radius of Bradbury
  - Disaster preparedness emails, maybe once a month, to community

ACTION ITEMS*

2. CONSENT CALENDAR

All items on the Consent Calendar are considered by the City Council to be routine and will be enacted by one motion unless a Council Member requests otherwise, in which case the item will be removed and considered by separate action. All Resolutions and Ordinances for Second Reading on the Consent Calendar, the motion will be deemed to "to waive the reading and adopt."

A. Monthly Investment Report for the month of September, 2026.

B. Resolution No. 26-25, Demands & Warrants for September, 2026.

C. Administrative Policy No. 26-01, City Council Member Teleconferencing

Action: Councilmember Hale made a motion to approve the Consent Calendar. The motion was seconded by Councilmember Barakat. The motion passed unanimously, 4:0.

3. PRESENTATION – LOS ANGELES COUNTY FIRE DEPARTMENT

Members of the Los Angeles County Fire Department presented information on the Fire Hazard Severity Zones and upcoming regulations on Zone 0.

Action: Informational item only. No action was taken.

4. FOLLOW UP DISCUSSION ON TRUCK RESTRICTIONS ON ROYAL OAKS DRIVE NORTH

This is a follow up discussion from the July 2026 meeting on the option to regulate large-trucks on Royal Oaks Drive North, particularly semi-trailer trucks. Item stems from truck noise at the Retirement Community at 1763 Royal Oaks Drive North. The Retirement Community's Executive Director, Jeremiah Hovsepian Bearce, was in attendance.

Mayor Bruny opened public comment, with one speaker participating:

- Araceli Ruano, 742 Braewood Drive. Requested the following from City Council
  - The City execute an MOU or Written Agreement with the Retirement Community that restricts truck traffic from 8am – 1pm, and
  - Move forward with restricting Semi-Trucks.

Action: Councilmember Lathrop made a motion to direct Staff to work with the Retirement Community to draft an MOU for restricting truck traffic from 8am to approximately 4 or 5pm. The motion was seconded by Councilmember Hale. The motion passed unanimously, 4:0.

5. **PUBLIC HEARING AND INTRODUCTION OF ORDINANCE NO. 401: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRADBURY, CALIFORNIA AMENDING SECTION 9.25.020 OF THE BRADBURY DEVELOPMENT CODE RELATING TO DEFINITIONS, AMENDING SECTION 9.34.020 REGARDING ARCHITECTUAL REVIEW, AMENDING CHAPTER 9.85 OF THE BRADBURY DEVELOPMENT CODE RELATING TO ACCESSORY DWELLING UNITS, JUNIOR ACCESSORY DWELLING UNITS, AND SB 9 UNITS, AND AMENDING CHAPTER 9.164 OF THE BRADBURY MUNICIPAL CODE RELATING TO URBAN LOT SPLITS, AND FINDING THAT THIS ORDINANCE IS EXEMPT FROM CEQA PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.17 AND GOVERNMENT CODE SECTIONS 65852.21 AND 66411.7 AND COMMON SENSE EXEMPTION OF CEQA GUIDELINES SECTION 15061(b)(3)**

City Manager Kearney noted that the item had been noticed for a public hearing. He explained that Mayor Pro Tem Szymkowski was unable to attend in person or remotely due to illness and that the item primarily affected her district. Accordingly, City Manager Kearney advised the Assistant City Attorney and City Planner that their attendance would not be required, and no formal Staff presentation was provided. City Manager Kearney recommended that the City Council open public hearing, receive public comment, and continue the public hearing to the regular City Council meeting on October 20, 2026.

Mayor Bruny opened the public hearing, with two speakers participating:

- Tom Bigley, 41 Woodlyn Lane – in favor of the ordinance
- Al Garcia, President of the Woodlyn Lane Association

Action: Councilmember Lathrop made a motion to introduce Ordinance No. 401, with the understanding that it could be pulled from the Consent Calendar during the October meeting for further discussion with Mayor Pro Tem Szymkowski in attendance. The motion was seconded by Councilmember Hale. The motion passed unanimously, 4:0.

4. DISCUSSION ON CITY HALL'S TWELVE CLOSURE DAYS

At the request of Councilmember Lathrop, this item prompted a general discussion on the City Hall closure days.

Action: No action was taken.

5. MATTERS FROM THE CITY MANAGER: Nothing to report

6. MATTERS FROM CITY ATTORNEY: Nothing to report.

7. MATTERS FROM THE CITY COUNCIL:

Mayor Bruny:	Nothing to report.
Mayor Pro Tem Szymkowski:	Absent
Councilmember Hale:	Nothing to report
Councilmember Barakat:	Nothing to report
Councilmember Lathrop:	Nothing to report.

8. ITEMS FOR FUTURE AGENDA: Upon Councilmember Barakat's request, the following items were added for a future agenda:

- Discussion on keys & access to the Civic Center
- Discussion on access to the Everbridge system
- Discussion on level of email activity/blasts to residents

CLOSED SESSION

CALL TO ORDER

The Closed Session of the City Council of the City of Bradbury was called to order by Mayor Bruny at 9:03 p.m.

ROLL CALL by DEPUTY CITY CLERK

PRESENT: Mayor Bruny, Councilmember Hale, Councilmember Lathrop, and Councilmember Barakat.

ABSENT: Mayor Pro Tem Szymkowski

STAFF: City Manager Kearney and City Attorney Reisman.

Councilmember Barakat made a motion to excuse Mayor Pro Tem Szymkowski from the meeting with Councilmember Hale seconding the motion. The motion passed 4:0.

PUBLIC COMMENT – REGARDING CLOSED SESSION ONLY

No members of the general public in attendance.

RECESS TO CLOSED SESSION REGARDING:

A. PENDING LITIGATION

Pending Litigation pursuant to Government Code Section 54956.9(d)(1) - Litigation to which the City is a party has been initiated formally:

- *City of Bradbury, etc. v. Marlene Robertson et al.*
  Los Angeles Superior Court case no. 25NNCP00569

Action: At 9:05 p.m., City Attorney Reisman stated that Council met in Closed Session and was given an update with regards to the pending litigation matter. No votes requested or taken.

ADJOURNMENT:

At 9:14 p.m., Councilmember Barakat made a motion to adjourn the meeting to a Regular meeting at the Bradbury Civic Center, 600 Winston Avenue, Bradbury, CA 91008 on Tuesday, October 20, 2026 at 7:00 p.m. Councilmember Hale seconded the motion, which passed 4:0.

SIGNED BY:

_____ _____

Signature Name

_____ _____

Title Date

ATTEST:

_____ _____

Paulina Reyes Date
Deputy City Clerk, City of Bradbury

City of Bradbury
Monthly Investment Report
Sep-26

CASH ON DEPOSIT BY ACCOUNT

Bank Accounts:	Amount	Maturity	Interest Rate
Wells Fargo Bank - General Checking	$ 129,312.24	n/a	n/a
Investments:			
Local Agency Investment Fund (LAIF)	$ 4,695,823.67	n/a	3.970%
Medallion Bank	$ 251,183.00	08/19/2027	3.900%
Bank of America	$ 244,000.00	07/24/2028	4.700%
Treasury Bills	$ 259,051.75	01/15/2027	4.150%
Treasury Bills	$ 425,182.96	01/31/2028	4.200%
Morgan Stanley CD	$ 246,519.00	10/30/2028	3.650%
Goldman Sachs	$ 150,855.00	11/04/2027	3.65%
Northwest Bank	$ 240,000.00	11/05/2026	3.60%
Total	**$ 6,641,927.62**		

CASH & INVESTMENTS ON DEPOSIT BY FUND

Funds	Amount
General Fund (101)	$5,053,232.55
Utility Users Tax Fund (102)	$477,936.00
Deposits Fund (103)	$238,910.60
Long Term Planning Fee Fund (112)	$913.71
Technology Fee Fund (113)	$0.00
Gas Tax Fund (200)	$0.00
SB 1 Gas Tax Fund (201)	$58,568.11
Prop A Fund (203)	$51,235.88
Prop C Fund (204)	$6,428.29
TDA Fund (205)	$4,781.69
Sewer Fund (206)	$0.00
STPL Fund (208)	$26.89
Recycling Grant Fund (209)	$12,053.42
Measure R Fund (210)	$17,906.49
Measure M Fund (212)	$20,476.16
Measure W Fund (213)	$50,747.42
COPS Fund (215)	$648,710.41
Total	**$ 6,641,927.62**

I hereby certify that there are sufficient funds available to meet the City's obligations for the next three (3) months.
This report is prepared in accordance with the guidelines established in the Statement of Investment Policy adopted June 16, 2026

Submitted By:

10/16/26

Kevin Kearney
City Manager Date

Reviewed By:

Laurie Stiver
City Treasurer Date

City of Bradbury (BBY)					
Budget and Actual Revenue Report					
Fiscal Year 2026/2027					
7/1/2026 to 09/30/2026					
Operating Revenues					
GL Account	Account Description	Actual - FY 25/26	Actual - FY 26/27	Budget	Variance
101-00-4010	Property Tax-Current Secured	531,480	0	540,000	0%
101-00-4030	Property Tax-Current Unsecured	48,236	0	25,000	0%
101-00-4060	PSAF	14,522	1,095	14,000	8%
101-00-4070	Delinquent Taxes	9,152	0	11,000	0%
101-00-4100	Sales & Use Tax	1,185	217	1,500	14%
101-00-4110	Franchise Fee-Cable TV	10,203	0	17,000	0%
101-00-4111	Cable TV DIVCA (PEG)	2,608	0	2,000	0%
101-00-4120	Franchise Fee-SC Edison	26,454	0	26,000	0%
101-00-4130	Franchise Fee-SC Refuse	51,610	0	45,000	0%
101-00-4140	Franchise Fee-SC Gas Co.	4,237	0	4,300	0%
101-00-4150	Franchise Fee-Cal Am Water	56,481	0	55,000	0%
101-00-4160	AB939 Refuse Admin. Fee	24,034	0	22,000	0%
101-00-4190	Real Property Transfer Tax	24,905	3,880	35,000	11%
101-00-4200	Motor Vehicle In-Lieu	169,937	1,494	170,000	1%
101-00-4210	Dist & Bail Forfieture	1,690	214	2,500	9%
101-00-4220	Fines-City	8,000	225	15,000	2%
101-00-4350	Business License	31,934	3,600	35,000	10%
101-00-4370	Bedroom License Fee	26,780	0	55,000	0%
101-00-4410	Variances & CUPs	0	0	500	0%
101-00-4440	Subdivisions/Lot Splits	4,844	0	4,500	0%
101-00-4460	Planning Dept. Review	3,818	0	4,500	0%
101-00-4470	Building Construction Permits	88,066	16,844	150,000	11%
101-00-4480	Building Plan Check Fees	27,167	3,131	10,000	31%
101-00-4485	Landscape Plan Check Permit Fee	1,125	0	3,000	0%
101-00-4490	Green Code Compliance	10,130	136	11,000	1%
101-00-4500	Civic Center Rental Fee	0	900	900	100%
101-00-4530	Environmental & Other Fees	0	0	500	0%
101-00-4540	City Engineering Plan Check & Inspection	27,337	0	30,000	0%
101-00-4600	General Interest Income	208,232	51,157	200,000	26%
101-00-4700	Sales of Maps & Publications/Copies	33	0	100	0%
101-00-4710	Certificate of Occupancy	514	0	800	0%
101-00-4720	Strong Motion Instrumentation Program (SMIP) Fee	473	6	600	1%
101-00-4730	Building Standards Commision (B.S.C) Fees	812	2	700	0%
101-00-4740	Issuance Fee	6,356	96	6,000	2%
101-00-4800	Other Revenue	11	0	4,000	0%
101-00-4850	Cal-Am Loan Repayment	4,819	0	4,820	0%
101-00-4900	Reimbursements	113	0	2,000	0%
101-24-4610	Donations-Emergency Preparedness	500	0	0	#DIV/0!
		1,427,798	**82,997**	**1,509,220**	**5%**
102-00-4600	UUT: Interest Income	19,575	4,712	14,000	34%
112-00-4490	Long Term Planning Fee	1,458	0	1,500	0%
112-00-4600	Long Term Planning: Interest Income	336	9	500	2%
113-00-4520	Technology Fee	5,758	109	7,500	1%
113-00-4600	Techn Fee: Interest Income	240	0	250	0%
200-48-4260	Gas Tax	33,292	9,019	35,000	26%
200-48-4600	Gas Tax Interest	0	0	50	0%
201-00-4260	SB1 Gas Taxes	25,498	2,338	25,000	9%
201-00-4600	SB1: Interest Income	1,644	547	1,250	44%
203-40-4260	Prop. A Funds	16,741	6,422	15,000	43%
203-40-4600	Prop. A Interest	1,224	473	500	95%
204-48-4260	Prop. C Funds	19,791	5,327	20,000	27%
204-48-4600	Prop. C: Interest	474	80	500	16%

City of Bradbury (BBY)					
Budget and Actual Revenue Report					
Fiscal Year 2026/2027					
7/1/2026 to 09/30/2026					
Operating Revenues					
GL Account	Account Description	Actual - FY 25/26	Actual - FY 26/27	Budget	Variance
205-48-4260	TDA Funds	5,000	0	5,000	0%
205-48-4600	TDA Interest	42	46	75	61%
208-00-4600	STPL - Interest Income	1	1	1	100%
209-00-4260	Recycling Grant Funds	5,000	0	5,000	0%
209-00-4600	Recycling Grant: Interest	579	116	400	29%
210-48-4260	Measure R Funds	14,840	2,712	15,000	18%
210-48-4600	Measure R: Interest	195	160	50	320%
212-00-4600	Measure M: Interest Income	410	183	250	73%
212-48-4260	Measure M	16,810	3,074	17,000	18%
213-48-4260	Measure W	52,747	0	55,000	0%
215-00-4600	COPS Fund: Interest Income	27,324	6,223	20,000	31%
215-23-4260	COPs Funds	201,537	0	195,000	0%
217-00-4600	County Park Grant Fund: Interest Income	392	102	300	34%
219-00-4600	CWPP: Interest Income	822	214	600	36%
		451,730	**41,868**	**434,726**	**10%**

103-00-2041	Expenses (For Consultants) - Sunrise Development	-39,297	-1,170	0	#DIV/0!
103-00-2042	Deposit Received (For Staff Reimb) - Sunrise Development	0	59,759	0	#DIV/0!
		-39,297	**58,589**	**0**	**#DIV/0!**

City of Bradbury (BBY)					
Budget and Actual Expense Report					
Fiscal Year 2026/2027					
7/1/2026 to 09/30/2026					
Operating Expenses					
GL Account	Account Description	Actual - FY 25/26	Actual - FY 26/27	Budget	Variance
101-11-6100	City Council Events & Awards	19,689	259	14,000	2%
101-11-6500	City Council Community Support-Homele	0	4,000	3,000	133%
101-12-5010	City Manager Salary	213,026	65,565	205,000	32%
101-12-5100	City Manager Benefits	68,334	23,063	65,000	35%
101-12-6020	City Manager Meetings & Conferences	826	440	3,000	15%
101-12-6025	City Manager Expense Account	140	122	1,000	12%
101-12-6050	City Manager Mileage	468	0	750	0%
101-12-6210	Special Department Supplies	0	0	1,000	0%
101-12-6440	City Manager Cell Phone	900	225	900	25%
101-13-5010	City Clerk Salary	82,000	16,494	85,000	19%
101-13-5100	City Clerk Benefits	29,492	5,686	27,800	20%
101-13-6020	City Clerk Meetings & Conferences	2,007	161	1,000	16%
101-13-6040	City Clerk Transportation & Lodging	0	0	500	0%
101-13-6050	City Clerk Mileage	55	0	200	0%
101-13-6210	City Clerk Special Department Supplies	0	0	500	0%
101-13-6220	City Clerk Election Supplies	0	0	11,000	0%
101-13-6225	City Clerk Codification	6,408	0	3,550	0%
101-14-5010	Finance Director Remuneration	31,070	2,939	30,000	10%
101-14-6210	Special Finance Department Supplies	529	0	500	0%
101-14-6230	Contracted Finance Computer Services	2,409	1,599	4,000	40%
101-14-7010	Contracted Banking Services	10,241	1,318	13,000	10%
101-14-7020	Contracted Audit Services	29,634	5,500	35,000	16%
101-14-7040	GASB Reports	350	0	500	0%
101-15-6125	City Attorney-Planning	15,813	851	12,000	7%
101-15-7020	City Attorney Retainer	39,471	8,573	40,000	21%
101-15-7070	City Attorney Special Services	40,400	0	40,000	0%
101-15-7075	City Attorney Clerk Development Code U	0	0	10,000	0%
101-15-7080	City Attorney Seminars & Training	770	0	1,000	0%
101-15-7450	City Attorney Code Enforcement	32,645	8,753	15,000	58%
101-16-5010	Management Analyst Salary	65,644	17,750	71,001	25%
101-16-5100	Mangement Analyst Benefits	17,263	4,409	12,600	35%
101-16-6010	Mgmt Anlyst Seminars & Training	125	0	200	0%
101-16-6020	Mngmnt Anlyst Meetings & Conferences	1,010	0	1,000	0%
101-16-6040	Mgmnt Analyst Trptn & Lodging	1,839	0	1,800	0%
101-16-6050	Mangement Analyst Mileage	360	45	300	15%
101-16-6120	Postage	184	109	300	36%
101-16-6200	Office Supplies	2,856	465	2,500	19%
101-16-6210	Special Department Supplies	176	0	0	#DIV/0!
101-16-6230	Computer & Website Services	12,435	3,420	12,000	29%
101-16-6240	PERS UAL Payment	21,990	25,972	23,000	113%
101-16-6241	PERS Replace Benefit Contribution	3,294	0	3,000	0%
101-16-6242	PERS SSA 218 Annual Fee	80	0	50	0%
101-16-6250	Copier & Duplications	62	0	500	0%
101-16-6300	Insurance	52,428	61,953	64,000	97%
101-16-6400	Utilities	12,710	2,096	13,000	16%
101-16-6415	Street Signs	721	0	1,000	0%
101-16-6440	Telephone	2,006	336	2,500	13%
101-16-6450	Building Operations	1,507	6	8,000	0%
101-16-6460	Building & Cleanning Services	6,662	1,182	7,000	17%

City of Bradbury (BBY)					
Budget and Actual Expense Report					
Fiscal Year 2026/2027					
7/1/2026 to 09/30/2026					
Operating Expenses					
GL Account	Account Description	Actual - FY 25/26	Actual - FY 26/27	Budget	Variance
101-16-6470	General Maintenance & Supplies	1,373	0	1,000	0%
101-16-7031	User Fee Study	0	0	5,000	0%
101-19-7230	Contracted Engineering Services	56,861	8,325	60,000	14%
101-20-6120	City Planner Postage	375	0	50	0%
101-20-7210	City Planner Retainer	46,800	3,900	60,000	7%
101-20-7220	Contracted Building & Safety Services	60,567	1,433	125,000	1%
101-20-7240	City Planner Special Services	20,171	5,715	15,000	38%
101-21-7015	Royal Oaks Trail Maintenance	12,216	1,744	13,000	13%
101-21-7020	City Hall Grounds Maintenance	9,059	1,874	10,000	19%
101-21-7025	Trail Maintenance	2,080	0	10,000	0%
101-21-7035	Mt.Olive Entrance Maintenance	11,084	1,993	12,000	17%
101-21-7045	Lemon/RO Horse Trail	4,311	522	8,000	7%
101-21-7060	Street Tree Trimming	8,425	0	7,000	0%
101-21-7751	New Lemon Cut Thru Trail	5,314	1,275	6,000	21%
101-23-6210	Public Safety Special Departmental Supp	4	3	50	6%
101-23-7410	Contract Services Sheriff	152,287	26,309	160,000	16%
101-23-7420	City Hall Security	4,361	1,000	4,000	25%
101-23-7450	Code Enforcement	17,594	203	5,000	4%
101-24-6010	Emrgncy Mgmt Seminars & Training	0	0	100	0%
101-24-6020	Emergency Management Meetings & Co	0	0	100	0%
101-24-6030	Emrgncy Mgmt Memberships & Dues	1,000	1,100	1,000	110%
101-24-6470	Emrgncy Mgmt Maintenance & Supplies	6,275	253	10,000	3%
101-24-6480	Civic Center Generator	2,134	2,640	4,500	59%
101-25-7000	Animal Control Services	12,887	2,362	14,200	17%
101-25-7010	Pest Control Services	0	0	500	0%
101-30-6030	General Memberships & Dues	6,889	8,015	12,000	67%
		1,272,096	**331,954**	**1,391,451**	**24%**
102-42-7630	UUT: NPDES Storm Water Compliance	24,622	34,313	20,000	172%
102-42-7631	UUT: RH/SGRWM Joint Powers Authority	27,861	0	40,000	0%
112-20-7245	General Plan Expense	14,988	0	0	#DIV/0!
113-20-4500	Permit Digitizing	660	0	0	#DIV/0!
113-20-7040	Tech Non-Capitalized Equipment	8,852	3,855	7,000	55%
113-20-7730	Tech Funds: Website	1,800	0	1,500	0%
113-20-8120	Tech Funds: Cap Equpmnt-Server & Copier	948	2,042	2,500	82%
200-48-6400	Gas Tax: Utilities-Select System	21,277	3,498	16,000	22%
200-48-6410	Gas Tax: Street Lights	11,449	2,312	8,000	29%
200-48-7290	Gas Tax: Street Sweeping	5,011	862	5,000	17%
204-20-6030	Prop C: Memberships & Dues	0	0	500	0%
204-40-7325	Prop C: Transit Services	9,706	2,112	9,000	23%
205-48-7045	TDA: RO Trail	3,850	0	5,000	0%
209-35-7300	Recycling Beverage/Container	8,303	0	0	#DIV/0!
213-42-7630	Measure W: NPDES Stormwater Compliance	0	2,000	51,000	4%
215-23-7410	Contract Services Sheriff	0	12,849	0	#DIV/0!
215-23-7411	COPS: Contract CSO	156,921	0	190,000	0%
		296,248	**63,844**	**355,500**	**18%**

RESOLUTION 26-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADBURY, CA., APPROVES THE OCTOBER ACH/EFT DEMANDS & WARRANTS TOTALING $11,923.00 and REGULAR CHECKS #18435 - 18450, ACH/EFT, PAYROLL, & EMPLOYEE BENEFITS TOTALING $127,640.82 FOR A COMBINED TOTAL OF $139,563.82.

Section 1. PRE-RELEASE CHECKS/ACH/EFT

That the demands as set forth hereinafter are approved & warrants authorized to be drawn from the General Checking account for checks from said demands in the amount of $11,923.00 during the month of October, 2026.

CHECK # ACH/EFT	VENDOR/INVOICE #	DESCRIPTION	SUBTOTAL	TOTAL PAID
EFT Pay 10-13-26	Aetna (Health) J3451533	**Staff Insurance - October '26** Kearney (family) *101.12.5100* Reyes (single) *101.16.5100*	$ 2,302.84 $ 499.14	$ 2,801.98
ACH Pay 10.13.26	**Broadvoice** No.1384183	**Office Voicemail** *Acct. 101.16.6440*		$ 167.87
ACH Pay 10.13.26	**Cougar Mountain Software** Inv. 16847	**System Training** *Acct. 101.14.6230*		$ 450.00
ACH Pay 10.13.26	**Data Ticket** Service Acct #: 198408	**Parking Ticket Fees** *Acct. 101.23.7450*		$ 3.70
ACH Pay 10.13.26	Delta Dental Inv. BE007221346	**Staff Insurance - October '26** CM – Kearney (family) *101.12.5100* MA - Reyes (single) *101.16.5100*	$ 124.86 $ 40.74	$ 165.60
ACH Pay 10.13.26	**Everbridge, Inc.** Inv. MHQ32606	**City of Bradbury Emergency Response Communication System Annual Fee** *Acct. 101.24.6470*		$ 5,385.10
EFT Pay Oct 26	**Frontier Communications** 08.22.26 to 09.21.26	**City Hall Fire Alarm - September '26** *Acct. 101.23.7420*		
EFT Pay 10.14.26	**Southern Cal. Edison** 08.24.26 to 09.22.26	**City Hall - September '26** *Acct. 101.16.6400*		$ 491.29
EFT Pay 10.14.26	**Southern Cal. Edison** 08.24.26 to 09.22.26	**Gardi Street - September '26** *Acct. 200.48.6400*		$ 43.37
EFT Pay 10.14.26	**Southern Cal. Edison** 09.01.26 to 09.30.26	**Winston Street - September '26** *Acct. 200.48.6400*		$ 1,165.27
EFT Pay Oct 26	**Southern Cal. Gas** 08.26.26 to 09.25.26	**City Hall - September '26** *Acct.101.16.6400*		$ 14.79

EFT Pay 10.13.26	**Spectrum** Inv. 0101050082326	**City Hall Internet - October '26** *Acct.101.16.6230*		$ 170.00
ACH Pay 10.13.26	**TeamLogic IT** Inv. 20255	**Monthly IT Maintenance - Oct. '26** *Acct. 101.16.6230*		$ 960.00
ACH Pay 10.13.26	**The Standard** Life Insurance	**Staff Insurance - October '26**		
		CM – Kearney 101.12.5100	$ 9.65	$ 19.30
		MA - Reyes 101.16.5100	$ 9.65	
ACH Pay 10.13.26	**VSP** *(Vision)* Inv. 826000551	**Staff Insurance - September '26**		
		CM – Kearney (family) 101.12.5100	$ 61.07	$ 84.73
		MA - Reyes (single) 101.16.5100	$ 23.66	
			SECTION 1	**$ 11,923.00**

Section 2. REGULAR CHECKS

That the demands as set forth hereinafter are approved and warrants authorized to be drawn from the General Checking account for the regular checks from said demands in the amount of $73,967.52 during the month of October, 2026.

18435	**Building Standards Admin Special Revolving Fund** (BSASRF)	**Q-3 California Building Permits Fee** *Acct.101.20.7220*		$ 68.91
18436	**Burrtec Waste Co.** Inv. NO1913658	**City Street Sweeping - September '26** *Acct. 200.48.7290*		$ 430.82
18437	**Cary Reisman, Atty.** Reimbursement	**League of California Cities Conference/Parking** **$725.00 + Expenses** Acct. 101.15.7080		$ 1,233.43
18438	**City of Monrovia**	**Bradbury Transportation Services (Prop C) - October '26** Inv. 2700419 *Acct. 204.40.7325*	$ 704.07	$ 39,184.32
		CSO Jul 26 - Sep 26 Inv. 2700420 *Acct. 215.23.7411*	$ 38,480.25	
18439	**County of Los Angeles Dept. Public Works**	**Repair Stop Sign** Inv. RE-PW-260908Q1235 Acct. 200.48.7000	$ 121.46	$ 312.81
		Traffic Sign Replacement Inv. RE-PW-26090801240 Acct. 200.48.7000	$ 191.35	
18440	**County of Los Angeles Dept. Public Works**	**Catch Basin Cleanout FY 25-26** Inv. SA270000077 Acct. 102.42.7630	$ 2,154.92	$ 2,234.35
		Catch Basin Trash Maint Inv. SA270000078 Acct. 102.42.7630	$ 79.43	

18441	**Department of Conservation** Q3 - 2026	**Q3 2026 California Strong Motion & Seismic Hazard Mapping Fee** *Acct.101.20.7220*		$ 20.47
18442	**GWMA** Inv. HTU-26-09	**Harbor Toxic Upstream F/Y 2026-2027** *Acct. 102-42-7630*		$ 1,334.27
18443	**L.A. County Sheriff** Inv. 270592AY	**Temple Station - September '26** *Acct. 101-23-7410*		$ 13,154.26
18444	**Pasadena Humane Society** Sep2026 Bradbury	**Animal Control Services - September '26** *Acct. 101.25.7000*		$ 1,181.00
18445	**Post Alarm Services** Inv. 1981198	**City Hall Monthly Fire Alarm November '26** *Acct. 101-23-7420*		163.36
18446	**Robert Half**	**Temp Labor - City Clerk** Inv. 66649719 Acct. 101.13.5010	$ 1,470.72	$ 4,400.67
		Temp Labor - City Clerk Inv. 66661215 Acct. 101.13.5010	$ 1,103.04	
		Temp Labor - City Clerk Inv. 66689068 Acct. 101.13.5010	$ 735.36	
		Temp Labor - City Clerk Inv. 66712548 Acct. 101.13.5010	$ 1,091.55	
18447	**Southern California News Group** Stmt 650282	**Classified Notice: Pasadena Star-News** *Acct. 101.19.7230*		$ 1,273.60
RKA		**City Engineers - AUGUST '26**		
18448	Inv. 37358	**City Engineering Services** *Acct. 101.19.7230*	$ 2,335.00	$ 8,135.00
	Inv. 37384	**Development Projects** *Acct. 101.19.7230*	$ 4,145.00	
	Inv. 37385	**NPDES Coordination - UUT** *Acct. 102.42.7630*	$ 1,655.00	
18449	**U.S. Bank** #Sep 2026 Fees	**Custody Safekeeping Fees - September '26** **Acct. 101.14.7010**		$ 40.25
18450	**Western Fence** Inv 28103	**Repair damaged fencing along trail** **Acct. 205.48.7040**		$ 800.00
			SECTION 2	**$ 73,967.52**

Section 3. ACH + EFT

That the demands as set forth hereinafter are approved and warrants authorized to be drawn from the General Checking Account for payments from demands in the amount of $22,935.02 during the month of October, 2026.

ACH Pay October '26	**API Engineering** No.116046	**Quarterly Inspection** *Acct. 101.24.6480*		$	580.00
ACH Pay October '26	**Broadvoice** No.1432714	**Office Voicemail** *Acct. 101.16.6440*		$	172.69
EFT Pay September '26	**Cal American Water** No.210019988024	**1775 Woodlyn Lane (Royal Oaks) 09.26** *Acct. 200.48.6400*		$	966.34
EFT Pay October '26	**Cal American Water** No. 210019989065	**600 Winston Ave. 09.26** *Acct.101.16.6400*		$	411.65
EFT Pay October '26	**Cal American Water** No.210020461222	**2410 Mt. Olive Ln. IRRIG. 09.26** *Acct. 200.48.6400*		$	216.90
EFT Pay October '26	**Cal American Water** No.210021468844	**301 Mt. Olive St. IRRIG 09.26** *Acct. 200.48.6400*		$	304.89
EFT Pay October '26	**Cal American Water** No. 210019919035	**2256 Gardi Street 09.26** *Acct. 200.48.6400*		$	149.41
ACH Pay October '26	**Consensus** Inv. # 3626006	**E-Fax - October '26** *Acct. 101.16.6230*		$	10.00
ACH Pay October '26	**Coverall** Inv. 1000749761	**Office Cleaning - October '26** *Acct. 101.16.6460*		$	394.00
EFT Pay October '26	**Data Ticket** Service Acct #: 199518	**Parking Ticket Fees** *Acct. 101.23.7450*		$	2.25
Jones-Mayer		**City Attorney - September '26**			
ACH Pay October '26	Inv. 145508 Inv. 145509 Inv. 145510 Inv. 145511	150 Deodar 101.15.7450 Code Enforcement 101.15.7450 Zoning/General Plan 101.15.6125 Monthly Retainer 101.15.7020	$ 2,279.09 $ 165.00 $ 297.00 $ 3,200.00	$	5,941.09
ACH Pay October '26	**City Manager-K. Kearney** Reimbursement	**Panera: Breakfast for City Clerk Interview Panel** *Acct. 101.13.5100*	96.39	$	192.37
		Jealthy Eats: Lunch for City Clerk Interview Panel *Acct. 101.13.5100*	75.99		
		Citizen: Safety & Live Video for Emergency Preparedness *Acct. 101.24.6470*	19.99		

ACH Pay October '26	**LA - Rics** BRADBURY FY 26/27-03	**Radio Service x 3 Radios -September, '26** *Acct. 101.24.6470*		$ 60.00
Priority Landscaping Services		**Monthly Landscaping Services September, '26**		
ACH Pay October '26	Inv. 21653	Repair Drip Pipes *101.21.7025*	$ 120.00	$ 2,287.45
	Contracted Service Inv. 21581	City Hall *101.21.7020*	$ 258.02	
		R.O.North *101.21.7015*	$ 496.17	
		Mt. Olive *101.21.7035*	$ 664.30	
		Lemon Trail *101.21.7045*	$ 173.85	
		New Lemon Trail *101.21.7751*	$ 425.11	
	Inv. 21673	Quarterly - Herbicide *101.23.7450*	$ 150.00	
ACH Pay October '26	**TeamLogic IT** Inv. 20295	**Office Home & Business 2024** *Acct. 101.16.6230*		$ 297.68
U.S. Bank Visa Card - August '26				
EFT PAY October '26	**Kevin Kearney** Visa Bill 7515	API Engineering No.116046	$ 580.00	$ 1,746.26
		CA. Planning & Development Report *Acct. 101.11.6100*	$ 45.00	
		PayPal: CA. Contract Cities Assoc. City Manager's Meeting *Acct. 101.12.6020*	$ 100.00	
		Docusign - Digital Signatures for City Hall *Acct. 101.16.6230*	$ 120.00	
		DropBox Monthly Fee *Acct. 113.20.7040*	$ 19.99	
		AMZ: Office Supplies *Acct. 101.16.6450*	$ 63.27	
		USPS Stamps *Acct. 101.16.6200*	$ 164.00	
		Government Jobs: City Clerk Recruitment *Acct. 101.13.6210*	$ 199.00	
		CA Society of Municipal Finance Officers City Clerk Recruitment *Acct. 101.13.6210*	$ 455.00	
EFT PAY October '26	**Paulina Reyes Visa Bill** 0448	Smart & Final : Supplies *Acct. 101.16.6460*	$ 4.41	$ 1,444.51
		Pacific Office Automation: Printer Repair *Acct. 101.16.6250*	$ 1,282.60	
		PAX8 - Microsoft 365 - September, '26 Acct.113.20.8120	$ 157.50	

ACH Pay October '26	**VCA The Code Group**	**Professional Consulting - August, '26**		
		Jim Kasama Hourly Services September '26 16 hours @ $165/hr. Inv. 50-10003-13 Acct. 101.20.7240	$ 2,640.00	
		Jim Kasama Retainer September '26 Inv. 50-10003-13 Acct. 101.20.7210	$ 3,900.00	$ 7,757.53
		Plan Check Service through September '26 Inv. 50-10071-13 Acct. 101.20.7240	$ 1,217.53	
			SECTION 3	**$ 22,935.02**

SECTION 4. EMPLOYEE BENEFITS/TAX WITH HOLDINGS/SALARIES

That the demands as set forth in Section 4 are approved and warrants authorized to be drawn from the General Checking Account for payments from said demands in the amount of $30,738.28 during the month of October, 2026.

EFT Pay October '26	**CAL PERS**	CM - Kevin Kearney Acct. 101.12.5010 Employer paid Member Contribution: $1,312.50 Employer Paid Contribution: $1,908.75	$ 3,221.25	$ 4,148.98
		MA - Paulina Reyes Acct 101.16.5100 Member Paid Contribution: $458.54 Employer Paid Contribution: $469.19	$ 927.73	
EFT Pay October '26	**EDD**	State Tax Withholdings Acct. 101.00.2011	$ 1,230.80	$ 1,571.80
		SDI Withholdings *Acct. 101.00.2011*	$ 341.00	
EFT Pay October '26	**IRS**	Federal Tax Withholdings *Acct. 101.00.2011*	$ 2,929.17	
		Social Security Withholdings *Acct. 101.00.2011*	$ 2,831.64	$ 6,521.75
		Medicare Withholdings *Acct. 101.00.2011*	$ 760.94	
ACH October '26	**Kevin Kearney** City Manager	Salary *Acct. 101.12.5010*	$ 18,750.00	$ 14,226.62
		Taxes Withheld *Acct. 101.00.2011*	$ (4,523.38)	
ACH October '26	**Paulina Reyes** Management Analyst	Salary *Acct. 101.16.5010*	$ 5,916.67	
		Taxes Withheld *Acct. 101.00.2011*	$ (1,189.00)	$ 4,269.13
		PERS (employee's withholding) *Acct. 101.16.5100*	$ (458.54)	

SECTION 4	$	30,738.28

Mayor, City of Bradbury Print Name Date

ATTEST:

Paulina Reyes, Deputy City Clerk

"I, PaulinaReyes, Deputy City Clerk, hereby certify that Resolution No. 26-26, was duly adopted by the City Council of the City of Bradbury, CA at a Regular Meeting held on the 20th day of October, 2026 by the following roll call vote:"

Mayor Elizabeth Bruny _____
Mayor Pro Tem Szymkowski _____
Councilmember Hale _____
Councilmember Barakat _____
Councilmember Lathrop _____

Paulina Reyes, Deputy City Clerk
City of Bradbury

Elizabeth Bruny, Mayor (District 5)
Melodie Szymkowski, Mayor Pro Tem (District 2)
Richard T. Hale, Council Member (District 1)
Richard Barakat, Council Member (District 3)
Bruce Lathrop, Council Member (District 4)

City of Bradbury
Agenda Memo

TO: Honorable Mayor and Members of the City Council

FROM: Kevin Kearney, City Manager

DATE: October 20, 2026

SUBJECT: **RESOLUTION NO. 26-27: RE-ADOPTION OF DEMANDS & WARRANTS FOR SEPTEMBER, 2026**

ATTACHMENTS: 1) Resolution No. 26-27: Demands & Warrants for September, 2026
2) Redline of Previous Demands & Warrants with Changes

SUMMARY

The Demands and Warrants for September 2026 required a number of changes that mostly dealt with correcting the tax withholdings. Such changes are listed in red and are on page 6, which includes updates to calculations related to the EDD and IRS. A minor change was made to page 3 to the Cal American bill for the 2256 Garding Street 08.26 account. As a result of such changes, the totals throughout the document were also updated. These changes have been reviewed and approved by the City Treasurer.

It is recommended that the City Council adopt Resolution No. 26-27, which readopts the Demands and Warrants for September 2026.

FOR CITY COUNCIL AGENDA_____ **AGENDA ITEM # _____**

ATTACHMENT #1

RESOLUTION 26-27

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADBURY, CA., APPROVES THE SEPTEMBER ACH/EFT DEMANDS & WARRANTS TOTALING $358.43 and REGULAR CHECKS #18422 - 18434, ACH/EFT, PAYROLL, & EMPLOYEE BENEFITS TOTALING $96,885.97 FOR A COMBINED TOTAL OF $97,244.40.

Section 1. PRE-RELEASE CHECKS/ACH/EFT

That the demands as set forth hereinafter are approved & warrants authorized to be drawn from the General Checking account for checks from said demands in the amount of $358.43 during the month of September, 2026.

CHECK # ACH/EFT	VENDOR/INVOICE #	DESCRIPTION	SUBTOTAL	TOTAL PAID
EFT Pay 09.16.26	Frontier Communications 08.22.26 to 09.21.26	City Hall Fire Alarm - September '26 *Acct. 101.23.7420*		$ 170.04
EFT Pay 09.15.26	Southern Cal. Gas 07.23.26 to 08.25.26	City Hall - August '26 *Acct.101.16.6400*		$ 18.39
EFT Pay 09.14.26	Spectrum Inv. 0101050082326	City Hall Internet - September '26 *Acct.101.16.6230*		$ 170.00
			SECTION 1	**$ 358.43**

Section 2. REGULAR CHECKS

That the demands as set forth hereinafter are approved and warrants authorized to be drawn from the General Checking account for the regular checks from said demands in the amount of $33,370.88 during the month of September, 2026.

18422	Diane Jensen City Clerk	Vacation Payout *Acct. 101.13.5010*	$ 1,557.60	$ 972.72
		Taxes Withheld *Acct. 101.00.2011*	$ (584.88)	
18423	Area D Inv. 2605	Annual Fee FY 26/27 *Acct. 101.24.6030*		$ 1,100.00
18424	Burrtec Waste Co. Inv. NO1903109	City Street Sweeping - August '26 *Acct. 200.48.7290*		$ 430.82
18425	City of Monrovia	Bradbury Transportation Services (Prop C) - September '26 Inv. 2700256		$ 704.07
18426	County of Los Angeles Dept. Public Works Inv. RE-PW-26081200465	Sewer System Management Plan Project Y90273472 *Acct: 102.42.7630*		$ 1,971.36

18427	**L.A. County Sheriff** Inv. 270341AY	**Temple Station - August '26** *Acct. 101-23-7410*		$ 13,154.26
18428	**Pasadena Humane Society** Aug2026 Bradbury	**Animal Control Services - August '26** *Acct. 101.25.7000*		$ 1,181.00
18429	**Post Alarm Services** Inv. 1970093	**City Hall Monthly Fire Alarm October '26** *Acct. 101-23-7420*		163.36
RKA		**City Engineers - JULY '26**		
18430	Inv. 37297	**City Engineering Services** *Acct. 101.19.7230*	$ 2,500.00	$ 9,460.00
	Inv. 37278	**Development Projects** *Acct. 101.19.7230*	$ 5,825.00	
	Inv. 37279	**NPDES Coordination - UUT** *Acct. 102.42.7630*	$ 1,135.00	
18431	**Baltazar Construction Inc.** Inv. 8279	**Repair Damaged Stone Veneer: Reimbursable** *Acct. 101.21.7751*		$ 2,995.00
18432	**Robert Half** Inv. 66627509	**Temp Labor - City Clerk** *Acct. 101.13.5010*		$ 1,103.04
18433	**SGVCMA** San Gabriel Valley City Manager's Association	Annual Membership Dues FY 26-27 *Acct. 101.12.6020*	$ 55.00	$ 95.00
	SGVCMA San Gabriel Valley City Manager's Association	Meeting Luncheon *Acct. 101.12.6020*	$ 40.00	
18434	**U.S. Bank** #Aug 2026 Fees	**Custody Safekeeping Fees - August '26** **Acct. 101.14.7010**		$ 40.25
			SECTION 2	**$ 33,370.88**

Section 3. ACH + EFT

That the demands as set forth hereinafter are approved and warrants authorized to be drawn from the General Checking Account for payments from demands in the amount of $32,776.81 during the month of September, 2026.

EFT Pay September '26	Aetna (Health) J3382835	**Staff Insurance - September '26**			
		Kearney (family) *101.12.5100*	$ 2,302.84	$ 2,801.98	
		Reyes (single) *101.16.5100*	$ 499.14		

EFT Pay September '26	**Broadvoice** No.10408434	**Office Voicemail** *Acct. 101.16.6440*		$ 168.62
EFT Pay September '26	**Cal American Water** No.210019988024	**1775 Woodlyn Lane (Royal Oaks) 08.26** *Acct. 200.48.6400*		$ 955.48
EFT Pay September '26	**Cal American Water** No. 210019989065	**600 Winston Ave. 08.26** *Acct.101.16.6400*		$ 448.39
EFT Pay September '26	**Cal American Water** No.210020461222	**2410 Mt. Olive Ln. IRRIG. 08.26** *Acct. 200.48.6400*		$ 201.02
EFT Pay September '26	**Cal American Water** No.210021468844	**301 Mt. Olive St. IRRIG 08.26** *Acct. 200.48.6400*		$ 299.04
EFT Pay September '26	**Cal American Water** No. 210019919035	**2256 Gardi Street 08.26** *Acct. 200.48.6400*		$ 117.66
EFT Pay September '26	**Cal Pers** Inv. 100000018423680	**GASB-68 Reports** *Acct. 101.16.6242*		$ 350.00
EFT Pay September '26	**Cal Pers** Inv. 100000018415012	**Social Security Admin Annual Fee** *Acct. 101.16.6242*		$ 40.00
EFT Pay September '26	**California J.P.I.A** Inv. POLLU-00096	**Pollution Liability Insurance 2026-27** *Acct. 101.16.6300*		$ 327.00
ACH Pay September '26	**Consensus** Inv. # 3611503	**E-Fax - September '26** *Acct. 101.16.6230*		$ 10.00
ACH Pay September '26	**Coverall** Inv. 1000719585	**Office Cleaning - September '26** *Acct. 101.16.6460*		$ 394.00
EFT Pay September '26	**Data Ticket** Service Acct #: 192643	**Parking Ticket Fees** *Acct. 101.23.6210*		$ 3.01
ACH Pay September '26	Delta Dental Inv. BE007194558	**Staff Insurance - September '26**		
		CM – Kearney (family) *101.12.5100*	$ 124.86	$ 165.60
		MA - Reyes (single) *101.16.5100*	$ 40.74	
Jones-Mayer		**City Attorney - August '26**		
ACH Pay September '26	Inv. 144783	150 Deodar 101.15.7450	$ 3,195.00	$ 6,957.50
	Inv. 144784	Code Enforcement 101.15.7450	$ 252.00	
	Inv. 144785	Zoning/General Plan 101.15.6125	$ 220.50	
	Inv. 144786	1527-1533 Royal Oaks 103.00.2041	$ 90.00	
	Inv. 144787	Monthly Retainer 101.15.7020	$ 3,200.00	
ACH Pay September '26	**City Manager-K. Kearney** Reimbursement	**Monthly Cell Phone - September, '26** *Acct. 101.12.6440*		$ 75.00
ACH Pay September '26	**City Manager-K. Kearney** Reimbursement	**Subscription - Citizen App, Watch Duty** *Acct. 101.12.6025*		$ 121.97

ACH Pay September '26	**LA - Rics** BRADBURY FY 26/27-02	**Radio Service x 3 Radios - August, '26** *Acct. 101.24.6470*			$ 60.00
Priority Landscaping Services		**Monthly Landscaping Services September, '26**			
ACH Pay September '26	Inv. 21363	Repair City Hall Leaking Mainline *101.21.7020*		$ 675.00	$ 2,972.45
	Contracted Service Inv. 21410	City Hall *101.21.7020*		$ 258.02	
		R.O.North *101.21.7015*		$ 496.17	
		Mt. Olive *101.21.7035*		$ 664.30	
		Lemon Trail *101.21.7045*		$ 173.85	
		Cut Thru Trail *101.21.7751*		$ 425.11	
	Inv. 21362	Quarterly - Herbicide *101.23.7450*		$ 150.00	
	Inv.	Repair Drip Lines R.O *101.21.7015*		$ 130.00	
EFT Pay 09.11.26	**Southern Cal. Edison** 07.24.26 to 08.23.26	**City Hall - August '26** *Acct. 101.16.6400*			$ 576.75
EFT Pay 09.11.26	**Southern Cal. Edison** 07.24.26 to 08.23.26	**Gardi Street - August '26** *Acct. 200.48.6400*			$ 39.86
EFT Pay 09.11.26	**Southern Cal. Edison** 08.01.26 to 08.31.26	**Winston Street - August '26** *Acct. 200.48.6400*			$ 1,156.04
ACH Pay September '26	**TeamLogic IT** Inv.	**Monthly IT Maintenance - Sep. '26** *Acct. 101.16.6230*			$ 960.00
ACH Pay September '26	**The Pun Group** Inv. 116274	**City Audit for Y/E June 2025 Final Billing** *Acct. 101.14.7020*			$ 5,500.00
ACH Pay September '26	**The Pun Group** Inv. 116275	**City Audit for Measure W Progress Billing #1** *Acct. 101.14.7020*			$ 2,000.00
ACH Pay 09.03.26	**The Standard** Life Insurance	**Staff Insurance - September '26**			$ 19.30
		CM – Kearney 101.12.5100		$ 9.65	
		MA - Reyes 101.16.5100		$ 9.65	
U.S. Bank Visa Card - August '26					
EFT PAY September '26	**Kevin Kearney** Visa Bill 7515	CA. Planning & Development Report *Acct. 101.11.6100*		$ 45.00	$ 145.00
		PayPal: CA. Contract Cities Assoc. City Manager's Meeting *Acct. 101.12.6020*		$ 100.00	

EFT PAY September '26	**Diane Jensen** **Visa Bill** 6814	DropBox Monthly Fee *Acct. 113.20.7040*	$ 19.99	
		PAX8 - Microsoft 365 - August, '26 Acct.113.20.8120	$ 157.50	
		AMZ: Credit *Acct. 101.16.6200*	$ (17.55)	
		AMZ: Credit *Acct. 101.16.6200*	$ (13.48)	
		Broadvoice Office Voicemail *Acct. 101.16.6440*	$ 167.87	
		AMZ: City Hall Copy Paper *Acct. 101.16.6200*	$ 61.30	$ 1,006.61
		AMZ: Kitchen Supplies *Acct. 101.16.6200*	$ 68.64	
		AMZ: Prime Subscription for Business *Acct. 101.16.6200*	$ 196.45	
		AMZ: Dog Waste Bags *Acct. 102.42.7630*	$ 94.04	
		G.M Supplies Printer Ink *Acct. 101.16.6250*	$ 253.85	
		Pasadena Star News August Fee Acct. 101.30.6030	$ 18.00	
EFT PAY September '26	**Paulina Reyes** **Visa Bill** 0448	Rapid Radios: Diaster Comm. Radios *Acct. 101.24.6470*	$ 250.00	$ 672.30
		M&H Locksmith - City Hall Lock Change *Acct. 101.16.6450*	$ 422.30	
ACH Pay September '26	**VCA The Code Group**	**Professional Consulting - August, '26**		
		Jim Kasama Hourly Services August '26 1.5 hour @ $165/hr. Inv. 50-10003-12 Acct. 101.20.7240	$ 247.50	$ 4,147.50
		Jim Kasama Retainer August '26 Inv. 50-10003-12 Acct. 101.20.7210	$ 3,900.00	
ACH Pay 09.03.26	**VSP** *(Vision)* Inv. 825811484	**Staff Insurance - September '26**		
		CM – Kearney (family) 101.12.5100	$ 61.07	$ 84.73
		MA - Reyes (single) 101.16.5100	$ 23.66	
			SECTION 3	**$ 32,776.81**

SECTION 4. EMPLOYEE BENEFITS/TAX WITH HOLDINGS/SALARIES

That the demands as set forth in Section 4 are approved and warrants authorized to be drawn from the General Checking Account for payments from said demands in the amount of $30,738.28 during the month of September, 2026.

EFT Pay September '26	**CAL PERS**	CM - Kevin Kearney Acct. 101.12.5010 Employer paid Member Contribution: $1,312.50 Employer Paid Contribution: $1,908.75	$ 3,221.25	$ 4,148.98
		MA - Paulina Reyes Acct 101.16.5100 Member Paid Contribution: $458.54 Employer Paid Contribution: $469.19	$ 927.73	
EFT Pay September '26	**EDD**	State Tax Withholdings Acct. 101.00.2011	$ 1,230.80	$ 1,571.80
		SDI Withholdings *Acct. 101.00.2011*	$ 341.00	
EFT Pay September '26	**IRS**	Federal Tax Withholdings *Acct. 101.00.2011*	$ 2,929.17	$ 6,521.75
		Social Security Withholdings *Acct. 101.00.2011*	$ 2,831.64	
		Medicare Withholdings *Acct. 101.00.2011*	$ 760.94	
ACH September '26	**Kevin Kearney** City Manager	Salary *Acct. 101.12.5010*	$ 18,750.00	$ 14,226.62
		Taxes Withheld *Acct. 101.00.2011*	$ (4,523.38)	
ACH September '26	**Paulina Reyes** Management Analyst	Salary *Acct. 101.16.5010*	$ 5,916.67	$ 4,269.13
		Taxes Withheld *Acct. 101.00.2011*	$ (1,189.00)	
		PERS (employee's withholding) *Acct. 101.16.5100*	$ (458.54)	
			SECTION 4	**$ 30,738.28**

Mayor, City of Bradbury Print Name Date

ATTEST:

Paulina Reyes, Deputy City Clerk

"I, PaulinaReyes, Deputy City Clerk, hereby certify that Resolution No. 26-27, was duly adopted by the City Council of the City of Bradbury, CA at a Regular Meeting held on the 20th day of October, 2026 by the following roll call vote:"

Mayor Elizabeth Bruny _____
Mayor Pro Tem Szymkowski _____
Councilmember Hale _____
Councilmember Barakat _____
Councilmember Lathrop _____

Paulina Reyes, Deputy City Clerk
City of Bradbury

ATTACHMENT #2

RESOLUTION 26-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADBURY, CA., APPROVES THE SEPTEMBER ACH/EFT DEMANDS & WARRANTS TOTALING $358.43 and REGULAR CHECKS #18422 - 18434, ACH/EFT, PAYROLL, & EMPLOYEE BENEFITS TOTALING ~~$97,965.41~~ $96,885.97 FOR A COMBINED TOTAL OF ~~$98,323.84~~ $97,244.40.

Section 1. PRE-RELEASE CHECKS/ACH/EFT

That the demands as set forth hereinafter are approved & warrants authorized to be drawn from the General Checking account for checks from said demands in the amount of $358.43 during the month of September, 2026.

CHECK # ACH/EFT	VENDOR/INVOICE #	DESCRIPTION	SUBTOTAL	TOTAL PAID
EFT Pay 09.16.26	**Frontier Communications** 08.22.26 to 09.21.26	**City Hall Fire Alarm - September '26** *Acct. 101.23.7420*		$ 170.04
EFT Pay 09.15.26	**Southern Cal. Gas** 07.23.26 to 08.25.26	**City Hall - August '26** *Acct.101.16.6400*		$ 18.39
EFT Pay 09.14.26	**Spectrum** Inv. 0101050082326	**City Hall Internet - September '26** *Acct.101.16.6230*		$ 170.00
			SECTION 1	**$ 358.43**

Section 2. REGULAR CHECKS

That the demands as set forth hereinafter are approved and warrants authorized to be drawn from the General Checking account for the regular checks from said demands in the amount of $33,370.88 during the month of September, 2026.

18422	**Diane Jensen** City Clerk	Vacation Payout *Acct. 101.13.5010* Taxes Withheld *Acct. 101.00.2011*	$ 1,557.60 $ (584.88)	$ 972.72
18423	**Area D** Inv. 2605	**Annual Fee FY 26/27** *Acct. 101.24.6030*		$ 1,100.00
18424	**Burrtec Waste Co.** Inv. NO1903109	**City Street Sweeping - August '26** *Acct. 200.48.7290*		$ 430.82
18425	**City of Monrovia**	**Bradbury Transportation Services (Prop C) - September '26** Inv. 2700256		$ 704.07
18426	**County of Los Angeles Dept. Public Works** Inv. RE-PW-26081200465	**Sewer System Management Plan Project Y90273472** *Acct: 102.42.7630*		$ 1,971.36

18427	**L.A. County Sheriff** Inv. 270341AY	**Temple Station - August '26** *Acct. 101-23-7410*		$ 13,154.26
18428	**Pasadena Humane Society** Aug2026 Bradbury	**Animal Control Services - August '26** *Acct. 101.25.7000*		$ 1,181.00
18429	**Post Alarm Services** Inv. 1970093	**City Hall Monthly Fire Alarm October '26** *Acct. 101-23-7420*		163.36
RKA		**City Engineers - JULY '26**		
18430	Inv. 37297	**City Engineering Services** *Acct. 101.19.7230*	$ 2,500.00	$ 9,460.00
	Inv. 37278	**Development Projects** *Acct. 101.19.7230*	$ 5,825.00	
	Inv. 37279	**NPDES Coordination - UUT** *Acct. 102.42.7630*	$ 1,135.00	
18431	**Baltazar Construction Inc.** Inv. 8279	**Repair Damaged Stone Veneer: Reimbursable** *Acct. 101.21.7751*		$ 2,995.00
18432	**Robert Half** Inv. 66627509	**Temp Labor - City Clerk** *Acct. 101.13.5010*		$ 1,103.04
18433	**SGVCMA** San Gabriel Valley City Manager's Association	Annual Membership Dues FY 26-27 *Acct. 101.12.6020*	$ 55.00	$ 95.00
	SGVCMA San Gabriel Valley City Manager's Association	Meeting Luncheon *Acct. 101.12.6020*	$ 40.00	
18434	**U.S. Bank** #Aug 2026 Fees	**Custody Safekeeping Fees - August '26** **Acct. 101.14.7010**		$ 40.25
			SECTION 2	**$ 33,370.88**

Section 3. ACH + EFT

That the demands as set forth hereinafter are approved and warrants authorized to be drawn from the General Checking Account for payments from demands in the amount of ~~$66,097.77~~ $32,776.81 during the month of September, 2026.

EFT Pay September '26	Aetna (Health) J3382835	**Staff Insurance - September '26**			
		Kearney (family) *101.12.5100*	$ 2,302.84	$ 2,801.98	
		Reyes (single) *101.16.5100*	$ 499.14		

EFT Pay September '26	**Broadvoice** No.10408434	**Office Voicemail** *Acct. 101.16.6440*		$ 168.62
EFT Pay September '26	**Cal American Water** No.210019988024	**1775 Woodlyn Lane (Royal Oaks) 08.26** *Acct. 200.48.6400*		$ 955.48
EFT Pay September '26	**Cal American Water** No. 210019989065	**600 Winston Ave. 08.26** *Acct.101.16.6400*		$ 448.39
EFT Pay September '26	**Cal American Water** No.210020461222	**2410 Mt. Olive Ln. IRRIG. 08.26** *Acct. 200.48.6400*		$ 201.02
EFT Pay September '26	**Cal American Water** No.210021468844	**301 Mt. Olive St. IRRIG 08.26** *Acct. 200.48.6400*		$ 299.04
EFT Pay September '26	**Cal American Water** No. 210019919035	**2256 Gardi Street 08.26** *Acct. 200.48.6400*		**$ 117.66**
EFT Pay September '26	**Cal Pers** Inv. 100000018423680	**GASB-68 Reports** *Acct. 101.16.6242*		$ 350.00
EFT Pay September '26	**Cal Pers** Inv. 100000018415012	**Social Security Admin Annual Fee** *Acct. 101.16.6242*		$ 40.00
EFT Pay September '26	**California J.P.I.A** Inv. POLLU-00096	**Pollution Liability Insurance 2026-27** *Acct. 101.16.6300*		$ 327.00
ACH Pay September '26	**Consensus** Inv. # 3611503	**E-Fax - September '26** *Acct. 101.16.6230*		$ 10.00
ACH Pay September '26	**Coverall** Inv. 1000719585	**Office Cleaning - September '26** *Acct. 101.16.6460*		$ 394.00
EFT Pay September '26	**Data Ticket** Service Acct #: 192643	**Parking Ticket Fees** *Acct. 101.23.6210*		$ 3.01
ACH Pay September '26	Delta Dental Inv. BE007194558	**Staff Insurance - September '26**		
		CM – Kearney (family) *101.12.5100*	$ 124.86	$ 165.60
		MA - Reyes (single) *101.16.5100*	$ 40.74	
Jones-Mayer		**City Attorney - August '26**		
ACH Pay September '26	Inv. 144783	150 Deodar 101.15.7450	$ 3,195.00	$ 6,957.50
	Inv. 144784	Code Enforcement 101.15.7450	$ 252.00	
	Inv. 144785	Zoning/General Plan 101.15.6125	$ 220.50	
	Inv. 144786	1527-1533 Royal Oaks 103.00.2041	$ 90.00	
	Inv. 144787	Monthly Retainer 101.15.7020	$ 3,200.00	
ACH Pay September '26	**City Manager-K. Kearney** Reimbursement	**Monthly Cell Phone - September, '26** *Acct. 101.12.6440*		$ 75.00
ACH Pay September '26	**City Manager-K. Kearney** Reimbursement	**Subscription - Citizen App, Watch Duty** *Acct. 101.12.6025*		$ 121.97

ACH Pay September '26	**LA - Rics** BRADBURY FY 26/27-02	**Radio Service x 3 Radios - August, '26** *Acct. 101.24.6470*		$ 60.00
Priority Landscaping Services		**Monthly Landscaping Services September, '26**		
ACH Pay September '26	Inv. 21363	Repair City Hall Leaking Mainline *101.21.7020*	$ 675.00	$ 2,972.45
	Contracted Service Inv. 21410	City Hall *101.21.7020*	$ 258.02	
		R.O.North *101.21.7015*	$ 496.17	
		Mt. Olive *101.21.7035*	$ 664.30	
		Lemon Trail *101.21.7045*	$ 173.85	
		Cut Thru Trail *101.21.7751*	$ 425.11	
	Inv. 21362	Quarterly - Herbicide *101.23.7450*	$ 150.00	
	Inv.	Repair Drip Lines R.O *101.21.7015*	$ 130.00	
EFT Pay 09.11.26	**Southern Cal. Edison** 07.24.26 to 08.23.26	**City Hall - August '26** *Acct. 101.16.6400*		$ 576.75
EFT Pay 09.11.26	**Southern Cal. Edison** 07.24.26 to 08.23.26	**Gardi Street - August '26** *Acct. 200.48.6400*		$ 39.86
EFT Pay 09.11.26	**Southern Cal. Edison** 08.01.26 to 08.31.26	**Winston Street - August '26** *Acct. 200.48.6400*		$ 1,156.04
ACH Pay September '26	**TeamLogic IT** Inv.	**Monthly IT Maintenance - Sep. '26** *Acct. 101.16.6230*		$ 960.00
ACH Pay September '26	**The Pun Group** Inv. 116274	**City Audit for Y/E June 2025 Final Billing** *Acct. 101.14.7020*		$ 5,500.00
ACH Pay September '26	**The Pun Group** Inv. 116275	**City Audit for Measure W Progress Billing #1** *Acct. 101.14.7020*		$ 2,000.00
ACH Pay 09.03.26	**The Standard** Life Insurance	**Staff Insurance - September '26**		
		CM – Kearney 101.12.5100	$ 9.65	$ 19.30
		MA - Reyes 101.16.5100	$ 9.65	
U.S. Bank Visa Card - August '26				
EFT PAY September '26	**Kevin Kearney** Visa Bill 7515	CA. Planning & Development Report *Acct. 101.11.6100*	$ 45.00	$ 145.00
		PayPal: CA. Contract Cities Assoc. City Manager's Meeting *Acct. 101.12.6020*	$ 100.00	

EFT PAY September '26	**Diane Jensen** **Visa Bill** 6814	DropBox Monthly Fee *Acct. 113.20.7040*	$ 19.99	
		PAX8 - Microsoft 365 - August, '26 Acct.113.20.8120	$ 157.50	
		AMZ: Credit *Acct. 101.16.6200*	$ (17.55)	
		AMZ: Credit *Acct. 101.16.6200*	$ (13.48)	
		Broadvoice Office Voicemail *Acct. 101.16.6440*	$ 167.87	
		AMZ: City Hall Copy Paper *Acct. 101.16.6200*	$ 61.30	$ 1,006.61
		AMZ: Kitchen Supplies *Acct. 101.16.6200*	$ 68.64	
		AMZ: Prime Subscription for Business *Acct. 101.16.6200*	$ 196.45	
		AMZ: Dog Waste Bags *Acct. 102.42.7630*	$ 94.04	
		G.M Supplies Printer Ink *Acct. 101.16.6250*	$ 253.85	
		Pasadena Star News August Fee Acct. 101.30.6030	$ 18.00	
EFT PAY September '26	**Paulina Reyes** **Visa Bill** 0448	Rapid Radios: Diaster Comm. Radios *Acct. 101.24.6470*	$ 250.00	$ 672.30
		M&H Locksmith - City Hall Lock Change *Acct. 101.16.6450*	$ 422.30	
ACH Pay September '26	**VCA The Code Group**	**Professional Consulting - August, '26**		
		Jim Kasama Hourly Services August '26 1.5 hour @ $165/hr. Inv. 50-10003-12 Acct. 101.20.7240	$ 247.50	$ 4,147.50
		Jim Kasama Retainer August '26 Inv. 50-10003-12 Acct. 101.20.7210	$ 3,900.00	
ACH Pay 09.03.26	**VSP** *(Vision)* Inv. 825811484	**Staff Insurance - September '26**		
		CM – Kearney (family) 101.12.5100	$ 61.07	$ 84.73
		MA - Reyes (single) 101.16.5100	$ 23.66	
			SECTION 3	**$ 32,776.81**

SECTION 4. EMPLOYEE BENEFITS/TAX WITH HOLDINGS/SALARIES

That the demands as set forth in Section 4 are approved and warrants authorized to be drawn from the General Checking Account for payments from said demands in the amount of ~~$36,336.15~~ 30,738.28 during the month of September, 2026.

EFT Pay September '26	**CAL PERS**	CM - Kevin Kearney Acct. 101.12.5010 Employer paid Member Contribution: $1,312.50 Employer Paid Contribution: $1,908.75 MA - Paulina Reyes Acct 101.16.5100 Member Paid Contribution: $458.54 Employer Paid Contribution: $469.19	$ 3,221.25 $ 927.73	$ 4,148.98
EFT Pay September '26	**EDD**	State Tax Withholdings Acct. 101.00.2011 SDI Withholdings *Acct. 101.00.2011*	**$ 1,230.80** **$ 341.00**	**$ 1,571.80**
EFT Pay September '26	**IRS**	Federal Tax Withholdings *Acct. 101.00.2011* Social Security Withholdings *Acct. 101.00.2011* Medicare Withholdings *Acct. 101.00.2011*	**$ 2,929.17** **$ 2,831.64** **$ 760.94**	**$ 6,521.75**
ACH September '26	**Kevin Kearney** City Manager	Salary *Acct. 101.12.5010* Taxes Withheld *Acct. 101.00.2011*	$ 18,750.00 $ (4,523.38)	$ 14,226.62
ACH September '26	**Paulina Reyes** Management Analyst	Salary *Acct. 101.16.5010* Taxes Withheld *Acct. 101.00.2011* PERS (employee's withholding) *Acct. 101.16.5100*	$ 5,916.67 $ (1,189.00) $ (458.54)	$ 4,269.13
			SECTION 4	**$ 30,738.28**

Mayor, City of Bradbury Print Name Date

ATTEST:

Paulina Reyes, Deputy City Clerk

"I, PaulinaReyes, Deputy City Clerk, hereby certify that Resolution No. 26-25, was duly adopted by the City Council of the City of Bradbury, CA at a Regular Meeting held on the 22nd day of September, 2026 by the following roll call vote:"

Mayor Elizabeth Bruny _____
Mayor Pro Tem Szymkowski _____
Councilmember Hale _____
Councilmember Barakat _____
Councilmember Lathrop _____

Paulina Reyes, Deputy City Clerk
City of Bradbury

Elizabeth Bruny, Mayor (District 5)
Melodie Szymkowski, Mayor Pro Tem (District 2)
Richard T. Hale, Jr., Council Member (District 1)
Richard Barakat, Council Member (District 3)
Bruce Lathrop, Council Member (District 4)

City of Bradbury
Agenda Memo

TO: Honorable Mayor and Members of the City Council

FROM: Kevin Kearney, City Manager

DATE: October 20, 2026

SUBJECT: **RESOLUTION NO. 26-28: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADBURY, CALIFORNIA, DESIGNATING KEVIN KEARNEY AS INTERIM CITY CLERK**

ATTACHMENTS: 1. Resolution No. 26-28

SUMMARY

The City is currently in the process of hiring a City Clerk, but the position is vacant. The Management Analyst, who is currently designated as the Deputy City Clerk, is slated to leave the City on October 23, 2026. As such, the City will be without a City Clerk designee soon. Without such a designation, there is expected to be an issue with signing and posting agendas, minutes, and other city clerk duties.

The recommendation is to designate Kevin Kearney as the Interim City Clerk position.

STAFF RECOMMENDATION

It is recommended that the City Council adopt Resolution No. 26-28, which designates Kevin Kearney, the City's current City Manager, as the Interim City Clerk.

FOR CITY COUNCIL AGENDA_____ **AGENDA ITEM # _____**

ATTACHMENT #1

RESOLUTION NO. 26-28

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADBURY, CALFORNIA, DESIGNATING KEVIN KEARNEY AS INTERIM CITY CLERK

WHEREAS, The City of Bradbury needs to designate a City Clerk designee with the absence of a City Clerk and upcoming absence of the current Deputy City Clerk;

WHEREAS, The City of Bradbury had designated Paulina Reyes as the Deputy City Clerk on March 18, 2025;

WHEREAS, The City of Bradbury is anticipating Paulina Reyes, current Deputy City Clerk, as resigning from the City on October 23, 2026;

WHEREAS, The designation of Interim City Clerk for Kevin Kearney shall take effect starting October 23, 2026.

NOW, THEREFORE IT IS HEREBY RESOLVED, ORDERED AND FOUND by the City Council of the City of Bradbury, State of California, as follows:

1. The City Council of the City of Bradbury hereby designates Kevin Kearney as Interim City Clerk starting October 23, 2026.

2. The Deputy City Clerk shall certify the adoption of this Resolution.

PASSED AND ADOPTED by the City Council of the City of Bradbury, State of California this 20th day of October, 2026, by the following vote:

_____

MAYOR – CITY OF BRADBURY

ATTEST:

_____

DEPUTY CITY CLERK – CITY OF BRADBURY

"I, Paulina Reyes, Deputy City Clerk, hereby certify that the foregoing Resolution, being Resolution No. 26-28, was duly adopted by the City Council of the City of Bradbury, California, at a regular meeting held on the 20th day of October, 2026 by the following roll call vote:"

AYES:

NOES:

ABSENT:

_____

DEPUTY CITY CLERK – CITY OF BRADBURY

Elizabeth Bruny, Mayor (District 5)
Melodie Szymkowski, Mayor Pro Tem (District 2)
Richard T. Hale, Council Member (District 1)
Richard Barakat, Council Member (District 3)
Bruce Lathrop, Council Member (District 4)

City of Bradbury
Agenda Memo

TO: Honorable Mayor and Members of the City Council

FROM: Kevin Kearney, City Manager
Jim Kasama, City Planner
Lisa Kranitz, Assistant City Attorney

DATE: October 20, 2026

SUBJECT: **SECOND READING AND ADOPTION OF ORDINANCE NO. 401: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRADBURY, CALIFORNIA AMENDING SECTION 9.25.020 OF THE BRADBURY DEVELOPMENT CODE RELATING TO DEFINITIONS, AMENDING SECTION 9.34.020 REGARDING ARCHITECTURAL REVIEW, AMENDING CHAPTER 9.85 OF THE BRADBURY DEVELOPMENT CODE RELATING TO ACCESSORY DWELLING UNITS, JUNIOR ACCESSORY DWELLING UNITS, AND SB 9 UNITS, AND AMENDING CHAPTER 9.164 OF THE BRADBURY MUNICIPAL CODE RELATING TO URBAN LOT SPLITS, AND FINDING THAT THIS ORDINANCE IS EXEMPT FROM CEQA PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.17 AND GOVERNMENT CODE SECTIONS 65852.21 AND 66411.7 AND THE COMMON SENSE EXEMPTION OF CEQA GUIDELINES SECTION 15061(b)(3)**

EXHIBITS: A) Comment Letters Received
B) September 22, 2026, Agenda Memo with attachments, including Ordinance No. 401

SUMMARY

At the September 22, 2026, adjourned meeting, the City Council held a public hearing, and reviewed and introduced Ordinance No. 401 to amend Chapter 85 of the Development Code. However, due to the absence of the Mayor Pro Tem whose district will be significantly affected by the Ordinance, it is anticipated that the Ordinance will be

pulled from the consent calendar for additional discussion. Therefore, the September 22, 2026, Agenda Memo is attached in its entirety.

If the Ordinance is to be adopted as introduced, it is recommended that the City Council waive the reading in full, authorize the reading by title only of Ordinance No. 401, and adopt the Ordinance.

If the City Council wishes to re-open the public hearing, it is recommended that the City Council schedule the Ordinance for a public hearing and re-introduction on the November 17, 2026, regular meeting agenda.

If the Ordinance is to be altered significantly, it is recommended that the City Council refer it back to the Planning Commission for their review.

BACKGROUND

At the September 22, 2026, adjourned meeting, the City Council reviewed and introduced Ordinance No. 401 to amend Chapter 85 of the Development Code to address the required statutory amendments, and as recommended by the Planning Commission, to prohibit Secondary Living Quarters and SB 9 Units on lots that have access only from roadways that are less than 20 feet wide. This is provided by adding the following to Chapter 85:

> **Sec. 9.85.040. Prohibited Locations**
>
> Notwithstanding any other provision in this chapter to the contrary, no ADU, accessory living quarter, or SB 9 unit shall be allowed on any property that has access only from the following streets due to the width of said streets being less than 20 feet and not being able to provide adequate access for emergency fire vehicles:
>
> (a) Furlong Lane—between Deodar Lane and Long Canyon Road;
>
> (b) Oak Knoll Lane—east of Bliss Canyon Road;
>
> (c) Woodlyn Lane—between Bradbury Hills Road and El Cielo Lane;
>
> (d) Bradbury Hills Road;
>
> (e) Bradbury Hills Lane; and
>
> (f) El Cielo Lane.

ENVIRONMENTAL REVIEW

There are statutory exemptions from the California Environmental Quality Act (CEQA) in Public Resources Code Section 21080.17 and Government Code Sections 65852.21 and 66411.7 for ordinances relating to ADUs, JADUs, and SB 9, and there is the commonsense exemption of CEQA Guidelines Section 15061(b)(3) for a project that

clearly will not have a significant impact on the environment. The City Council found that Ordinance No. 401 qualifies for these exemptions.

FINDINGS

The City Council found that Ordinance No. 401 is consistent with the City's General Plan and will further Statewide housing goals.

RECOMMENDATION AND ACTION

If the Ordinance is to be adopted as introduced, it is recommended that the City Council waive the reading in full, authorize the reading by title only of Ordinance No. 401, and adopt Ordinance No. 401:

> **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRADBURY, CALIFORNIA AMENDING SECTION 9.25.020 OF THE BRADBURY DEVELOPMENT CODE RELATING TO DEFINITIONS, AMENDING SECTION 9.34.020 REGARDING ARCHITECTURAL REVIEW, AMENDING CHAPTER 9.85 OF THE BRADBURY DEVELOPMENT CODE RELATING TO ACCESSORY DWELLING UNITS, JUNIOR ACCESSORY DWELLING UNITS, AND SB 9 UNITS, AND AMENDING CHAPTER 9.164 OF THE BRADBURY MUNICIPAL CODE RELATING TO URBAN LOT SPLITS, AND FINDING THAT THIS ORDINANCE IS EXEMPT FROM CEQA PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.17 AND GOVERNMENT CODE SECTIONS 65852.21 AND 66411.7 AND THE COMMON SENSE EXEMPTION OF CEQA GUIDELINES SECTION 15061(b)(3)**

If the City Council wishes to re-open the public hearing, it is recommended that the City Council schedule the Ordinance for a public hearing and re-introduction on the November 17, 2026, regular meeting agenda.

If the Ordinance is to be altered significantly, it is recommended that the City Council refer it back to the Planning Commission for their review.

EXHIBIT ‘A’

Second Reading and Adoption of Ordinance No. 401

Comment Letters Received

Kevin Kearney

From: ALAN TAO <[redacted]
Sent: Wednesday, October 14, 2026 11:31 AM
To: Kevin Kearney
Subject: Proposed Limitations on New ADUs and JADUs on Bradbury City Roads Less Than 20 Feet Wide

Dear City Council Members and Staff,

I am aware of the proposed regulation restricting the construction of new Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) on roads within the City that are less than 20 feet wide. I understand the importance of fire safety and ensuring adequate access for emergency vehicles.

However, I respectfully request that the City postpone adoption of this regulation while exploring alternative solutions to this blanket restriction. As noted in the community's concerns, the proposed 20-foot restriction is based on an older Dudek fire study that was not originally intended to prohibit development on roads less than 20 feet wide.

I encourage the City to consider commissioning a new study specifically addressing the conditions and characteristics of Bradbury Oaks Estates, so that a more balanced and appropriate solution can be developed.

Regardless of whether property owners intend to build an additional unit, the ability to construct one ADU or JADU was an option when we purchased our properties, as permitted by our community's CC&Rs. I believe it is important to preserve this option while addressing legitimate fire safety concerns.

I respectfully ask the City Council to delay adoption of the proposed regulation and explore alternatives that protect public safety without unnecessarily eliminating property owners' future development opportunities.

Thank you for your time and consideration.

Sincerely,

Alan Tao
20 Woodlyn Lane
Bradbury, CA 91008

Sent from my iPhone

Kevin Kearney

From: Ann Armstrong <[redacted]>
Sent: Wednesday, October 14, 2026 12:20 PM
To: Ann AAhome; Kevin Kearney
Subject: City Council Oct 20

Date: 10/14/2026

To: Bradbury City Hall

From: Ann Armstrong, 1775 Royal Oaks Drive North, Bradbury, CA 91008

Re: Proposed limitations on new buildings on Bradbury City roads less than 20 feet wide

Via email:kkearney@bradburyca.gov

City Council and Staff,

I am aware of the proposed regulation imposing restrictions on new buildings (ADUs and JADUs) within the city limits on roads less than 20 feet wide. I also understand that there are genuine concerns about fire safety and emergency access in those areas.

I request that the City postpone adoption of the current regulation while they continue to look into alternatives to this blanket restriction. The proposed 20-foot restriction came from a Dudek fire study from many years ago. That study, when conducted, was for a different purpose and was never meant to serve as a mechanism to restrict development on roads less than 20 feet. In that 21-page study, the 20-foot concept was only mentioned in 2 general sentences and should not stand as the default for these purposes.

With this in mind, the City should consider other alternatives, such as commissioning a new study that focuses on the nuances of our community, Bradbury Oaks Estates, rather than the older more general study.

Whether or not any property owner within WLIA ever intends to build an additional unit, it was considered an option when we each purchased our land since our CC&Rs allow for one (and only one) ADU or JADU and we would like to preserve this option.

I would appreciate any efforts by the City Council and Staff towards finding a middle ground between the real concerns for safety and the total restriction on future building.

Thank you for your time and consideration.

Sincerely, Ann Armstrong

Kevin Kearney

From: Tina Nemeth <[redacted]>
Sent: Wednesday, October 14, 2026 2:02 PM
Subject: ADU / JADU restriction vote

Date: 10/14/26
To:Bradbury City Hall
From: Tina Nemeth
Owner of 4 vacant lots on Woodlyn Lane
Re: Proposed limitations on new buildings on Bradbury City roads less than 20 feet wide
Via email:kkearney@bradburyca.gov

City Council and Staff,

I am aware of the proposed regulation imposing restrictions on new buildings (ADUs and JADUs) within the city limits on roads less than 20 feet wide. I also understand that there are genuine concerns about fire safety and emergency access in those areas.

I request that the City postpone adoption of the current regulation while they continue to look into alternatives to this blanket restriction. The proposed 20-foot restriction came from a Dudek fire study from many years ago. That study, when conducted, was for a different purpose and was never meant to serve as a mechanism to restrict development on roads less than 20 feet. In that 21-page study, the 20-foot concept was only mentioned in 2 general sentences and should not stand as the default for these purposes.

With this in mind, the City should consider other alternatives, such as commissioning a new study that focuses on the nuances of our community, Bradbury Oaks Estates, rather than the older more general study.

Whether or not any property owner within WLIA ever intends to build an additional unit, it was considered an option when we each purchased our land since our CC&Rs allow for one (and only one) ADU or JADU and we would like to preserve this option.

I would appreciate any efforts by the City Council and Staff towards finding a middle ground between the real concerns for safety and the total restriction on future building.

Thank you for your time and consideration,

Tina Nemeth

Kevin Kearney

From: John Tsao <[redacted]>
Sent: Wednesday, October 14, 2026 9:53 PM
To: Kevin Kearney
Subject: Re: Proposed limitations on new buildings

Re: Proposed limitations on new buildings on Bradbury
city road less than 20 feet wide

City Council and Staff,
I am aware of the proposed regulation imposing restrictions on new buildings (ADUs and JADUs) within the city limits on roads less than 20 feet wide. I also understand that there are genuine concerns about fire safety and emergency access in those areas.
I request that the City postpone adoption of the current regulation while they continue to look into alternatives to this blanket restriction. The proposed 20-foot restriction came from a Dudek fire study from many years ago. That study, when conducted, was for a different purpose and was never meant to serve as a mechanism to restrict development on roads less than 20 feet. In that 21-page study, the 20-foot concept was only mentioned in 2 general sentences and should not stand as the default for these purposes.
With this in mind, the City should consider other alternatives, such as commissioning a new study that focuses on the nuances of our community, Bradbury Oaks Estates, rather than the older more general study.
Whether or not any property owner within WLIA ever intends to build an additional unit, it was considered an option when we each purchased our land since our CC&Rs allow for one (and only one) ADU or JADU and we would like to preserve this option.
I would appreciate any efforts by the City Council and Staff towards finding a middle ground between the real concerns for safety and the total restriction on future building.

Regards,

Jon C.C. Tsao
Wendy Chang
47 Woodlyn Ln.
Bradbury, CA 91008

Date: 10/15/2026

To: Bradbury City Council and Staff

From: Mike Sahagun and Pat Sahagun

Re: Proposed limitations on new buildings on Bradbury City roads less than 20 feet wide

Via email:kkearney@bradburyca.gov

City Council and Staff,

I am aware of the proposed regulation imposing restrictions on new buildings (ADUs and JADUs) within the city limits on roads less than 20 feet wide. I also understand that there are genuine concerns about fire safety and emergency access in those areas.

I request that the City postpone adoption of the current regulation while they continue to look into alternatives to this blanket restriction. The proposed 20-foot restriction came from a Dudek fire study from many years ago. That study, when conducted, was for a different purpose and was never meant to serve as a mechanism to restrict development on roads less than 20 feet. In that 21-page study, the 20-foot concept was only mentioned in 2 general sentences and should not stand as the default for these purposes.

With this in mind, the City should consider other alternatives, such as commissioning a new study that focuses on the nuances of our community, Bradbury Oaks Estates, rather than the older more general study.

Whether or not any property owner within WLIA ever intends to build an additional unit, it was considered an option when we each purchased our land since our CC&Rs allow for one (and only one) ADU or JADU and we would like to preserve this option.

I would appreciate any efforts by the City Council and Staff towards finding a middle ground between the real concerns for safety and the total restriction on future building.

Thank you for your time and consideration.

Mike and Pat Sahagun

Date: 10/**15**/2026

To: Bradbury City Council and Staff

From: Al & Margaret Garcia 3 Woodlyn Lane, Bradbury, CA 91008

Re: Proposed limitations on new buildings on Bradbury City roads less than 20 feet wide

Via email: kkearney@bradburyca.gov

City Council and Staff,

I am aware of the proposed regulation imposing restrictions on new buildings (ADUs and JADUs) within the city limits on roads less than 20 feet wide. I also understand that there are genuine concerns about fire safety and emergency access in those areas.

I request that the City postpone adoption of the current regulation while they continue to investigate alternatives to this blanket restriction. The proposed 20-foot restriction came from a Dudek fire study from many years ago. That study, when conducted, was for a different purpose and was never meant to serve as a mechanism to restrict development on roads less than 20 feet. In that 21-page study, the 20-foot concept was only mentioned in 2 general sentences and should not stand as the default for these purposes.

Keeping this in mind, the City should consider other alternatives, such as commissioning a new study that focuses on the nuances of our community, Bradbury Oaks Estates, rather than the older more general study.

Whether or not any property owner within WLIA ever intends to build an additional unit, it was considered an option when we each purchased our land since our CC&Rs allow for one (and only one) ADU or JADU and we would like to preserve this option.

I would appreciate any efforts by the City Council and Staff towards finding a middle ground between the real concerns for safety and the total restriction on future building.

Thank you for your time and consideration.

Alfred R. Garcia

Alfred & Margaret Garcia

3 Woodlyn Lane, Bradbury, CA 91008

Dora Luz Page
261 El Cielo Ln,
Bradbury, CA 91008

10/15/2026

Dear Members of City Council and City Staff

I am writing to express my awareness of the proposed regulations that would restrict the construction of new Accessory Dwelling Units (ADUs) and Junior ADUs (JADUs) on streets within city limits that are less than 20 feet wide. I fully recognize and respect the valued concerns regarding fire safety and emergency vehicle access in these specific areas.

However, I respectfully request that the City postpone the adoption of these regulations to allow for a more thorough evaluation of alternative solution rather than implementing a blanket restriction. The current 20-foot width proposal relies heavily on historical Dudek fire study conducted many years ago. That study was originally commissioned for an entirely different purpose and was never intended to serve as a policy mechanism to limit property development.

Instead of relying on a outdated and generalized report, the City should consider commissioning a new, target study. A modern assessment would better capture the unique geographic and structural nuances of our specific community, Bradbury Oaks Estates.

When homeowners within the WLIA purchased properties, the right to build an additional unit was a significant consideration. Our CC&Rs explicitly permits one- and only one- ADU or JADU per lot. Whether or not an individual owner ever decides to build, we wish to preserve this established property right.

I deeply appreciate hard work of the City Council and Staff, and I urge you to look for a balanced middle ground that protects public safety without completely eliminating future building option for our neighborhood.

Thank you for your time and consideration.

Dora Luz Page

Kevin Kearney

From: Monica Escorza <[redacted]>
Sent: Thursday, October 15, 2026 11:59 AM
To: Kevin Kearney
Cc: Miguel Oliver; WLIA WLIA
Subject: Restriction of ADU's on Woodlyn Lane

City of Bradbury Council and Staff,

We are residents and owners of 5 Woodlyn Lane. We believe we have the right to build an ADU on our property without worrying about imposed restrictions for constructing on lots with roads less than 20 feet wide. In our particular case, we have a pasture at the same elevation as Woodlyn Lane where we have contemplated building an ADU. This area is flat and adjacent to the lane with easy access for any emergency vehicle. This may be a unique situation since we currently do not have an ADU on our property at this time. We believe removing this option to build will seriously impact our property value and the future marketability of our home.

In the past, we have supported efforts to promote fire safety and emergency access on the lane by opposing large scale proposed developments in the Estates which would impact the residents of Bradbury Oaks Estates especially in the event of an evacuation. For this reason, we request that the City postpone adoption of the current regulation and consider including wording that would allow for some exceptions such as in our situation. We support ordering a new study that focuses on Bradbury Oaks Estates and common sense exceptions rather than a one size fits all mandate. We would appreciate the City to look for solutions that take safety into account as well as the rights of current residents to build as our CC&Rs allow.

Thank you for your attention to this important matter.

Miguel A. Oliver
Monica M. Escorza-Oliver
5 Woodlyn Lane
Bradbury, CA 91008
310-890-2458

Date: 10/15/2026
To:Bradbury City Hall
From: **Rolando & Liliana Iglesias**
13 Woodlyn Lane
Bradbury, CA 91008
Re: Proposed limitations on new buildings on Bradbury City roads less than 20 feet wide
Via email:kkearney@bradburyca.gov

City Council and Staff,

I am aware of the proposed regulation imposing restrictions on new buildings (ADUs and JADUs) within the city limits on roads less than 20 feet wide. I also understand that there are genuine concerns about fire safety and emergency access in those areas.

I request that the City postpone adoption of the current regulation while they continue to look into alternatives to this blanket restriction. The proposed 20-foot restriction came from a Dudek fire study from many years ago. That study, when conducted, was for a different purpose and was never meant to serve as a mechanism to restrict development on roads less than 20 feet. In that 21-page study, the 20-foot concept was only mentioned in 2 general sentences and should not stand as the default for these purposes.

With this in mind, the City should consider other alternatives, such as commissioning a new study that focuses on the nuances of our community, Bradbury Oaks Estates, rather than the older more general study.

Whether or not any property owner within WLIA ever intends to build an additional unit, it was considered an option when we each purchased our land since our CC&Rs allow for one (and only one) ADU or JADU and we would like to preserve this option.

I would appreciate any efforts by the City Council and Staff towards finding a middle ground between the real concerns for safety and the total restriction on future building.

Thank you for your time and consideration.

Rolando Iglesias

Liliana Iglesias

Kevin Kearney

From: [redacted]
Sent: Friday, October 16, 2026 1:01 AM
To: Kevin Kearney
Subject: Fw: REGARDING Urgent Update from WLIA - Your Actions Requested

Sent from the all new AOL app for iOS

Begin forwarded message:

On Friday, October 16, 2026, 12:52 AM, [redacted] wrote:

Sent from the all new AOL app for iOS

Date: 10/15/2026
To:Bradbury City Hall
From: William S. Todd 43 Woodlyn Lane
Re: Proposed limitations on new buildings on Bradbury City roads less than 20 feet wide

Dear City Council and Staff,

I am aware of the proposed regulation imposing restrictions on new buildings (ADUs and JADUs) within the city limits on roads less than 20 feet wide. I also understand that there are genuine concerns about fire safety and emergency access in those areas.

I heartily concur with the the points in this letter and also request that the City postpone adoption of the current regulation while they continue to look into alternatives to this blanket restriction. The proposed 20-foot restriction came from a Dudek fire study from many years ago. That study, when conducted, was for a different purpose and was never meant to serve as a mechanism to restrict development on roads less than 20 feet. In that 21-page study, the 20-foot concept was

only mentioned in 2 general sentences and should not stand as the default for these purposes.

I too feel that at a minimum the City should consider other alternatives, such as commissioning a new study that focuses on the nuances of our community, Bradbury Oaks Estates, rather than the older more general study.

Whether or not any property owner within withen WLIA ever intends to build an additional unit, it was considered an option when we each purchased our land since our CC&Rs allow for one (and only one) ADU or JADU and we would like to preserve this option.

Like many of our residents I would greatly appreciate any efforts by the City Council and Staff towards finding a middle ground between the real concerns for safety and the total restriction on future building.

Thank you for your time and consideration.

William S. Todd

October 15, 2026

To: Bradbury City Council and Staff

From: John and Priscilla Hervey
21 Woodlyn Lane

Re: Proposed limitations on new buildings on Bradbury City roads less than 20 feet wide.

Dear Honorable Council Members and City Staff,

We have just been made aware of the proposed regulation regarding restrictions on building new ADUs and JADUs within the city limits on roads less than 20 feet wide. Our understanding is that there are concerns regarding safety and emergency access in those areas. John is fully aware of those concerns having experienced first-hand the challenges of evacuation in the community when under threat of fire. However, a lot has changed in emergency response and from what we have heard, the City is actively working to put resources together through the work of the Bradbury Safety Committee.

Based on what we have learned, part of this proposed regulation is based on a previous fire study that had a different scope and purpose. It would be our request as property owners in Bradbury Oaks Estates that before any restrictions are put in place that a more adequate and community specific study be conducted. This would best identify areas that may be at greater risk as well as determine the impact ADUs/JADUs would actually have.

Although we are currently residing out of state, 21 Woodlyn Lane is still our home. As one of the oldest members of the Bradbury community, we want to preserve the option to build an additional unit in the future as our family continues to grow.

Thank you for your consideration to allow more time to explore other options that would best suit the needs of our community.

Thank you,

John Hervey

Priscilla Hervey

Kelly Robinson
37 Woodlyn Ln
Bradbury, CA 91008

October 15, 2026

Bradbury City Council and Staff
600 Winston Ave.
Bradbury, CA 91008

Via email
kkearney@bradburyca.gov

Re: Proposed limitations on new buildings on Bradbury City roads less than 20 feet wide

City Council and Staff,

I am aware of the proposed regulation imposing restrictions on new buildings (ADUs and JADUs) within the city limits on roads less than 20 feet wide. I also understand that there are genuine concerns about fire safety and emergency access in those areas.

I request that the City postpone adoption of the current regulation while they continue to look into alternatives to this blanket restriction. The proposed 20-foot restriction came from a Dudek fire study from many years ago. That study, when conducted, was for a different purpose and was never meant to serve as a mechanism to restrict development on roads less than 20 feet. In that 21-page study, the 20-foot concept was only mentioned in 2 general sentences and should not stand as the default for these purposes.

With this in mind, the City should consider other alternatives, such as commissioning a new study that focuses on the nuances of our community, Bradbury Oaks Estates, rather than the older more general study.

Whether or not any property owner within WLIA ever intends to build an additional unit, it was considered an option when we each purchased our land since our CC&Rs allow for one (and only one) ADU or JADU and we would like to preserve this option.

I would appreciate any efforts by the City Council and Staff towards finding a middle ground between the real concerns for safety and the total restriction on future building. **Looking at this on a case-by-case basis and not penalizing the whole.**

Thank you for your time and consideration.

Kelly Robinson

EXHIBIT ‘B’

Second Reading and Adoption of Ordinance No. 401

September 22, 2026, Agenda Memo with attachments, including Ordinance No. 401

Elizabeth Bruny, Mayor (District 5)
Melodie Szymkowski, Mayor Pro Tem (District 2)
Richard T. Hale, Council Member (District 1)
Richard Barakat, Council Member (District 3)
Bruce Lathrop, Council Member (District 4)

City of Bradbury
Agenda Memo

TO: Honorable Mayor and Members of the City Council

FROM: Kevin Kearney, City Manager
Jim Kasama, City Planner
Lisa Kranitz, Assistant City Attorney

DATE: September 22, 2026

SUBJECT: **PUBLIC HEARING AND INTRODUCTION OF ORDINANCE NO. 401: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRADBURY, CALIFORNIA AMENDING SECTION 9.25.020 OF THE BRADBURY DEVELOPMENT CODE RELATING TO DEFINITIONS, AMENDING SECTION 9.34.020 REGARDING ARCHITECTURAL REVIEW, AMENDING CHAPTER 9.85 OF THE BRADBURY DEVELOPMENT CODE RELATING TO ACCESSORY DWELLING UNITS, JUNIOR ACCESSORY DWELLING UNITS, AND SB 9 UNITS, AND AMENDING CHAPTER 9.164 OF THE BRADBURY MUNICIPAL CODE RELATING TO URBAN LOT SPLITS, AND FINDING THAT THIS ORDINANCE IS EXEMPT FROM CEQA PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.17 AND GOVERNMENT CODE SECTIONS 65852.21 AND 66411.7 AND THE COMMON SENSE EXEMPTION OF CEQA GUIDELINES SECTION 15061(b)(3)**

ATTACHMENTS:

A) Ordinance No. 401
B) Ordinance No. 401 – Redline Version
C) Planning Commission Resolution No. PC 26-330
D) Planning Commission Minutes for March 25, 2026 and May 27, 2026 with Exhibits from Residents
E) Planning Commission Minutes for July 22, 2026 – DRAFT
F) HCD Fact Sheets – Duplexes and Lot Splits (SB 9) and Accessory Dwelling Unit (ADU)
G) CalMatters Article – California HOA Triumphs Over ADU Law

FOR CITY COUNCIL AGENDA_____ **AGENDA ITEM # _____**

H) Dudek Memorandum regarding ADU Law
I) Emails from Mr. Al Garcia and Mr. David Szymkowski re Ord. No. 401
J) Maps of Existing Street Widths of Less Than 20 Feet
   i) Woodlyn Lane & Bradbury Hills Road
   ii) Furlong Road & Oak Knoll Lane
   iii) Barranca Road

SUMMARY

State law regulates Accessory Dwelling Units (ADUs), Junior Accessory Dwelling Units (JADUs), and SB 9 developments. The City's codes need to be amended to comply with 2025 legislation that became effective in January 2026. The attached Ordinance No. 401 (Attachment A) addresses the required amendments and includes an amendment recommended by the Planning Commission to prohibit the development of Secondary Living Quarters (ADUs, JADUs, Guest Houses, SRO Units & SRO Developments) and SB 9 Units at properties that only have access from roadways that are less than 20 feet wide. There are also minor amendments proposed by staff for clarification purposes. The Planning Commission adopted Resolution No. PC 26-330 (Attachment C) to recommend that the City Council approve and adopt Ordinance No. 401.

It is recommended that the City Council introduce Ordinance No. 401.

BACKGROUND

In April 2020, the City Council adopted Ordinance No. 372 to provide local regulations for Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs). In July 2022, the Council adopted Ordinance No. 383 for local regulations for SB 9 developments, and included a preclusion of Secondary Living Quarters and SB 9 Units on lots that have access only from roadways that are less than 20 feet wide. In October 2023, the Council adopted Ordinance No. 388 to again amend the codes to comply with State legislation, but also to rescind the preclusion of Secondary Living Quarters and SB 9 Units from properties on roadways of less than 20-foot widths. This was done at the advisement of the Department of Housing and Community Development (HCD) during the review and approval process of the City's Sixth-Cycle Housing Element.

The State enacted further amendments to the ADU, JADU and SB 9 laws and the City adopted Ordinance No. 398 in July 2025 to amend the City regulations accordingly. The City's codes need to be amended again to comply with legislation that became effective at the beginning of this year.

Attached is Ordinance No. 401 (Attachment A) that addresses the required amendments, and additionally, as recommended by the Planning Commission, includes the reenactment of the provision that prohibits Secondary Living Quarters and SB 9 Units on lots that have access only from roadways that are less than 20 feet wide. The attached

redline version of Ordinance No. 401 (Attachment B) shows the changes to the various regulations.

PLANNING COMMISSION ACTION

The Planning Commission adopted Resolution No. PC 26-330 (Attachment C) at the July 22, 2026, meeting to recommend that the City Council approve and adopt Ordinance No. 401. Public hearings were held at the March 25, 2026, May 27, 2026 and July 22, 2026 meetings. The May 27, 2026 meeting also included a discussion item on SB 9 and ADUs.

At the Planning Commission meetings, several residents of the Bradbury Oaks Estates (BOE) addressed the Commission about the inapplicability of SB 9 to their area because of their CC&Rs. They also expressed concern about the inadequate widths of many of the roads in their neighborhood and the problems it causes for emergency fire vehicles to access the properties and for evacuation. Attachment D is the Minutes of the March 25, 2026 and May 27, 2026 Planning Commission meetings. Attached to these Minutes are the following exhibits presented by residents of the BOE:

i) Map of 33 – 41 Woodlyn Lane
ii) Fire Hazard Severity Zones Map
iii) Evacuation Routes Map
iv) “Does Not Apply” Statement regarding SB 9 from the California State Portal
v) Letter by State Senator Toni G. Atkins regarding SB 9
vi) SB 9 Lot Splits article from Adams Stirling P.L.C.
vii) Emergency Plan Map
viii) Five Photos of Narrow Roadway serving 35, 37 & 39 Woodlyn Lane
ix) Evacuation Routes Information
x) Table 13. Policies and Actions Related to Evacuation
xi) AI Overview regarding SB 9
xii) Findings of Denial excerpt

Attachment E is the Minutes of the July 22, 2026 Planning Commission meeting, which are in draft form. They are on the Commission’s September 23, 2026 agenda for review and approval. These Minutes do not have attachments.

At the May 27, 2026 meeting the Planning Commission had a discussion item for SB 9 and ADUs. To facilitate the discussion, the Commission was provided with the attached HCD Fact Sheets and a CalMatters article (Attachments F & G). Following the discussion, the Commission held a public hearing for draft Ordinance No. 401. After closing the public hearing, the Commission directed staff to revise Ordinance No. 401 to preclude Secondary Living Quarters and SB 9 units in areas without adequate roadways for emergency access and evacuation, and to schedule a public hearing for the revised draft Ordinance. Staff examined information about fire risk, emergencies, and roadway widths, and cites the following information and resources:

- The majority of the City of Bradbury is located in a very high fire hazard severity zone (VHFHSZ). There are numerous properties with horses and other livestock in these areas;
- State of Emergencies have become a yearly occurrence in California due to wildfires;
- Since 1953 there have been four separate wildfires that have burned through Bradbury and the neighboring communities, including in November 1980 when approximately 50 units were lost in wildfires;
- Since the time that the Governor signed the 2019 ADU/JADU legislation into law, there have been thousands of wildfires in California which have burned tens of thousands of acres, damaged or destroyed hundreds of homes and other structures, caused the death of many people, and resulted in injuries to many more;
- In 2020, the Bobcat Fire caused evacuation warnings to be issued to parts of Bradbury;
- According to CalFire, in 2025 there were 8,232 wildfires which burned over half-a-million acres resulting in 31 fatalities and the destruction of 16,627 structures. These fires included the tragic Palisades Fire and Eaton Fire in Los Angeles County. The Eaton Fire caused evacuation warnings in Bradbury;
- In 2020, Dudek Consultants prepared a memorandum (Dudek Memorandum) for the City relating to an analysis of ADU law on fire safety – Attachment H.
- According to the Los Angeles County Fire Code which has been adopted by reference by the City of Bradbury, and as pointed out in the Dudek Memorandum, the minimum road width needed for fire access is 20 feet unobstructed paved width based on the standard width of fire engines and their ability to pass one another;
- The Los Angeles County Fire Code, as pointed out in the Dudek Memorandum, requires vehicular access in order to allow a hose to be pulled therefrom and reach all points around the exterior of a structure within 150 feet;
- The Dudek Memorandum also concludes among other things that the four-foot setback requirements and the inability to require fire sprinklers would likely have negative fire related impacts in Bradbury and recommends that fire sprinklers should be required whenever possible;
- The standard width of a fire truck in Los Angeles County, mirror to mirror, is approximately 9 to 10 feet. The standard size of a passenger vehicle is approximately 6 to 7 feet. The width of a horse trailer can be up to 8½ feet;
- When a road is less than 20 feet wide, it can impede the access of fire apparatus as a fire truck is not able to pass a passenger vehicle, let alone a vehicle evacuating horses. If a person evacuating were to have an accident, it could prevent fire apparatus from reaching the fire;
- During the Palisades Fire, bulldozers had to clear abandoned cars so firetrucks could drive past;

- There are a number of roads within the City that are less than 20 feet in width as shown on the attached maps (Attachment J);
- Residents living on narrow roads within the City of Bradbury have been informed by the Los Angeles County Fire Department that if there is a fire, the Department may not be able to provide service;
- Government Code § 51182 provides that when property is within a very high fire hazard severity zone, there should be 100 feet of defensible space maintained for each side and from the front and rear of the structure, but not beyond the property line;
- The majority of the City of Bradbury is zoned R-20,000, A-1, A-2, or A-5 with rear and side yard setbacks of 15 feet in the R-20,000 zone and 25 feet in the three 'Agricultural' ("A") zones, meaning that accessory living quarters and other structures cannot be located closer than 30 feet to each other in these areas;
- Under the law pertaining to both ADUs and SB 9 (two-unit housing developments), the City is not allowed to impose a setback of more than four feet from the side and rear property lines, leading to situations where there is a reduction in defensible space;
- On August 18, 2020, the International City/County Management Association released a document titled "21st Century – Fire and Emergency Services" which contained the recommendation to "Embrace the use of fire sprinkler technology in all buildings through the rapid adoption of codes and ordinances at the federal, state, and local government levels to dramatically reduce the incidence of deadly and costly fires".
- According to the Southern California Association of Governments' (SCAG) community profile, only 4.5% of the housing stock in Bradbury was built after 2010, when residential sprinkler systems became a requirement. Therefore, when ADUs are built, fire sprinklers cannot be required on the majority of properties.
- Government Code section 66314 provides that cities may designate the areas where ADUs may be permitted based on the impact on traffic flow and public safety. The City Council specifically determines that the findings set forth above demonstrate that where streets are below the width to allow adequate access by fire apparatus, compounded with the inability to provide sufficient setbacks and new residents which will add to the traffic, there is an impact on traffic and public safety which allows the City to restrict the development of additional residential units in such areas.
- Government Code sections 65852.21 and 66411.7 provide that the City's building official may deny a proposed housing development project and lot split under SB 9 if there is a specific, adverse impact on the public health and safety for which there is no feasible method to mitigate or avoid the impact. The requirement that all streets be a minimum width of 20 feet due to the findings set forth above, provides a specific, adverse impact based on an objective standard.

Ordinance No. 401 was redrafted per the Planning Commission direction and a public hearing for the revised draft Ordinance was scheduled and noticed for the regular Planning Commission meeting of July 22, 2026. In response to the public hearing notice, the attached emails (Attachment I) were received from Mr. Al Garcia of the Woodlyn Lane Improvement Association (WLIA) and Mr. David Szymkowski, a resident of Bradbury Hills Road. Also provided were the attached maps (Attachment J) of Existing Street Widths that have widths of less than 20 feet. After the public hearing, the Planning Commission adopted Resolution No. PC 26-330 (Attachment C) to recommend that the City Council approve and adopt Ordinance No. 401.

ORDINANCE NO. 401

Ordinance No. 401 includes the aforementioned findings related to fire safety. These are presented in Section 1 of the Ordinance. The amendments are presented in Sections 2 – 5 of the Ordinance. The redline version (Attachment B) shows the amendments required by State law with the relevant legislation noted in parentheses.

Section 2 amends the definition of Emergency Shelter to delete 'minimal' from the description of supportive services that are to be provided with emergency shelters for the homeless. This is in accordance with SB 340 – Health & Safety Code § 50801.

Section 3 amends the following sections of Chapter 85 to bring the City's regulations for ADUs, JADUs, and SB 9 Units into conformance with State law; adds the preclusion recommended by the Planning Commission; and provides clarifications as noted by staff:

Sec. 9.85.040 – Adds "Prohibited Locations" to preclude ADUs, accessory living quarters (i.e., guest houses and SRO units) or SB 9 units on properties that have access only from the streets listed below due to their widths being less than 20 feet and not being able to provide adequate access for emergency fire vehicles and being problematic for evacuation purposes – see Attachment J for maps of these streets where Secondary Living Quarters and SB 9 Units are prohibited:

(a) Furlong Lane – between Deodar Lane and Long Canyon Road;
(b) Oak Knoll Lane – east of Bliss Canyon Road;
(c) Woodlyn Lane – between Bradbury Hills Road and El Cielo Lane;
(d) Bradbury Hills Road;
(e) Bradbury Hills Lane; and
(f) El Cielo Lane.

Sec. 9.85.110 – New subsections (a), (a)(1) and (a)(2) are added regarding the determination of ADU and JADU application completeness. (SB 543 – Gov. Code §§ 66317 & 66335.)

Sec. 9.85.115 – A new subsection (d) is added regarding appeals of ADU and JADU application denials. (SB 543 – Gov. Code §§ 66317 & 66335.)

Secs. 9.85.130(e)(1) and (g)(6)(f) – The wordings are amended for clarification.

Sec. 9.85.130 – For clarification, a new subsection (k) is added to inform applicants that no portion of an ADU may encroach into any public or private easement unless the easement holder provides written permission, or the applicant provides a written declaration under penalty of perjury affirming permission. This amendment is not specifically required by State ADU law, but there are laws that prohibit construction over an easement belonging to someone else.

Secs. 9.85.135(a) and (b) – The wordings are amended to clarify the fire sprinkler requirements for ADUs and JADUs. (SB 543 – Gov. Code §§ 66323 & 66314.)

Secs. 9.85.140(a) and (a)(2) are amended and a new subsection (d) is added to clarify the mandatory approvals for ADU and JADU applications. The new subsection (d) is added to clarify that the ADUs/JADUs that are required to be permitted under the mandatory approval section of 9.85.140 are not to be combined with the units allowed under section 9.85.110. This is not set forth in State ADU law.

Sec. 9.85.150(d) is amended to add wording requiring owner residency only if a JADU does not have independent sanitation facilities. (AB 1154 – Gov. Code § 66333.)

Sec. 9.85.150(f)(2) is amended to specify that the 500 square-foot limit for JADUs is to be based on interior livable square feet. (SB 543 – Gov. Code § 66313.)

Secs. 9.85.150(f)(3) and (f)(4) are deleted from the provisions for JADU deed restrictions. HCD has indicated that the deed restriction may only contain the provisions specifically identified in State ADU law. The restriction on renting for less than 31 days remains; but is not included in the required deed restriction. (HCD Handbook and Gov. Code § 66333.)

Sec. 9.85.160(b)(1) – This subsection is amended to clarify that the ADU and JADU short-term rental prohibition means rental for not less than 31 consecutive calendar days. (AB 1154 – Gov. Code §§ 66333 & 66315.)

Secs. 9.85.160(c)(1) and (c)(2) are amended to clarify that the city shall not impose owner/occupancy requirements on ADUs, and to clarify the owner-occupancy requirement for a JADU that shares sanitation facilities with the primary unit. (AB 1154 – Gov. Code § 66333.)

Sec. 9.85.160(j) is added to specify that all references to square-footage limits of an ADU or JADU are to be based on interior livable square feet. (SB 543)

Sec. 9.85.300(b) is amended to clarify that when a lot has been split per SB 9, the allowed accessory living quarters on the original A-1, A-2 or A-5 zoned lot, shall be split between the two new lots at the same proportion as the lot split.

Sec. 9.85.300(e) is amended to increase the separation requirement of detached accessory living quarters from 20 feet to 30 feet from any other building to be consistent with the minimum 15-foot setbacks of the R-20,000 zone. The 'A' zones have minimum 25-foot setbacks.

Sec. 9.85.400 – the definition of 'Housing development' is amended to clarify that it is applicable to Article IV regarding SB 9 Units, and the definitions of 'Primary unit' and 'Unit' are added for clarification of the types of SB 9 units. (HCD SB 9 Fact Sheet.)

Sec. 9.85.410(a) is added to include the 30-day limit for determination of a complete application for a SB 9 unit. (Gov. Code § 65943.)

Sec. 9.85.420(b) is amended relating to the language regarding historic resources to track state law. [AB 1061 – Gov. Code § 65852.21(a)(5)]

Sec. 9.85.440(d) is amended to clarify that 'access' and not just driveways are to be provided in accordance with Chapter 103 of the Bradbury Development Code.

Sec. 9.85.440(f) is amended to clarify that if a property is on a septic system, the applicant 'shall' provide the required percolation tests.

Sec. 9.85.440 (h) is amended to clarify that the accessory living quarters allowed on the original single lot, 'shall' be split between the two new SB 9 lots as provided for in section 9.85.300.

Sec. 9.85.460(c) is amended to clarify the specific applicable section number for ease of reference.

Section 4 of the Ordinance addresses the following amendments of Chapter 164, which is for Urban Lot Splits per SB 9:

Sec. 9.164.020(a) is added to include the 30-day limit for determination of a complete application for a SB 9 lot split. (Gov. Code § 65943.)

Sec. 9.164.030(e)(1) – This subsection is amended to clarify that ministerial approval may not be applicable if a parcel is located within a historical landmark property and not just in a historic district. [AB 1061 – Gov. Code § 66411.7(a)(3)(E)]

Sec. 9.164.030 – New subsections (f)(3) and (f)(4) are added to specify that ministerial approval is required if the lot split does not require demolition or alteration of a contributing structure within a historic district, or an existing exterior structural wall of a structure located within a historic district. [AB 1061 – Gov. Code § 66411.7(a)(3)(F)]

Sec. 9.164.060(d) is amended to clarify the specific applicable section number for ease of reference.

Sec. 9.164.060(e) is amended to change ‘may’ to ‘shall’ to clarify that the splitting of the allowed accessory living quarters square footage is a requirement.

Section 5 of the Ordinance addresses the applicability of architectural review (Chapter 34). Section 9.34.020(a)(2) is amended for grammatical consistency, and Section 9.34.020(c) is amended to delete the reference to, ‘very high fire zone accessory dwelling units’ and adds JADUs and SB 9 units, as well as, ‘any other approval where such application is preempted by State law.’ This is to be consistent with the requirements of Chapter 85.

FINANCIAL REVIEW

There will be no additional financial cost to the City as Ordinance No. 401 implements measures that are already handled by existing applications and processes, and are required by State law.

ENVIRONMENTAL REVIEW

There are statutory exemptions from the California Environmental Quality Act (CEQA) in Public Resources Code Section 21080.17 and Government Code Sections 65852.21 and 66411.7 for ordinances relating to ADUs, JADUs, and SB 9, and there is the common sense exemption of CEQA Guidelines Section 15061(b)(3) for a project that clearly will not have a significant impact on the environment. The Planning Commission recommends that Ordinance No. 401 qualifies for these exemptions.

FINDINGS

The proposed ordinance is consistent with the City’s General Plan and will further Statewide housing goals.

PUBLIC NOTICE

At least ten days prior to the September 22, 2026 meeting, a notice of the public hearing was posted at the three locations required by Resolution No. 1226 and mailed to the owners of property in the BOE.

RECOMMENDATION

It is recommended that the City Council hold a public hearing, determine that Ordinance No. 401 is exempt under CEQA, introduce the Ordinance, and schedule the second reading and adoption for the next regular meeting on October 20, 2026.

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ATTACHMENT A

Agenda Report – September 22, 2026

ORDINANCE NO. 401

ORDINANCE NO. 401

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRADBURY, CALIFORNIA AMENDING SECTION 9.25.020 OF THE BRADBURY DEVELOPMENT CODE RELATING TO DEFINITIONS, AMENDING SECTION 9.34.020 REGARDING ARCHITECTURAL REVIEW, AMENDING CHAPTER 9.85 OF THE BRADBURY DEVELOPMENT CODE RELATING TO ACCESSORY DWELLING UNITS, JUNIOR ACCESSORY DWELLING UNITS, AND SB 9 UNITS, AND AMENDING CHAPTER 9.164 OF THE BRADBURY MUNICIPAL CODE RELATING TO URBAN LOT SPLITS, AND FINDING THAT THIS ORDINANCE IS EXEMPT FROM CEQA PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.17 AND GOVERNMENT CODE SECTIONS 65852.21 AND 66411.7 AND THE COMMON SENSE EXEMPTION OF CEQA GUIDELINES SECTION 15061(b)(3)

WHEREAS, the City has previously adopted and amended Chapter 9.85 relating to Accessory Dwelling Units (ADUs), Junior Accessory Dwelling Units (JADUs), SB 9 units, and accessory living quarters; and

WHEREAS, the City has adopted Chapter 9.164 relating to urban lot splits to implement SB 9; and

WHEREAS, the Legislature has continued to amend the state statutes relating to ADUs, JADUs and SB 9, as well as revising the definition of emergency shelters which necessitates additional changes to the City's provisions regarding these uses; and

WHEREAS, the Planning Commission held a duly noticed public hearing on March 25, 2026, and May 27, 2026, at which times the Commission considered all evidence presented, both written and oral; and

WHEREAS, after the close of the public hearing on May 27, 2026, the Commission directed staff to return with a revised draft Ordinance which incorporated provisions regarding the prohibition on development in areas where the streets are below 20 feet in width; and

WHEREAS, an additional duly noticed public hearing was held on July 22, 2026 at which time the Commission considered all evidence presented, both written and oral; and

WHEREAS, after the close of the public hearing the Planning Commission adopted Resolution No. PC 26-330 recommending that the City Council adopt this Ordinance; and

WHEREAS, the City Council held a duly noticed public hearing on _____ __, 2026, at which time the Council considered all evidence presented, both written and oral.

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

SECTION 1. The City Council does hereby make the following findings relating to fire issues and the need to restrict development in areas with a street width of less than 20 feet:

A. The majority of the City of Bradbury is located in a very high fire hazard severity zone (VHFHSZ). There are numerous properties with horses and other livestock in these areas;

B. State of Emergencies have become a yearly occurrence in California due to wildfires;

C. Since 1953 there have been four separate wildfires that have burned through Bradbury and the neighboring communities, including in November 1980 when approximately 50 units were lost in wildfires;

D. Since the time that the Governor signed the 2019 ADU/JADU legislation into law, there have been thousands of wildfires in California which have burned tens of thousands of acres, damaged or destroyed hundreds of homes and other structures, caused the death of many people, and resulted in injuries to many more;

E. In 2020, the Bobcat Fire caused evacuation warnings to be issued to parts of Bradbury;

F. According to CalFire, in 2025 there were 8,232 wildfires which burned over half-a-million acres resulting in 31 fatalities and the destruction of 16,627 structures. These fires included the tragic Palisades Fire and Eaton Fire in Los Angeles County. The Eaton Fire caused evacuation warnings in Bradbury;

G. In 2020, Dudek Consultants prepared a memorandum (Dudek Memorandum) for the City relating to an analysis of ADU law on fire safety.

H. According to the Los Angeles County Fire Code which has been adopted by reference by the City of Bradbury, and as pointed out in the Dudek Memorandum, the minimum road width needed for fire access is 20 feet unobstructed paved width based on the standard width of fire engines and their ability to pass one another;

I. The Los Angeles County Fire Code, as pointed out in the Dudek Memorandum, requires vehicular access in order to allow a hose to be pulled therefrom and reach all points around the exterior of a structure within 150 feet;

J. The Dudek Memorandum also concludes among other things that the four-foot setback requirements and the inability to require fire sprinklers would likely have negative fire related impacts in Bradbury and recommends that fire sprinklers should be required whenever possible;

K. The standard width of a fire truck in Los Angeles County, mirror to mirror, is between approximately 9 to 10 feet. The standard size of a passenger vehicle is approximately 6 to 7 feet. The standard width of a horse trailer can be up to 8½ feet;

L. When a road is less than 20 feet wide, it can impede the access of fire apparatus as a fire truck is not able to pass a passenger vehicle, let alone a vehicle evacuating horses. If a person evacuating were to have an accident, it could prevent fire apparatus from reaching the fire;

M. During the Palisades Fire, bulldozers had to clear abandoned cars so firetrucks could drive past;

N. There are a number of roads within the City that are less than 20 feet in width;

O. Residents living on narrow roads within the City of Bradbury have been informed by the Los Angeles County Fire Department that if there is a fire, the Department may not be able to provide service;

P. Government Code § 51182 provides that when property is within a very high fire hazard severity zone, there should be 100 feet of defensible space maintained for each side and from the front and rear of the structure, but not beyond the property line;

Q. The majority of the City of Bradbury is zoned R-20,000, A-1, A-2, or A-5 with rear and side yard setbacks of 15 feet in the R-20,000 zone and 25 feet in the three 'Agricultural' ("A") zones, meaning that accessory living quarters and other structures cannot be located closer than 30 feet to each other in these areas;

R. Under the law pertaining to both ADUs and SB 9 (two unit housing developments), the City is not allowed to impose a setback of more than four feet from the side and rear property lines, leading to situations where there is a reduction in defensible space;

S. On August 18, 2020, the International City/County Management Association released a document titled "21st Century – Fire and Emergency Services" which contained the recommendation to "Embrace the use of fire sprinkler technology in all buildings through the rapid adoption of codes and ordinances at the federal, state, and local government levels to dramatically reduce the incidence of deadly and costly fires";

T. According to the Southern California Association of Governments' (SCAG) community profile, only 4.5% of the housing stock in Bradbury was built after 2010, when residential sprinkler systems became a requirement. Therefore, when ADUs are built, fire sprinklers cannot be required on the majority of properties.

U. Government Code section 66314 provides that cities may designate the areas where ADUs may be permitted based on the impact on traffic flow and public safety. The City Council specifically determines that the findings set forth above demonstrate that where streets are below the width to allow adequate access by fire apparatus, compounded with the inability to provide sufficient setbacks and new residents which will add to the traffic, there is an impact on traffic and public safety which allows the City to restrict the development of additional residential units in such areas.

V. Government Code sections 65852.21 and 66411.7 provide that the City's building official may deny a proposed housing development project and lot split under SB 9 if there is a specific, adverse impact on the public health and safety for which there is no feasible method to mitigate or avoid the impact. The requirement that all streets be a minimum width of 20 feet due to the findings set forth above, provides a specific, adverse impact based on an objective standard.

SECTION 2. Section 9.25.020 of the Development Code is hereby amended by revising the following definition:

Sec. 9.25.020. – Definitions of specialized terms and phrases.

Emergency shelter is defined in Health and Safety Code § 50801 as housing with supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. An "emergency shelter" shall include other interim interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative care. No individual or household may be denied emergency shelter because of an inability to pay.

SECTION 3. Chapter 85 of Title IX, Development Code, is hereby amended to read as follows (SB 450 and ADU updates):

CHAPTER 85. – SECONDARY LIVING QUARTERS AND SB 9 UNITS

ARTICLE I. GENERAL

Sec. 9.85.010. Purpose.

(a) The purpose of this chapter is to implement the requirements for the establishment of accessory dwelling units, junior accessory dwelling units, secondary living quarters and Senate Bill 9 (Ch. 162, 2021 Legislative Session) housing.

(b) In cases of conflict between this chapter and any other provision of this title, the provisions of this chapter shall prevail. To the extent that any provision of this chapter is in conflict with State law, the mandatory requirement of State law shall control, but only to the extent legally required.

Sec. 9.85.020. Summary of allowed development.

The development allowed in each zone under this Chapter for the primary unit, ADUs and JADUs, SB 9 developments, and Accessory Living Quarters (ALQ) shall be as summarized in the Table below and as further described in the specific provisions of each of the Articles of this Chapter.

ZONE	ALLOWED DEVELOPMENT
R-7,500	• Primary unit – 1,500 square foot minimum • ADU – 1,000 SF max; 800 SF max if combined with JADU • JADU – 500 SF max

	• SB 9 development without lot split – 2 primary units, one of which must meet minimum development size; may have ADU and JADU • SB 9 development with lot split – 2 units with at least one primary on each lot; ADU and JADU count towards unit numbers. Only one primary unit must meet the minimum development size.
R-20,000	• Primary unit – 1,850 square foot minimum • ADU – 1,000 SF max; 800 SF max if combined with JADU • JADU – 500 SF max • SB 9 development without lot split – 2 primary units, one of which must meet minimum development size; may have ADU and JADU • SB 9 development with lot split – 2 units with at least one primary on each lot; ADU and JADU count towards unit numbers. Only one primary unit must meet the minimum development size.
A-1	• Primary unit – 2,250 square foot minimum • ADU – 1,000 SF max; 800 SF max if combined with JADU • JADU – 500 SF max • SB 9 development without lot split – 2 primary units, one of which must meet minimum development size; may have ADU and JADU • SB 9 development with lot split – 2 units with at least one primary on each lot; ADU and JADU count towards unit numbers. Only one primary unit must meet the minimum development size. • ALQ of up to 1,500 SF which can be split between SRO development of 2-4 units and guest house. If lot is split, divide proportionately to the lot split percentage.
A-2	• Primary unit – 2,500 square foot minimum • ADU – 1,000 SF max; 800 SF max if combined with JADU • JADU – 500 SF max • SB 9 development without lot split – 2 primary units, one of which must meet minimum development size; may have ADU and JADU • SB 9 development with lot split – 2 units with at least one primary on each lot; ADU and JADU count towards unit numbers. Only one primary unit must meet the minimum development size. • ALQ of up to 2,000 SF which can be split between SRO development of 2-6 units and guest house. If lot is split divide proportionately to the lot split percentage.
A-5	• Primary unit – 2,500 square foot minimum • ADU – 1,000 SF max; 800 SF max if combined with JADU • JADU – 500 SF max • SB 9 development without lot split – 2 primary units, one of which must meet minimum development size; may have ADU and JADU

	• SB 9 development with lot split – 2 units with at least one primary on each lot; ADU and JADU count towards unit numbers. Only one primary unit must meet the minimum development size. • ALQ of up to 2,500 SF which can be split between SRO development of 2-10 units and a guest house. If lot is split, divide proportionately to the lot split percentage.

(a) For size of primary unit, see the requirement of the specific zone.

(b) For ADU/JADU see Chapter 85, Article II.

(c) For SB 9, see Chapter 85, Article IV.

(d) For ALQ (Accessory Living Quarters), Chapter 85, Article III.

Sec. 9.85.030. Los Angeles County fire department/building code requirements.

Notwithstanding any other provision in this chapter to the contrary, all new construction must:

(a) Meet the requirements of the Los Angeles County Fire Department; and

(b) Comply with the provisions of the California Building Code as set forth in Title XVII of the Bradbury Municipal Code.

Sec. 9.85.040. Prohibited Locations

Notwithstanding any other provision in this chapter to the contrary, no ADU, accessory living quarter, or SB 9 unit shall be allowed on any property that has access only from the following streets due to the width of said streets being less than 20 feet and not being able to provide adequate access for emergency fire vehicles:

(a) Furlong Lane—between Deodar Lane and Long Canyon Road;

(b) Oak Knoll Lane—east of Bliss Canyon Road;

(c) Woodlyn Lane—between Bradbury Hills Road and El Cielo Lane;

(d) Bradbury Hills Road;

(e) Bradbury Hills Lane; and

(f) El Cielo Lane.

ARTICLE II.

ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS

Sec. 9.85.100. Purpose/Definitions

(a) The purpose of this article is to implement the requirements for the establishment of accessory dwelling units and junior accessory dwelling units as required by the State ADU Law (California Government Code sections 66310 through 66342).

(b) For purposes of this Chapter 9.85, words and phrases defined in the State ADU Law shall have the same meaning when used herein.

Sec. 9.85.110. Applications.

(a) The City shall determine whether an application for an ADU or JADU is complete within 15 business days after receipt of the application.

(1) If the City determines the application is incomplete, it shall provide the applicant with a list of incomplete items and a description of how the application may be made complete within the 15 business day time period.

(2) If a determination is not made within the 15 business days, the application or any resubmitted application shall be deemed to be complete.(b) Applications for accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) shall be ministerially approved or denied within 60 days of receipt of a completed application and shall be approved if they meet the requirements of this chapter.

(1) If the application is submitted in conjunction with an application for a new primary single-family unit, the application for the ADU or JADU shall not be acted upon until the application for the new primary single-family unit is approved.

(2) The City shall grant a delay if requested by the applicant.

(3) Notwithstanding the above, if the applicant uses a plan for an accessory dwelling unit that has been preapproved by the City or a plan that is identical to a plan used in an application for a detached accessory dwelling unit approved by the City within the current triennial California Building Standards Code cycle, the application shall be approved or denied within 30 days from the date of a completed application.

(c) All applications for ADUs and JADUs shall be accompanied by the applicable application fee.

(d) ADUs and JADUs shall be subject to applicable inspections and permit fees.

(e) If an application for a detached ADU requires demolition of a detached garage, the application shall be submitted with the demolition application and the two applications shall be reviewed at the same time. If the ADU is approved, the permits shall be issued at the same time.

Sec. 9.85.115. Denial.

(a) If the City denies an application for an ADU or JADU, the City shall return a full set of comments to the applicant with a list of items that are defective or deficient and a description of how the application can be remedied. The comments must be in writing and returned to the applicant within 60 days of receipt of a completed application.

(b) No application shall be denied due to the need to correct a nonconforming zoning condition, building code violation, or due to unpermitted structures, unless those conditions present a threat to the public health and safety and are affected by the construction of the ADU, or JADU.

(c) No application or permit shall be denied for an ADU or JADU that was constructed prior to January 1, 2020, based on either of the following:

(1) The ADU is in violation of building standards pursuant to Article 1 of Chapter 5 of Part 1.5 of Division 13 of the Health and Safety Code (commencing with section 17960); or

(2) The ADU does not comply with State law or the provisions of the Bradbury Development Code regulating ADUs.

(3) Subparagraphs (1) and (2) of this subsection (c) shall not apply if the City makes a finding that correcting the violation is necessary to comply with the standards specified in Health and Safety Code section 17920.3 or if the building is deemed substandard pursuant to Health and Safety Code section 17920.3.

(4) Upon receiving an application to permit a previously unpermitted ADU or JADU constructed before January 1, 2020, an inspector from the City may inspect the unit for compliance with health and safety standards and provide recommendations to comply with such standards in order to obtain a permit. The City shall not penalize an applicant for having the unpermitted ADU or JADU and shall approve necessary permits to correct noncompliance with health and safety standards.

(d) Appeals. Notwithstanding anything in this Code to the contrary, the applicant may appeal a denial of an application or a determination that an application is incomplete directly to the City Council. A final written determination shall be provided to the applicant no later than 60 days after the receipt of the written appeal and applicable fees.

Sec. 9.85.120. Allowed zones/density.

(a) An ADU or JADU may be constructed in any zone on a lot which contains an existing or proposed primary unit.

(b) ADUs and JADUs shall not count in determining density or lot coverage and are considered a residential use consistent with the existing general plan and zoning designation for the lot.

Sec. 9.85.130. Accessory dwelling units (ADUs) – Development standards/ requirements.

(a) Type of building. An attached or detached ADU shall be a permanent structure on a permanent foundation with permanent provisions for living, sleeping, food preparation, sanitation, and bathing. A manufactured home as defined by California Health and Safety Code section 18007 shall qualify. An ADU includes an efficiency unit as defined by Health and Safety Code section 17958.1.

(b) Location of ADU. An ADU may be located within, attached to, or detached from an existing or proposed primary unit as further set forth in Government Code section 66314(d).

(c) Height. The height of an ADU shall be as follows:

(1) A height of 18 feet for a detached accessory dwelling unit on a lot with an existing or proposed single family or multifamily dwelling unit.

(2) A height of 18 feet for a detached accessory dwelling unit on a lot with an existing or proposed single family or multifamily dwelling unit that is within one-half mile walking distance of a major transit stop or a high-quality transit corridor. An additional two feet shall be allowed if required to accommodate a roof pitch on the accessory dwelling unit that is aligned with the roof pitch of the primary dwelling unit.

(3) A height of 18 feet for a detached accessory dwelling unit on a lot with an existing or proposed multifamily, multistory dwelling.

(4) A height of 25 feet or the height limit of the applicable zone that applies to the primary dwelling, whichever is lower, for an accessory dwelling unit that is attached to a primary dwelling unit or built above an existing garage. In no event shall the accessory dwelling unit exceed two stories.

(5) An ADU converted from previously existing permitted space which already exists above the permitted ground floor area or garage – to the height already existing if greater than the height set forth in subsections (c)(1) - (4), above.

(d) Size.

(1) Maximum size – an attached or detached ADU shall not exceed 1,000 square feet.

(2) Minimum size – the square footage of an ADU shall not be less than that allowed for an efficiency unit.

(e) Application of underlying development standards.

(1) The objective development standards of the underlying zone shall apply, except as may be specified in this chapter.

(2) If application of any development standard of the underlying zone or this chapter prevents the construction of an ADU that meets the height requirements specified in subsection (c), such development standard shall be waived to the extent needed to allow an 800 square foot ADU. The waiver of standards does not apply to the requirement for minimum four-foot side and rear yard setbacks.

(f) Setbacks.

(1) Attached and detached ADUs shall be located behind the front yard setback line of the primary unit.

(2) The maximum side and rear yard setback requirements for an ADU, including an ADU added in an already existing and permitted space above a garage or other floor area shall be four feet. This does not prevent the applicant from providing a larger setback.

(3) The setback requirements in subsections (f)(1) and (2) above shall not apply if the ADU is being converted from an existing accessory structure, including a garage, or is being constructed in the same location and to the same dimensions as an existing accessory structure, including a garage.

(g) Parking.

(1) Parking shall be required at the rate of one space for each ADU.

(2) Parking spaces for an ADU may be provided through tandem parking on an existing driveway; provided, that such parking does not encroach into the public right-of-way or a private street.

(3) Parking spaces for ADUs may be provided in the paved portions of setback areas; provided, that the amount of paving does not exceed the total amount of paving and hardscaped areas that are otherwise allowed by this title at the time the ADU is approved.

(4) When a garage, carport, uncovered parking space, or covered parking structure is converted into an ADU, or is demolished to accommodate the construction of an ADU, such parking spaces need not be replaced.

(5) Tandem parking and parking in setback areas shall not be allowed if the City Manager makes specific findings that such parking is not feasible based upon specific site or regional topographical, or fire and life safety conditions.

(6) Notwithstanding any other provision of this subsection (g), no additional parking shall be required for the ADU if any of the following conditions apply:

a. The ADU is located within one-half mile walking distance of a public transit stop;

b. The ADU is located within an architecturally and historically significant historic district;

c. The ADU is part of a proposed or existing primary unit or an existing accessory structure;

d. When on-street parking permits are required, but not offered to the occupant of the ADU;

e. When there is a car share vehicle located within one block of the ADU; or

f. When a permit application for an accessory dwelling unit is submitted with a permit application to create a new single- or multi-family dwelling on the same lot, provided the ADU or parcel satisfies any other criteria listed in this section 9.85.130(g)(6).

(h) Design.

(1) The ADU shall be the exact same color as the primary unit.

(2) The ADU shall have the exact same roof pitch as the primary unit.

(3) The ADU shall have a separate entrance from the primary unit.

(i) Utilities—Connections, fees, and capacity charges.

(1) For an ADU contained within an existing primary unit, or an existing accessory structure meeting the requirements of section 9.85.140(a)(1) below, the City shall not require the installation of a new or separate utility connection between the ADU and the utility or impose a connection fee or capacity charge, unless the accessory dwelling unit was constructed with a new single-family dwelling.

(2) For all ADUs other than those described in subsection (i)(1) above, the City shall require a new or separate utility connection between the ADU and the utility and shall charge a connection fee or capacity charge that is proportionate to the burden of the proposed ADU based on the size or number of drainage fixture unit (DFU) values upon the water or sewer system.

(j) Impact fees.

(1) No impact fee shall be imposed on any ADU of up to 750 square feet in size.

(2) Notwithstanding any fee resolution to the contrary, for ADUs larger than 750 square feet, impact fees shall be charged proportionately in relation to the square footage of the primary unit.

(3) All applicable public service and recreation impact fees shall be paid prior to occupancy in accordance with California Government Code sections 66000 et seq. and 66012 et seq.

(4) For purposes of this section, "impact fee" shall have the meaning set forth in California Government Code section 66324.

(5) No impact fees or connection or capacity charges shall be imposed on a homeowner applying for a permit for a previously unpermitted ADU or JADU built before January 1, 2020, except when the utility infrastructure is required to comply with Health and Safety Code section 17920.3 and authorized by Government Code section 66324(e).

(k) Easements. No portion of an accessory dwelling unit may encroach into any public or private easement such as a utility easement unless the easement holder has provided written permission to construct the accessory dwelling unit in the manner proposed. To establish a rebuttable presumption of compliance with this requirement, the applicant may provide a written declaration under penalty of perjury affirming compliance with this requirement. The declaration shall be in a form acceptable to the city attorney.

Sec. 9.85.135. Fire sprinklers.

(a) Fire sprinklers shall only be required in an ADU or JADU if they were/are required in the primary unit at the time of construction.

(b) The construction of an ADU or JADU shall not trigger a requirement for sprinklers to be installed in the primary unit.

Sec. 9.85.140. Mandatory approvals.

(a) Notwithstanding any other provision of this chapter, the City shall ministerially approve an application for any combination of the following categories of ADUs and/or JADUs within a residential zone, subject only to the provisions of this Section.

(1) An ADU and a JADU within the existing or proposed space of the primary unit or accessory structure, subject to the following requirements:

a. An ADU or JADU shall have exterior access separate from the existing or proposed primary unit.

b. An expansion of up to 150 square feet shall be allowed for an existing accessory structure that is to be converted to an ADU, solely for the purpose of accommodating separate ingress and egress.

c. The side and rear yard setbacks shall be sufficient for fire and safety.

d. The JADU shall comply with the requirements of sections 9.85.150 and 9.85.160 below.

(2) One detached ADU that will have at least four-foot side and rear yard setbacks on an existing lot with an existing or proposed primary unit, provided that the ADU shall not be more than 800 square feet and shall not exceed the height requirements set forth in sections 9.85.130(c)(1) - (c)(3).

(3) On a lot with an existing multifamily dwelling structure, up to 25 percent of the total multifamily dwelling units, but no less than one ADU or JADU, shall be allowed within the portions of the existing structure that are not used as livable space, including, but not

limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, provided that each dwelling unit complies with State building standards for dwellings. For purposes of this section, “livable” means a space in a dwelling intended for human habitation, including living, sleeping, eating, cooking, or sanitation.

(4) On a lot with an existing multifamily dwelling structure, there may be up to eight detached ADUs, but in no event more than the number of existing units, provided that none of the ADUs exceeds the height requirements set forth in sections 9.85.130(c)(1)-(c)(3) and that the ADUs have at least four-foot side and rear yard setbacks.

(5) On a lot with a proposed multifamily dwelling, there may be up to two detached ADUs, provided that none of the ADUs exceeds the height requirements set forth in sections 9.85.130(c)(1) - (c)(3) and that the ADUs have at least four-foot side and rear yard setbacks.

(b) For those ADUs and JADUs that require mandatory approval under this section, the City shall not require the correction of legal, nonconforming zoning conditions as a condition of permit approval.

(c) Any ADU created under this Section 9.85.140 shall not be rented for a period of less than 31 days.

(d) ADUs and JADUs approved under this section may not be combined with any other ADU or JADU otherwise authorized by this Article II.

Sec. 9.85.150. Junior accessory dwelling units – Development standards/ requirements.

(a) One JADU shall be allowed on single-family residentially zoned lots in conjunction with an existing or proposed primary single-family unit, including in an attached garage. A JADU may be allowed on the same lot as a detached ADU where the detached ADU is no larger than 800 square feet and does not exceed the height requirements set forth in section 9.85.130(c).

(b) The JADU shall be required to contain at least an efficiency kitchen which includes cooking appliances and a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the JADU.

(c) The JADU shall be required to have a separate entrance from the primary unit.

(d) The JADU may, but is not required to, include separate sanitation facilities. If separate sanitation facilities are not provided, the JADU shall share sanitation facilities with the primary single-family unit and shall have direct access to the primary unit from the interior of the JADU. If sanitation facilities are shared, the owner must reside in either the primary unit or the JADU.

(e) Parking.

(1) No additional parking shall be required for a JADU.

(2) If a garage is converted to develop a JADU, no replacement parking shall be required.

(f) The owner of the property on which a JADU is constructed shall record with the County Recorder of Los Angeles County, a deed restriction which shall run with the land and a copy of the recorded deed restriction shall be filed with the City after recordation. The deed restriction shall provide for the following:

(1) A prohibition on the sale of the JADU separate from the sale of the primary unit;

(2) A prohibition on the JADU being larger than 500 interior livable square feet; and

(3) A statement that the deed restrictions may be enforced against future purchasers.

(g) For the purposes of applying any fire or life protection ordinance or regulation, or providing service water, sewer, or power, including a connection fee, a JADU shall not be considered a separate or new dwelling unit.

(h) The City shall not require the correction of legal, nonconforming zoning conditions as a requirement for approval of a JADU.

Sec. 9.85.160. Regulations – Accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs).

(a) Sales. ADUs and JADUs cannot be sold separately from the primary unit, except to the extent the sale meets the requirements of Government Code sections 66340 and 66341 with regard to a qualified nonprofit corporation.

(b) Rental.

(1) Short-term rentals of the ADU and JADU are prohibited. No ADU or JADU shall be rented for a period of less than 31 consecutive calendar days.

(2) The ADU or JADU may be rented separate from the primary unit.

(c) Owner/occupancy.

(1) The City shall not enforce or impose any owner/occupancy requirement imposed on an ADU. No owner/occupancy requirement shall be imposed on any ADU.

(2) If sanitation facilities are shared between the JADU and primary unit, owner occupancy shall be required unless the owner is another governmental agency, land trust, or housing organization.

(d) This chapter shall in no way validate any existing illegal ADU nor shall it change a legal, nonconforming unit to a conforming unit.

(e) An application to convert an illegal and/or nonconforming ADU and/or JADU to a legal conforming ADU or JADU shall be subject to the same standards and requirements as for a newly proposed unit.

(f) Subsections (d) and (e) above shall not apply to any unpermitted accessory dwelling unit which is subject to Government Code section 66332 unless the City makes a finding that correcting the violation is necessary to protect the health and safety of the public or occupants of the structure.

(g) Guest houses that were previously approved and which have a valid building permit on file shall not be affected by this chapter. However, an application to convert a guest house to an ADU shall be subject to this chapter.

(h) Enforcement. Until January 1, 2030, the City shall issue a statement along with a notice to correct a violation of any provision of any Building Code standard relating to an ADU or JADU that provides substantially as follows:

> You have been issued an order to correct violations or abate nuisances relating to your accessory dwelling unit or junior accessory dwelling unit. If you believe that this correction or abatement is not necessary to protect the public health and safety you may file an application with the City Manager. If the City determines that enforcement is not required to protect the health and safety, enforcement shall be delayed for a period of five years from the date of the original notice.
>
> This provision shall only apply to ADUs and JADUs built before January 1, 2020.

(i) The City shall not issue a certificate of occupancy for an ADU before it issues a certificate of occupancy for the primary dwelling unit.

(j) All references to the square footage of an ADU or JADU are based on the square footage of the interior livable space.

ARTICLE III. ACCESSORY LIVING QUARTERS

Sec. 9.85.300. Development standards for accessory living quarters.

Accessory living quarters shall be developed in accordance with the following standards:

(a) When a lot has not been split under Chapter 164 of the Development Code, which implements SB 9:

(1) A-1 Zone: SRO Development of two to four units and a guest house up to a combined total of 1,500 square feet maximum;

(2) A-2 Zone: SRO Development of two to six units and a guest house up to a combined total of 2,000 square feet maximum;

(3) A-5 Zone: SRO Development of two to ten units and a guest house up to a combined total of 2,500 square feet maximum.

(b) When a lot has been split in accordance with Chapter 164 of the Development Code, the accessory living quarters allowed on the single lot in the A-1, A-2, or A-5 zone shall

be split between the two lots in the same percentage as the lot split created in accordance with Chapter 164, provided that the SRO Development on any lot must consist of a minimum of two units and the total square footage identified in subsection (a) above is not exceeded between the two lots.

(c) Accessory living quarters are permitted only on residential lots which are developed with an existing or proposed primary unit. The accessory living quarters may not be built before the primary unit.

(d) Accessory living quarters must comply with the Bradbury Development Code, applicable at the time the plans for Planning Department approval for the accessory living quarters are submitted.

(e) All accessory living quarters, whether attached or detached, must conform to all setback, lot coverage, floor area, emergency evacuation capacity, and building bulk requirements of the applicable zone, and if detached, must be at least 30 feet from any other building.

(f) The maximum allowed height for a detached accessory living quarter unit or building shall not exceed 28 feet, even when allowed as a second story above an existing primary unit, garage, or accessory structure.

(g) No accessory living quarter shall exceed one floor in height; however, that floor may be a second story.

(h) The owner of the property must occupy either the primary unit or an accessory living quarter unit.

(i) A minimum of one on-site parking space shall be provided for each accessory living quarter, in addition to the parking requirement for the primary single-family unit. The parking spaces for the accessory living quarters need not be covered, except for multi-family dwellings for which the parking spaces shall be in carports. All parking spaces shall be paved and accessible from a single, common driveway for the primary and accessory living quarter units. Tandem parking is not permitted to meet this off-street parking requirement.

(j) Single room occupancy (SRO) residential units within an SRO development are subject to the following additional requirements:

(1) Each SRO unit within the development shall have a minimum floor area of 150 square feet and a maximum floor area of 300 square feet.

(2) Each SRO unit shall have a private toilet as defined by the California Residential Code.

(3) Each SRO unit shall have a separate closet.

(4) Each SRO unit shall have an efficiency kitchen which shall include a cooking facility with appliances and a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the SRO.

(5) Each SRO development shall have a laundry room for the storage of cleaning supplies, with a wash tub with hot and cold running water and a minimum of one washer and one dryer for the development.

(6) No more than two persons shall be allowed to reside in any SRO unit.

Sec. 9.85.310. Accessory living quarters – Neighborhood compatibility review – Standards.

All development of accessory living quarters shall be subject to the procedures for neighborhood compatibility review and approval pursuant to Chapter 34 of this title. In addition to the standards and determinations required by Chapter 34 of this title, the following findings shall be required for approval of accessory living quarters:

(a) The accessory living quarter(s) will be appropriate to the size and character of the lot on which it will be located, and to the character of the neighborhood.

(b) The accessory living quarter(s) will not overload the capacity of the neighborhood to absorb the physical impacts of the unit(s) in terms of parking, adequacy of water and sewer services, traffic volumes and flows, emergency evacuation capacity, and utilities consumption.

(c) The accessory living quarter(s) will 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.

Sec. 9.85.320. Nonconforming uses.

(a) No nonconforming accessory living quarter(s) may be expanded or remodeled by the addition of any space or addition of plumbing fixtures or cooking facilities unless it is brought into compliance with the provisions set forth in this Code prior to occupancy.

(b) Any accessory living quarter legally permitted prior to January 1, 2020, shall be allowed to remain as a legal, non-conforming use.

ARTICLE IV. SB 9 UNITS

Sec. 9.85.400. Definitions.

For purposes of this Article IV, the following definitions shall apply:

Housing development shall mean no more than two primary units on a lot within a single-family zone that meets the requirements of this Article. The two units may consist of two new units or one new unit and one existing unit.

Primary unit shall mean a residential unit that is not otherwise classified as an accessory dwelling unit or junior accessory dwelling unit pursuant to Government Code Section 66313.

Single-family residential zone shall mean the R-7,500 Single-Family Residential Zoning District, the R-20,000 Single-Family Residential Zoning District, the A-1 Agriculture Residential Estate Zoning District, the A-2 Agriculture Residential Estate Zoning District, and the A-5 Agriculture Residential Estate Zoning District.

Unit shall mean a primary dwelling unit, an accessory dwelling unit, or a junior accessory dwelling unit.

Urban lot split means a lot split of a single-family residential lot into two parcels that meets the requirements of Chapter 164 of the Development Code.

Sec. 9.85.410. Application processing.

(a) The City shall have 30 days to determine if an application is complete. If the application is incomplete, the City shall provide an exhaustive list of items that were not complete. If a determination is not made within 30 days, the application shall be deemed complete.

(b) The City shall approve or deny an application for a housing development within 60 days from the date of a completed application.

(c) If the City fails to approve or deny an application within this time frame, the application shall be deemed approved.

(d) If the City denies the application, it must provide the applicant with a full set of comments with a list of items that are defective or deficient and a description of how the application can be remedied within 60 days from a completed application.

Sec. 9.85.420. Housing development approval.

The City shall ministerially approve a housing development containing no more than two primary units if it meets the following requirements:

(a) The parcel is located within a single-family residential zone.

(b) The parcel or development is not located in any of the following areas and does not fall within any of the following categories:

(1) Historic resources as defined below:

a. A contributing structure within an historic district included on the State Historic Resources Inventory, as defined in California Public Resources Code section 5020.1, or historic property or district pursuant to a City ordinance.

b. A parcel individually listed as a historical resource included in the State Historic Resources Inventory, as defined in Public Resources Code section 5020.1, or within a property individually designated or listed as a city landmark under a City ordinance.

(2) Wetlands as defined in the Unites States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).

(3) A very high fire hazard severity zone as further defined in California Government Code section 65913.4(a)(6)(D). This does not apply to sites excluded from the specified hazard zones by a local agency, pursuant to subdivision (b) of section 51179, or sites that have adopted fire hazard mitigation measures pursuant to existing building standards or State fire mitigation measures applicable to the development.

(4) A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law and by the City's Building Department.

(5) A special flood hazard area subject to inundation by the one percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency (FEMA) in any official maps published by FEMA. If an applicant is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for ministerial approval under this section, the City shall not deny the application on the basis that the applicant did not comply with any additional permit requirement, standard, or action adopted by the City that is applicable to that site. A development may be located on a site described in this subparagraph if either of the following are met:

a. The site has been subject to a Letter of Map Revision prepared by FEMA and issued to the City; or

b. The site meets FEMA requirements necessary to meet minimum flood plain management criteria of the National Flood Insurance Program as further spelled out in Government Code section 65913.4(a)(6)(G)(ii).

(6) A regulatory floodway as determined by FEMA in any of its official maps, published by FEMA unless the development has received a no-rise certification in accordance with section 60.3(d)(3) of Title 44 of the Code of Federal Regulations. If an applicant is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for ministerial approval under this section, the City shall not deny the application on the basis that the applicant did not comply with any additional permit requirement, standard, or action adopted by the City that is applicable to that site.

(7) Lands identified for conservation in an adopted natural community conservation plan, habitat conservation plan, or other adopted natural resource protection plan as further spelled out in Government Code section 65913.4(a)(6)(I).

(8) Habitat for protected species identified as candidate, sensitive, or species of special status by State or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with section 2050) of Fish and Game Code Division 3), or the Native Plant Protection Act (Chapter 10 (commencing with section 1900) of Fish and Game Code Division 2).

(9) Lands under a conservation easement.

(c) The proposed housing development would not require demolition or alteration of any of the following types of housing:

(1) Housing that is subject to a recorded covenant, ordinance or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income;

(2) Housing that has been occupied by a tenant in the last three years.

(d) Unless demolition or alteration is prohibited pursuant to subsection (c) above, a housing unit may be demolished.

(e) The parcel is not a parcel on which an owner of residential real property has exercised his rights under Government Code section 7060 et seq. to withdraw accommodations from rent or lease within 15 years before the date of the application.

(f) The development is not located within a historic district or property as specified in Government Code section 65852.21(a)(5).

Sec. 9.85.430. Number of units.

(a) For lots developed under Government Code section 65852.21 (SB 9) where there is no lot split, the total number of units allowed shall not exceed four units and may be in any configuration of primary units, ADUs and JADUs, provided there are not more than two primary units, at least one of which must meet the minimum size requirement of the zone. Accessory living quarters shall also be allowed in addition to the four units as provided for in Article III above.

(b) For lots developed under Government Code section 65852.21 where there has been a lot split under Chapter 164 of the Development Code, the total number of units allowed on each lot shall not exceed two units in any configuration of primary units, ADUs, and JADUs, but must include at least one primary unit per lot. At least one primary unit on any of the lots must meet the minimum size requirement of the zone. Accessory living quarters shall also be allowed as provided for in Article III above, provided that the square footage of such units is split in the same proportion as the lot split under Chapter 164 of the Development Code.

Sec. 9.85.440. Standards and requirements.

The following requirements shall apply in addition to all other objective standards pertaining to the underlying zone. In cases of conflict, the requirements set forth in this section shall prevail:

(a) No setback shall be required for an existing structure or a structure constructed in the same location and to the same dimensions as an existing structure.

(b) Except for those circumstances described in subsection (a) above, for any new housing developed under this chapter, the setback for side and rear lot lines shall not be less than four feet. This does not prevent the applicant from providing a larger setback. The front setback shall be as set forth in the applicable single-family residential zone.

(c) The applicant shall provide easements for the provision of public services and facilities as required.

(d) Driveways and access shall be provided in accordance with Chapter 103 of the Development Code. Easements shall be provided as required to ensure pedestrian and vehicular access across lots.

(e) Required off-street parking shall be limited to one space per unit, except that no parking shall be required if the parcel is located within one-half mile walking distance of either a high-quality transit corridor or a major transit stop, or there is a car share vehicle located within one block of the parcel. Parking spaces shall meet the following requirements:

(1) Parking spaces may be covered or uncovered, and shall be allowed in the paved portions of setback areas.

(2) Tandem parking between units shall be prohibited.

(f) For residential units connected to an onsite wastewater treatment system (septic tank), the applicant shall provide a percolation test completed within the last five years, or if the percolation test has been recertified, within the last ten years, which shows that the system meets acceptable infiltration rates.

(g) The number and size of the primary units, ADUs, and JADUs, allowed on a single lot or an SB 9 lot, shall comply with the other provisions of this Title regulating such uses as set forth in section 9.85.020, except that only one primary unit must comply with the minimum size of a primary unit for the zone.

(h) The number and size of accessory living quarters allowed on a single lot in one of the Agriculture Residential Estate zones shall not exceed that allowed in Article III of this Chapter. If the lot is split into two SB 9 lots, the total amount of accessory living quarters allowed on the single lot shall be split between the two new lots as provided for in section 9.85.300.

(i) Design standards. To the extent not superseded by this chapter, the SB 9 unit shall meet all existing objective design standards of the underlying zone.

(j) If there is no existing unit on the original parcel prior to any lot split allowed pursuant to Chapter 9.164, one of the allowed units may be built to the standards for a main house under the applicable zone.

Sec. 9.85.450. Denials.

(a) The City shall not deny an application solely because it proposes adjacent or connected structures provided that all building code safety standards are met and they are sufficient to allow a separate conveyance.

(b) The City may deny the housing development if the building official makes a written finding, based upon a preponderance of the evidence, that the proposed housing development project would have a specific, adverse impact, as defined and determined in California Government Code section 65589.5(d)(2), upon the public health and safety and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

Sec. 9.85.460. Affidavit required.

An applicant for housing under this chapter shall be required to sign an affidavit in a form approved by the City Attorney to be recorded against the property stating the following:

(a) That the uses shall be limited to residential uses.

(b) That the rental of any unit created pursuant to this section shall be for a minimum of 31 consecutive calendar days.

(c) That the maximum number of units and square footage to be allowed shall be as set forth in section 9.85.020 of the Bradbury Municipal Code.

Sec. 9.85.470. Other municipal code provisions.

(a) Unless contrary to the provisions of this chapter, all other applicable objective provisions of Title IX, including the provisions of the underlying zone, shall apply.

(b) Notwithstanding the above, the City shall not impose any zoning or design standards that would have the effect of physically precluding the construction of two units on either of the resulting parcels under an urban lot split or that would result in a unit size of less than 800 square feet.

SECTION 4. Chapter 164 of Title IX, Development Code, is hereby amended to read as follows:

CHAPTER 164. URBAN LOT SPLITS

Sec. 9.164.010. Definitions.

For purposes of this Chapter only, the following definitions shall apply:

Unit shall mean a primary dwelling unit, an accessory dwelling unit of any type, a junior accessory dwelling unit, or an SB 9 unit. "Unit" shall not include a guest house or an SRO development.

Urban lot split means a lot split of a single-family residential lot into two parcels that meets the requirements of this chapter.

Sec. 9.164.020. Application processing.

(a) The City shall have 30 days to determine if an application is complete. If the application is incomplete, the City shall provide an exhaustive list of items that were not complete. If a determination is not made within 30 days, the application shall be deemed complete.

(b) The City shall approve or deny an application for an urban lot split within 60 days from the date of a completed application.

(c) If the City fails to approve or deny an application within this time frame, the application shall be deemed approved.

(d) If the City denies the application, it must provide the applicant with a full set of comments with a list of items that are defective or deficient and a description of how the application can be remedied within 60 days from a completed application.

Sec. 9.164.030. Urban lot split approval.

The City shall ministerially approve a parcel map for a lot split that meets the following requirements:

(a) The parcel is located within a single-family residential zone.

(b) The parcel is located at least partially in an urbanized area or urban cluster as designated by the United States Census Bureau.

(c) The parcel map divides an existing parcel to create no more than two new parcels of approximately equal lot area, provided that one parcel shall not be smaller than 40 percent of the lot area of the original parcel.

(d) Both newly created parcels are no smaller than 1,200 square feet.

(e) The parcel is not located in any of the following areas and does not fall within any of the following categories:

(1) A parcel located within a historical landmark property included on the State Historic Resources Inventory, as defined in Public Resources Code section 5020.1, or within a site that is designated or listed as a City landmark pursuant to a City ordinance.

(2) Wetlands as defined in the Unites States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).

(3) A very high fire hazard severity zone as further defined in California Government Code section 65913.4(a)(6)(D). This does not apply to sites excluded from the specified hazard zones by a local agency, pursuant to subdivision (b) of section 51179, or sites that have adopted fire hazard mitigation measures pursuant to existing building standards or State fire mitigation measures applicable to the development.

(4) A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law and by the City's Building Department.

(5) A special flood hazard area subject to inundation by the one percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency (FEMA) in any official maps published by FEMA. If an applicant is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, the City shall not deny the application on the basis that the applicant did not comply with any additional permit requirement, standard, or action adopted by the City that is applicable to that site. A development may be located on a site described in this subparagraph if either of the following are met:

a. The site has been subject to a Letter of Map Revision prepared by FEMA and issued to the City; or

b. The site meets FEMA requirements necessary to meet minimum flood plain management criteria of the National Flood Insurance Program as further spelled out in California Government Code section 65913.4(a)(6)(G)(ii).

(6) A regulatory floodway as determined by FEMA in any of its official maps, published by FEMA unless the development has received a no-rise certification in accordance with section 60.3(d)(3) of Title 44 of the Code of Federal Regulations. If an applicant is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, the City shall not deny the application on the basis that the applicant did not comply with any additional permit requirement, standard, or action adopted by the City that is applicable to that site.

(7) Lands identified for conservation in an adopted natural community conservation plan, habitat conservation plan, or other adopted natural resource protection plan as further spelled out in California Government Code section 65913.4(a)(6)(I).

(8) Habitat for protected species identified as candidate, sensitive, or species of special status by State or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with section 1900) of Division 2 of the Fish and Game Code).

(9) Lands under a conservation easement.

(f) The proposed lot split would not require demolition or alteration of any of the following types of housing:

(1) Housing that is subject to a recorded covenant, ordinance or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income;

(2) Housing that has been occupied by a tenant in the last three years.

(3) A contributing structure within a historic district included on the State Historic Resources Inventory, as defined in Public Resources Code section 5020.1, or historic property or district pursuant to a City ordinance.

(4) An existing exterior structural wall of a structure located within either a historic district that is included on the California Register of Historical Resources or within a historic district listed or designated pursuant to a City ordinance.

(g) The lot split does not create more units or accessory living quarters than allowed under Chapter 9.85.

Sec. 9.164.040. Standards and requirements.

The following requirements shall apply:

(a) The lot split conforms to all applicable objective requirements of the Subdivision Map Act and Part VII of Title IX of the Bradbury Municipal Code, except as the same are modified by this section.

(b) No setback shall be required for an existing structure or a structure constructed in the same location and to the same dimensions as an existing structure.

(c) Except for those circumstances described in subsection (b) above, for any lot resulting from an urban lot split, the setback for side and rear lot lines shall not be less than four feet. The front setback shall be as set forth in the applicable single-family residential zone.

(d) The applicant shall provide easements for the provision of public services and facilities as required.

(e) If a lot does not have direct access to a street, appropriate access easements meeting the minimum size of the driveway requirements set forth in Chapter 103 of the Development Code shall be provided on the tentative and parcel map.

(f) Development of the lots shall be in accordance with Chapter 85 of the Development Code.

Sec. 9.164.050. Denials.

(a) The City shall not:

(1) Require dedications of rights-of-way or the construction of offsite improvements for the parcels being created as a condition of issuing a parcel map.

(2) Impose any objective subdivision standards that would have the effect of physically precluding the construction of two units on either of the resulting parcels or that would result in a unit size of less than 800 square feet.

(3) Require the correction of nonconforming zoning provisions as a condition for the lot split.

(4) Deny an application solely because it proposes an adjacent or connected structure provided that all building code safety standards are met and they are sufficient to allow a separate conveyance.

(b) The City may deny the lot split if the Building Official makes a written finding, based upon a preponderance of the evidence, that the proposed housing development project would have a specific, adverse impact, as defined and determined in California Government Code section 65589.5(d)(2), upon the public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

Sec. 9.164.060. Affidavit.

An applicant for an urban lot split shall be required to sign an affidavit in a form approved by the City Attorney to be recorded against the property stating the following:

(a) That applicant intends to occupy one of the housing units as their principal residence for a minimum of three years from the date of approval. This requirement does not apply when the applicant is a "community land trust" or a "qualified nonprofit corporation" as the same are defined in the Revenue and Taxation Code.

(b) That the uses shall be limited to residential uses.

(c) That any rental of any unit created by the lot split shall be for a minimum of 31 consecutive calendar days.

(d) That the maximum number of primary units, ADUs of any kind, and JADUs to be allowed on each parcel shall not exceed two units. This shall not include the accessory living quarters allowed pursuant to section 9.85.020 of the Bradbury Municipal Code.

(e) That the accessory living quarters allowed on the single lot in the A-1, A-2, or A-5 zone shall be split as provided for in section 9.85.300.

Sec. 9.164.070. Inapplicability of chapter.

This Chapter shall not apply to:

(a) Any parcel which has previously been established pursuant to a lot split in accordance with the provisions of the chapter; or

(b) Any parcel where the owner of the parcel being subdivided or any person acting in concert with the owner has previously subdivided an adjacent parcel in accordance with this section. For purposes of this section, "acting in concert" shall include, but not be limited to, where the owner of a property proposed for an urban lot split is the same, related to, affiliated with, or connected by partnership to the owner, buyer or seller if transferred within the previous three years of an adjacent lot.

SECTION 5. Section 9.34.020 of the Development Code is hereby amended as follows:

9.34.020. – Architectural review – Minor and significant.

(a) Minor architectural review shall be limited to development which meets the following criteria:

(1) Minor modifications to the exterior appearance of any building or structure not facing a street or accessway;

(2) Construction of single-story structures, including accessory structures, which are less than 1,000 square feet of floor area;

(3) Construction which does not exceed a total of 18 feet in height from grade for the finished structure; and

(4) Construction of swimming pools, fences and gates or minor landscaping improvements which do not exceed 25 percent of the parcel size, and installation of exterior mechanical, electrical and plumbing equipment.

(b) Significant architectural review shall cover all development other than those listed in subsection (a) above.

(c) Accessory dwelling units, junior accessory dwelling units, SB 9 units, or any other approval where such application is preempted by State law shall not require any architectural review, regardless of where such units are located.

SECTION 6. CEQA. This Ordinance is exempt from CEQA pursuant to Public Resources Code section 21080.17 which provides that CEQA does not apply to the adoption of an ordinance implementing the provisions of the law relating to ADUs, pursuant to Government Code section 65852.21 and 66411.7 which provide that an ordinance to implement the provisions of those sections shall not be considered a project subject to CEQA, and also by the common sense exemption of CEQA Guidelines Section 15061(b)(3) as all changes set forth in this Ordinance are required by State law and therefore apply regardless of whether the City amends the provisions of the Municipal Code.

SECTION 7. Severability. If any provision of this Ordinance is held to be unconstitutional, it is the intent of the City Council that such portion of this Ordinance be severable from the remainder and that the remainder be given full force and effect.

SECTION 8. The City Clerk shall certify to the adoption of this Ordinance.

SECTION 9. This Ordinance shall be sent to HCD in accordance with State law.

PASSED, APPROVED and ADOPTED this _____ day of_____, 2026.

Elizabeth Bruny, Mayor

ATTEST:

Paulina Reyes, Deputy City Clerk

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) §.
CITY OF BRADBURY)

I, Paulina Reyes, Deputy City Clerk of the City of Bradbury, do hereby certify that the foregoing ordinance, being Ordinance No. 401, was duly passed by the City Council of the City of Bradbury, signed by the Mayor of said City, and attested by the Deputy City Clerk, all at a regular meeting of the City Council held on the _____ day of _____, 2026, that it was duly posted and that the same was passed and adopted by the following vote, to wit:

AYES:

NAYS:

ABSENT:

Paulina Reyes, Deputy City Clerk
City of Bradbury

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ATTACHMENT B

Agenda Report – September 22, 2026

ORDINANCE NO. 401 – Redline Version

Redline

ORDINANCE NO. 401

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRADBURY, CALIFORNIA AMENDING SECTION 9.25.020 OF THE BRADBURY DEVELOPMENT CODE RELATING TO DEFINITIONS, AMENDING SECTION 9.34.020 REGARDING ARCHITECTURAL REVIEW, AMENDING CHAPTER 9.85 OF THE BRADBURY DEVELOPMENT CODE RELATING TO ACCESSORY DWELLING UNITS, JUNIOR ACCESSORY DWELLING UNITS, AND SB 9 UNITS, AND AMENDING CHAPTER 9.164 OF THE BRADBURY MUNICIPAL CODE RELATING TO URBAN LOT SPLITS, AND FINDING THAT THIS ORDINANCE IS EXEMPT FROM CEQA PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.17 AND GOVERNMENT CODE SECTIONS 65852.21 AND 66411.7 AND THE COMMON SENSE EXEMPTION OF CEQA GUIDELINES SECTION 15061(b)(3)

WHEREAS, the City has previously adopted and amended Chapter 9.85 relating to Accessory Dwelling Units (ADUs), Junior Accessory Dwelling Units (JADUs), SB 9 units, and accessory living quarters; and

WHEREAS, the City has adopted Chapter 9.164 relating to urban lot splits to implement SB 9; and

WHEREAS, the Legislature has continued to amend the state statutes relating to ADUs, JADUs and SB 9, as well as revising the definition of emergency shelters which necessitates additional changes to the City's provisions regarding these uses; and

WHEREAS, the Planning Commission held a duly noticed public hearing on March 25, 2026, and May 27, 2026, at which times the Commission considered all evidence presented, both written and oral; and

WHEREAS, after the close of the public hearing on May 27, 2026, the Commission directed staff to return with a revised draft Ordinance which incorporated provisions regarding the prohibition on development in areas where the streets are below 20 feet in width; and

WHEREAS, an additional duly noticed public hearing was held on July 22, 2026 at which time the Commission considered all evidence presented, both written and oral; and

WHEREAS, after the close of the public hearing the Planning Commission adopted Resolution No. PC 26-330 recommending that the City Council adopt this Ordinance; and

WHEREAS, the City Council held a duly noticed public hearing on _____, 2026, at which time the Council considered all evidence presented, both written and oral.

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

SECTION 1. The City Council does hereby make the following findings relating to fire issues and the need to restrict development in areas with a street width of less than 20 feet.:

A. The majority of the City of Bradbury is located in a very high fire hazard severity zone (VHFHSZ). There are numerous properties with horses and other livestock in these areas;

B. State of Emergencies have become a yearly occurrence in California due to wildfires;

C. Since 1953 there have been four separate wildfires that have burned through Bradbury and the neighboring communities, including in November 1980 when approximately 50 units were lost in wildfires;

D. Since the time that the Governor signed the 2019 ADU/JADU legislation into law, there have been thousands of wildfires in California which have burned tens of thousands of acres, damaged or destroyed hundreds of homes and other structures, caused the death of many people, and resulted in injuries to many more;

E. In 2020, the Bobcat Fire caused evacuation warnings to be issued to parts of Bradbury;

F. According to CalFire, in 2025 there were 8,232 wildfires which burned over half a million acres resulting in 31 fatalities and the destruction of 16,627 structures. These fires included the tragic Palisades Fire and Eaton Fire in Los Angeles County. The Eaton Fire caused evacuation warnings in Bradbury;

G. In 2020, Dudek Consultants prepared a memorandum (Dudek Memorandum) for the City relating to an analysis of ADU law on fire safety.

H. According to the Los Angeles County Fire Code which has been adopted by reference by the City of Bradbury, and as pointed out in the Dudek Memorandum, the minimum road width needed for fire access is 20- feet unobstructed paved width based on the standard width of fire engines and their ability to pass one another;

I. The Los Angeles County Fire Code, as pointed out in the Dudek Memorandum, requires vehicular access in order to allow a hose to be pulled therefrom and reach all points around the exterior of a structure within 150 feet;

J. The Dudek Memorandum also concludes among other things that the four-foot setback requirements and the inability to require fire sprinklers would likely have negative fire related impacts in Bradbury and recommends that fire sprinklers should be required whenever possible;

K. The standard width of a fire truck in Los Angeles County, mirror to mirror, is between approximately 9 to 10 feet. The standard size of a passenger vehicle is approximately 6 to 7 feet. The standard width of a horse trailer can be up to 8-½ feet;

L. When a road is less than 20 feet wide, it can impede the access of fire apparatus as a fire truck is not able to pass a passenger vehicle, let alone a vehicle evacuating horses. If a person evacuating were to have an accident, it could prevent fire apparatus from reaching the fire;

M. During the Palisades ~~f~~Fire, bulldozers had to clear abandoned cars so firetrucks could drive past;

N. There are a number of roads within the City that are less than 20 feet in width;

O. Residents living on narrow roads within the City of Bradbury have been informed by the Los Angeles County Fire Department that if there is a fire, the Department may not be able to provide service;

P. Government Code § 51182 provides that when property is within a very high fire hazard severity zone, there should be 100 feet of defensible space maintained for each side and from the front and rear of the structure, but not beyond the property line;

Q. The majority of the City of Bradbury is zoned R-20,000, A-1, A-2, or A-5 with rear and side yard setbacks of 15 feet in the R-20,000 zone and 25 feet in the three 'Agricultural' ("A") zones, meaning that accessory living quarters and other structures cannot be located closer than 30 feet to each other in these areas;

R. Under the law pertaining to both ADUs and SB 9 (two unit housing developments), the City is not allowed to impose a setback of more than four feet from the side and rear property lines, leading to situations where there is a reduction in defensible space;

S. On August 18, 2020, the International City/County Management Association released a document titled "21st Century – Fire and Emergency Services" which contained the recommendation to "Embrace the use of fire sprinkler technology in all buildings through the rapid adoption of codes and ordinances at the federal, state, and local government levels to dramatically reduce the incidence of deadly and costly fires";

T. According to the Southern California Association of Governments' (SCAG) community profile, only 4.5% of the housing stock in Bradbury was built after 2010, when residential sprinkler systems became a requirement. Therefore, when ADUs are built, fire sprinklers cannot be required on the majority of properties.

U. Government Code section 66314 provides that cities may designate the areas where ADUs may be permitted based on the impact on traffic flow and public safety. The City Council specifically determines that the findings set forth above demonstrate that where streets are below the width to allow adequate access by fire apparatus, compounded with the inability to provide sufficient setbacks and new residents which will add to the traffic, there is an impact on traffic and public safety which allows the City to restrict the development of additional residential units in such areas.

V. Government Code sections 65852.21 and 66411.7 provide that the City's building official may deny a proposed housing development project and lot split under SB 9 if there is a specific, adverse impact on the public health and safety for which there is no feasible method to mitigate or avoid the impact. The requirement that all streets be a minimum width of 20 feet due to the findings set forth above, provides a specific, adverse impact based on an objective standard.

SECTION 2. Section 9.25.020 of the Development Code is hereby amended by revising~~, deleting, and adding definitions as follows~~ the following definition:

Sec. 9.25.020. – Definitions of specialized terms and phrases.

Emergency shelter is defined in Health and Safety Code § 50801 as housing with ~~minimal~~ supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. An "emergency shelter" shall include other interim interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative care. No individual or household may be denied emergency shelter because of an inability to pay.

SECTION 3. Chapter 85 of Title IX, Development Code, is hereby amended to read as follows (SB 450 and ADU updates):

CHAPTER 85. – SECONDARY LIVING QUARTERS AND SB 9 UNITS

ARTICLE I. GENERAL

Sec. 9.85.010. Purpose.

(a) The purpose of this chapter is to implement the requirements for the establishment of accessory dwelling units, junior accessory dwelling units, secondary living quarters and Senate Bill 9 (Ch. 162, 2021 Legislative Session) housing.

(b) In cases of conflict between this chapter and any other provision of this title, the provisions of this chapter shall prevail. To the extent that any provision of this chapter is

in conflict with State law, the mandatory requirement of State law shall control, but only to the extent legally required.

Sec. 9.85.020. Summary of allowed development.

The development allowed in each zone under this Chapter for the primary unit, ADUs and JADUs, SB 9 developments, and Accessory Living Quarters (ALQ) shall be as summarized in the Table below and as further described in the specific provisions of each of the Articles of this Chapter.

ZONE	ALLOWED DEVELOPMENT
R-7,500	• Primary unit – 1,500 square foot minimum • ADU – 1,000 SF max; 800 SF max if combined with JADU • JADU – 500 SF max • SB 9 development without lot split – 2 primary units, one of which must meet minimum development size; may have ADU and JADU • SB 9 development with lot split – 2 units with at least one primary on each lot; ADU and JADU count towards unit numbers. Only one primary unit must meet the minimum development size.
R-20,000	• Primary unit – 1,850 square foot minimum • ADU – 1,000 SF max; 800 SF max if combined with JADU • JADU – 500 SF max • SB 9 development without lot split – 2 primary units, one of which must meet minimum development size; may have ADU and JADU • SB 9 development with lot split – 2 units with at least one primary on each lot; ADU and JADU count towards unit numbers. Only one primary unit must meet the minimum development size.
A-1	• Primary unit – 2,250 square foot minimum • ADU – 1,000 SF max; 800 SF max if combined with JADU • JADU – 500 SF max • SB 9 development without lot split – 2 primary units, one of which must meet minimum development size; may have ADU and JADU • SB 9 development with lot split – 2 units with at least one primary on each lot; ADU and JADU count towards unit numbers. Only one primary unit must meet the minimum development size. • ALQ of up to 1,500 SF which can be split between SRO development of 2-4 units and guest house. If lot is split, divide proportionately to the lot split percentage.
A-2	• Primary unit – 2,500 square foot minimum • ADU – 1,000 SF max; 800 SF max if combined with JADU • JADU – 500 SF max

	• SB 9 development without lot split – 2 primary units, one of which must meet minimum development size; may have ADU and JADU • SB 9 development with lot split – 2 units with at least one primary on each lot; ADU and JADU count towards unit numbers. Only one primary unit must meet the minimum development size. • ALQ of up to 2,000 SF which can be split between SRO development of 2-6 units and guest house. If lot is split divide proportionately to the lot split percentage.
A-5	• Primary unit – 2,500 square foot minimum • ADU – 1,000 SF max; 800 SF max if combined with JADU • JADU – 500 SF max • SB 9 development without lot split – 2 primary units, one of which must meet minimum development size; may have ADU and JADU • SB 9 development with lot split – 2 units with at least one primary on each lot; ADU and JADU count towards unit numbers. Only one primary unit must meet the minimum development size. • ALQ of up to 2,500 SF which can be split between SRO development of 2-10 units and a guest house. If lot is split, divide proportionately to the lot split percentage.

(a) For size of primary unit, see the requirement of the specific zone.

(b) For ADU/JADU see Chapter 85, Article II.

(c) For SB 9, see Chapter 85, Article IV.

(d) For ALQ (Accessory Living Quarters), Chapter 85, Article III.

Sec. 9.85.030. Los Angeles County fire department/building code requirements.

Notwithstanding any other provision in this chapter to the contrary, all new construction must:

(a) Meet the requirements of the Los Angeles County Fire Department; and

(b) Comply with the provisions of the California Building Code as set forth in Title XVII of the Bradbury Municipal Code.

Sec. 9.85.040. Prohibited Locations

Notwithstanding any other provision in this chapter to the contrary, no ADU, accessory living quarter, or SB 9 unit shall be allowed on any property that has access only from the following streets due to the width of said streets being less than 20 feet and not being able to provide adequate access for emergency fire vehicles:

(a) Furlong Lane—between Deodar Lane and Long Canyon Road;

(b) Oak Knoll Lane—east of Bliss Canyon Road;

(c) Woodlyn Lane—between Bradbury Hills Road and El Cielo Lane;

(d) Bradbury Hills Road;

(e) Bradbury Hills Lane; and

(f) El Cielo Lane.

ARTICLE II.

ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS

Sec. 9.85.100. Purpose/Definitions

(a) The purpose of this article is to implement the requirements for the establishment of accessory dwelling units and junior accessory dwelling units as required by the State ADU Law (California Government Code sections 66310 through 66342).

(b) For purposes of this Chapter 9.85, words and phrases defined in the State ADU Law shall have the same meaning when used herein.

Sec. 9.85.110. Applications.

(a) The City shall determine whether an application for an ADU or JADU is complete within 15 business days after receipt of the application.

(1) If the City determines the application is incomplete, it shall provide the applicant with a list of incomplete items and a description of how the application may be made complete within the 15 business day time period.

(2) If a determination is not made within the 15 business days, the application or any resubmitted application shall be deemed to be complete.

(b~~a~~) Applications for accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) shall be ministerially approved or denied within 60 days of receipt of a completed application and shall be approved if they meet the requirements of this chapter.

(1) If the application is submitted in conjunction with an application for a new primary single-family unit, the application for the ADU or JADU shall not be acted upon until the application for the new primary single-family unit is approved.

(2) The City shall grant a delay if requested by the applicant.

(3) Notwithstanding the above, if the applicant uses a plan for an accessory dwelling unit that has been preapproved by the City or a plan that is identical to a plan

used in an application for a detached accessory dwelling unit approved by the City within the current triennial California Building Standards Code cycle, the application shall be approved or denied within 30 days from the date of a completed application.

(cb) All applications for ADUs and JADUs shall be accompanied by the applicable application fee.

(dc) ADUs and JADUs shall be subject to applicable inspections and permit fees.

(ed) If an application for a detached ADU requires demolition of a detached garage, the application shall be submitted with the demolition application and the two applications shall be reviewed at the same time. If the ADU is approved, the permits shall be issued at the same time.

Sec. 9.85.115. Denial.

(a) If the City denies an application for an ADU or JADU, the City shall return a full set of comments to the applicant with a list of items that are defective or deficient and a description of how the application can be remedied. The comments must be in writing and returned to the applicant within 60 days of receipt of a completed application.

(b) No application shall be denied due to the need to correct a nonconforming zoning condition, building code violation, or due to unpermitted structures, unless those conditions present a threat to the public health and safety and are affected by the construction of the ADU, or JADU.

(c) No application or permit shall be denied for an ADU or JADU that was constructed prior to January 1, 2020, based on either of the following:

(1) The ADU is in violation of building standards pursuant to Article 1 of Chapter 5 of Part 1.5 of Division 13 of the Health and Safety Code (commencing with section 17960); or

(2) The ADU does not comply with State law or the provisions of the Bradbury Development Code regulating ADUs.

(3) Subparagraphs (1) and (2) of this subsection (c) shall not apply if the City makes a finding that correcting the violation is necessary to comply with the standards specified in Health and Safety Code section 17920.3 or if the building is deemed substandard pursuant to Health and Safety Code section 17920.3.

(4) Upon receiving an application to permit a previously unpermitted ADU or JADU constructed before January 1, 2020, an inspector from the City may inspect the unit for compliance with health and safety standards and provide recommendations to comply with such standards in order to obtain a permit. The City shall not penalize an applicant for having the unpermitted ADU or JADU and shall approve necessary permits to correct noncompliance with health and safety standards.

(d) Appeals. Notwithstanding anything in this Code to the contrary, the applicant may appeal a denial of an application or a determination that an application is incomplete directly to the City Council. A final written determination shall be provided to the applicant no later than 60 days after the receipt of the written appeal and applicable fees.

Sec. 9.85.120. Allowed zones/density.

(a) An ADU or JADU may be constructed in any zone on a lot which contains an existing or proposed primary unit.

(b) ADUs and JADUs shall not count in determining density or lot coverage and are considered a residential use consistent with the existing general plan and zoning designation for the lot.

Sec. 9.85.130. Accessory dwelling units (ADUs) – Development standards/ requirements.

(a) Type of building. An attached or detached ADU shall be a permanent structure on a permanent foundation with permanent provisions for living, sleeping, food preparation, sanitation, and bathing. A manufactured home as defined by California Health and Safety Code section 18007 shall qualify. An ADU includes an efficiency unit as defined by Health and Safety Code section 17958.1.

(b) Location of ADU. An ADU may be located within, attached to, or detached from an existing or proposed primary unit as further set forth in Government Code section 66314(d).

(c) Height. The height of an ADU shall be as follows:

(1) A height of 18 feet for a detached accessory dwelling unit on a lot with an existing or proposed single family or multifamily dwelling unit.

(2) A height of 18 feet for a detached accessory dwelling unit on a lot with an existing or proposed single family or multifamily dwelling unit that is within one-half mile walking distance of a major transit stop or a high-quality transit corridor. An additional two feet shall be allowed if required to accommodate a roof pitch on the accessory dwelling unit that is aligned with the roof pitch of the primary dwelling unit.

(3) A height of 18 feet for a detached accessory dwelling unit on a lot with an existing or proposed multifamily, multistory dwelling.

(4) A height of 25 feet or the height limit of the applicable zone that applies to the primary dwelling, whichever is lower, for an accessory dwelling unit that is attached to a primary dwelling unit or built above an existing garage. In no event shall the accessory dwelling unit exceed two stories.

(5) An ADU converted from previously existing permitted space which already exists above the permitted ground floor area or garage – to the height already existing if greater than the height set forth in subsections (c)(1) - (4), above.

(d) Size.

(1) Maximum size – an attached or detached ADU shall not exceed 1,000 square feet.

(2) Minimum size – the square footage of an ADU shall not be less than that allowed for an efficiency unit.

(e) Application of underlying development standards.

(1) The objective development standards of the underlying zone shall apply, except as may be specified ~~herein~~in this chapter.

(2) If application of any development standard of the underlying zone or this chapter prevents the construction of an ADU that meets the height requirements specified in subsection (c), such development standard shall be waived to the extent needed to allow an 800 square foot ADU. The waiver of standards does not apply to the requirement for minimum four-foot side and rear yard setbacks.

(f) Setbacks.

(1) Attached and detached ADUs shall be located behind the front yard setback line of the primary unit.

(2) The maximum side and rear yard setback requirements for an ADU, including an ADU added in an already existing and permitted space above a garage or other floor area shall be four feet. This does not prevent the applicant from providing a larger setback.

(3) The setback requirements in subsections (f)(1) and (2) above shall not apply if the ADU is being converted from an existing accessory structure, including a garage, or is being constructed in the same location and to the same dimensions as an existing accessory structure, including a garage.

(g) Parking.

(1) Parking shall be required at the rate of one space for each ADU.

(2) Parking spaces for an ADU may be provided through tandem parking on an existing driveway; provided, that such parking does not encroach into the public right-of-way or a private street.

(3) Parking spaces for ADUs may be provided in the paved portions of setback areas; provided, that the amount of paving does not exceed the total amount of paving

and hardscaped areas that are otherwise allowed by this title at the time the ADU is approved.

(4) When a garage, carport, uncovered parking space, or covered parking structure is converted into an ADU, or is demolished to accommodate the construction of an ADU, such parking spaces need not be replaced.

(5) Tandem parking and parking in setback areas shall not be allowed if the City Manager makes specific findings that such parking is not feasible based upon specific site or regional topographical, or fire and life safety conditions.

(6) Notwithstanding any other provision of this subsection (g), no additional parking shall be required for the ADU if any of the following conditions apply:

a. The ADU is located within one-half mile walking distance of a public transit stop;

b. The ADU is located within an architecturally and historically significant historic district;

c. The ADU is part of a proposed or existing primary unit or an existing accessory structure;

d. When on-street parking permits are required, but not offered to the occupant of the ADU;

e. When there is a car share vehicle located within one block of the ADU; or

f. When a permit application for an accessory dwelling unit is submitted with a permit application to create a new single- or multi-family dwelling on the same lot, provided the ADU or parcel satisfies any other criteria listed in this ~~paragraph.~~section 9.85.130(g)(6).

(h) Design.

(1) The ADU shall be the exact same color as the primary unit.

(2) The ADU shall have the exact same roof pitch as the primary unit.

(3) The ADU shall have a separate entrance from the primary unit.

(i) Utilities—Connections, fees, and capacity charges.

(1) For an ADU contained within an existing primary unit, or an existing accessory structure meeting the requirements of section 9.85.140(a)(1) below, the City shall not require the installation of a new or separate utility connection between the ADU and the utility or impose a connection fee or capacity charge, unless the accessory dwelling unit was constructed with a new single-family dwelling.

(2) For all ADUs other than those described in subsection (i)(1) above, the City shall require a new or separate utility connection between the ADU and the utility and shall charge a connection fee or capacity charge that is proportionate to the burden of the proposed ADU based on the size or number of drainage fixture unit (DFU) values upon the water or sewer system.

(j) Impact fees.

(1) No impact fee shall be imposed on any ADU of up to 750 square feet in size.

(2) Notwithstanding any fee resolution to the contrary, for ADUs larger than 750 square feet, impact fees shall be charged proportionately in relation to the square footage of the primary unit.

(3) All applicable public service and recreation impact fees shall be paid prior to occupancy in accordance with California Government Code sections 66000 et seq. and 66012 et seq.

(4) For purposes of this section, "impact fee" shall have the meaning set forth in California Government Code section 66324.

(5) No impact fees or connection or capacity charges shall be imposed on a homeowner applying for a permit for a previously unpermitted ADU or JADU built before January 1, 2020, except when the utility infrastructure is required to comply with Health and Safety Code section 17920.3 and authorized by Government Code section 66324(e).

(k) Easements. No portion of an accessory dwelling unit may encroach into any public or private easement such as a utility easement unless the easement holder has provided written permission to construct the accessory dwelling unit in the manner proposed. To establish a rebuttable presumption of compliance with this requirement, the applicant may provide a written declaration under penalty of perjury affirming compliance with this requirement. The declaration shall be in a form acceptable to the city attorney.

Sec. 9.85.135. Fire sprinklers.

(a) Fire sprinklers shall only be required in ~~the~~ an ADU or JADU if they were/are required in the primary unit at the time of construction.

(b) The construction of an ADU or JADU shall not trigger a requirement for sprinklers to be installed in the primary unit.

Sec. 9.85.140. Mandatory approvals.

(a) Notwithstanding any other provision of this chapter, the City shall ministerially approve an application for any combination of the following categories of ADUs and/or JADUs within a residential zone, subject only to the provisions of this Section.

(1) An ADU and a JADU within the existing or proposed space of the primary unit or accessory structure, subject to the following requirements:

a. An ADU or JADU shall have exterior access separate from the existing or proposed primary unit.

b. An expansion of up to 150 square feet shall be allowed for an existing accessory structure that is to be converted to an ADU, solely for the purpose of accommodating separate ingress and egress.

c. The side and rear yard setbacks shall be sufficient for fire and safety.

d. The JADU shall comply with the requirements of sections 9.85.150 and 9.85.160 below.

(2) One detached ADU that will have at least four-foot side and rear yard setbacks on an existing lot with an existing or proposed primary unit, provided that the ADU shall not be more than 800 square feet and shall not exceed the height requirements set forth in sections 9.85.130(c)(1) - (c)(3). ~~The ADU may be combined with a JADU so long as it complies with all the requirements of sections 9.85.150 and 9.85.160 below.~~

(3) On a lot with an existing multifamily dwelling structure, up to 25 percent of the total multifamily dwelling units, but no less than one ADU or JADU, shall be allowed within the portions of the existing structure that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, provided that each dwelling unit complies with State building standards for dwellings. For purposes of this section, “livable” means a space in a dwelling intended for human habitation, including living, sleeping, eating, cooking, or sanitation.

(4) On a lot with an existing multifamily dwelling structure, there may be up to eight detached ADUs, but in no event more than the number of existing units, provided that none of the ADUs exceeds the height requirements set forth in sections 9.85.130(c)(1)-(c)(3) and that the ADUs have at least four-foot side and rear yard setbacks.

(5) On a lot with a proposed multifamily dwelling, there may be up to two detached ADUs, provided that none of the ADUs exceeds the height requirements set forth in sections 9.85.130(c)(1) - (c)(3) and that the ADUs have at least four-foot side and rear yard setbacks.

(b) For those ADUs and JADUs that require mandatory approval under this section, the City shall not require the correction of legal, nonconforming zoning conditions as a condition of permit approval.

(c) Any ADU created under this Section 9.85.140 shall not be rented for a period of less than 31 days.

(d) ADUs and JADUs approved under this section may not be combined with any other ADU or JADU otherwise authorized by this Article II.

Sec. 9.85.150. Junior accessory dwelling units – Development standards/ requirements.

(a) One JADU shall be allowed on single-family residentially zoned lots in conjunction with an existing or proposed primary single-family unit, including in an attached garage. A JADU may be allowed on the same lot as a detached ADU where the detached ADU is no larger than 800 square feet and does not exceed the height requirements set forth in section 9.85.130(c).

(b) The JADU shall be required to contain at least an efficiency kitchen which includes cooking appliances and a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the JADU.

(c) The JADU shall be required to have a separate entrance from the primary unit.

(d) The JADU may, but is not required to, include separate sanitation facilities. If separate sanitation facilities are not provided, the JADU shall share sanitation facilities with the primary single-family unit and shall have direct access to the primary unit from the interior of the JADU. If sanitation facilities are shared, the owner must reside in either the primary unit or the JADU.

(e) Parking.

(1) No additional parking shall be required for a JADU.

(2) If a garage is converted to develop a JADU, no replacement parking shall be required.

(f) The owner of the property on which a JADU is constructed shall record with the County Recorder of Los Angeles County, a deed restriction which shall run with the land and a copy of the recorded deed restriction shall be filed with the City after recordation. The deed restriction shall provide for the following:

(1) A prohibition on the sale of the JADU separate from the sale of the primary unit;

(2) A prohibition on the JADU being larger than 500 interior livable square feet;

~~(3) A prohibition on renting either the primary unit or the junior accessory dwelling unit for less than 31 consecutive, calendar days;~~

~~(4) A restriction that the owner resides in either the primary unit or the JADU. This restriction shall not apply if the owner of the primary single-family unit is a governmental agency, land trust, or housing organization;~~ and

(3~~5~~) A statement that the deed restrictions may be enforced against future purchasers.

(g) For the purposes of applying any fire or life protection ordinance or regulation, or providing service water, sewer, or power, including a connection fee, a JADU shall not be considered a separate or new dwelling unit.

(h) The City shall not require the correction of legal, nonconforming zoning conditions as a requirement for approval of a JADU.

Sec. 9.85.160. Regulations – Accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs).

(a) Sales. ADUs and JADUs cannot be sold separately from the primary unit, except to the extent the sale meets the requirements of Government Code sections 66340 and 66341 with regard to a qualified nonprofit corporation.

(b) Rental.

(1) Short-term rentals of the ADU and JADU are prohibited. No ADU or JADU shall be rented for a period of less than 31 consecutive calendar days.

(2) The ADU or JADU may be rented separate from the primary unit.

(c) Owner/occupancy.

(1) The City shall not enforce or impose any owner/occupancy requirement imposed on an ADU. No owner/occupancy requirement shall be imposed on any ADU.

(2) ~~All properties on which a JADU is developed shall have an owner-occupancy requirement in accordance with section 9.85.150(f).~~ If sanitation facilities are shared between the JADU and primary unit, owner occupancy shall be required unless the owner is another governmental agency, land trust, or housing organization.

(d) This chapter shall in no way validate any existing illegal ADU nor shall it change a legal, nonconforming unit to a conforming unit.

(e) An application to convert an illegal and/or nonconforming ADU and/or JADU to a legal conforming ADU or JADU shall be subject to the same standards and requirements as for a newly proposed unit.

(f) Subsections (d) and (e) above shall not apply to any unpermitted accessory dwelling unit which is subject to Government Code section 66332 unless the City makes a finding that correcting the violation is necessary to protect the health and safety of the public or occupants of the structure.

(g) Guest houses that were previously approved and which have a valid building permit on file shall not be affected by this chapter. However, an application to convert a guest house to an ADU shall be subject to this chapter.

(h) Enforcement. Until January 1, 2030, the City shall issue a statement along with a notice to correct a violation of any provision of any Building Code standard relating to an ADU or JADU that provides substantially as follows:

> You have been issued an order to correct violations or abate nuisances relating to your accessory dwelling unit or junior accessory dwelling unit. If you believe that this correction or abatement is not necessary to protect the public health and safety you may file an application with the City Manager. If the City determines that enforcement is not required to protect the health and safety, enforcement shall be delayed for a period of five years from the date of the original notice.

This provision shall only apply to ADUs and JADUs built before January 1, 2020.

(i) The City shall not issue a certificate of occupancy for an ADU before it issues a certificate of occupancy for the primary dwelling unit.

(j) All references to the square footage of an ADU or JADU are based on the square footage of the interior livable space.

ARTICLE III. ACCESSORY LIVING QUARTERS

Sec. 9.85.300. Development standards for accessory living quarters.

Accessory living quarters shall be developed in accordance with the following standards:

(a) When a lot has not been split under Chapter 164 of the Development Code, which implements SB 9:

(1) A-1 Zone: SRO Development of two to four units and a guest house up to a combined total of 1,500 square feet maximum;

(2) A-2 Zone: SRO Development of two to six units and a guest house up to a combined total of 2,000 square feet maximum;

(3) A-5 Zone: SRO Development of two to ten units and a guest house up to a combined total of 2,500 square feet maximum.

(b) When a lot has been split in accordance with Chapter 164 of the Development Code, the accessory living quarters allowed on the single lot in the A-1, A-2, or A-5 zone shall be split between the two lots in the same percentage as the lot split created in accordance with ~~by per~~ Chapter 164, provided that the SRO Development on any lot must consist of a minimum of two units and the total square footage identified in subsection (a) above is not exceeded between the two lots.

(c) Accessory living quarters are permitted only on residential lots which are developed with an existing or proposed primary unit. The accessory living quarters may not be built before the primary unit.

(d) Accessory living quarters must comply with the Bradbury Development Code, applicable at the time the plans for Planning Department approval for the accessory living quarters are submitted.

(e) All accessory living quarters, whether attached or detached, must conform to all setback, lot coverage, floor area, emergency evacuation capacity, and building bulk requirements of the applicable zone, and if detached, must be at least ~~20~~ 30 feet from any other building.

(f) The maximum allowed height for a detached accessory living quarter unit or building shall not exceed 28 feet, even when allowed as a second story above an existing primary unit, garage, or accessory structure.

(g) No accessory living quarter shall exceed one floor in height; however, that floor may be a second story.

(h) The owner of the property must occupy either the primary unit or an accessory living quarter unit.

(i) A minimum of one on-site parking space shall be provided for each accessory living quarter, in addition to the parking requirement for the primary single-family unit. The parking spaces for the accessory living quarters need not be covered, except for multi-family dwellings for which the parking spaces shall be in carports. All parking spaces shall be paved and accessible from a single, common driveway for the primary and accessory living quarter units. Tandem parking is not permitted to meet this off-street parking requirement.

(j) Single room occupancy (SRO) residential units within an SRO development are subject to the following additional requirements:

(1) Each SRO unit within the development shall have a minimum floor area of 150 square feet and a maximum floor area of 300 square feet.

(2) Each SRO unit shall have a private toilet as defined by the California Residential Code.

(3) Each SRO unit shall have a separate closet.

(4) Each SRO unit shall have an efficiency kitchen which shall include a cooking facility with appliances and a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the SRO.

(5) Each SRO development shall have a laundry room for the storage of cleaning supplies, with a wash tub with hot and cold running water and a minimum of one washer and one dryer for the development.

(6) No more than two persons shall be allowed to reside in any SRO unit.

Sec. 9.85.310. Accessory living quarters – Neighborhood compatibility review – Standards.

All development of accessory living quarters shall be subject to the procedures for neighborhood compatibility review and approval pursuant to Chapter 34 of this title. In addition to the standards and determinations required by Chapter 34 of this title, the following findings shall be required for approval of accessory living quarters:

(a) The accessory living quarter(s) will be appropriate to the size and character of the lot on which it will be located, and to the character of the neighborhood.

(b) The accessory living quarter(s) will not overload the capacity of the neighborhood to absorb the physical impacts of the unit(s) in terms of parking, adequacy of water and sewer services, traffic volumes and flows, emergency evacuation capacity, and utilities consumption.

(c) The accessory living quarter(s) will 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.

Sec. 9.85.320. Nonconforming uses.

(a) No nonconforming accessory living quarter(s) may be expanded or remodeled by the addition of any space or addition of plumbing fixtures or cooking facilities unless it is brought into compliance with the provisions set forth in this Code prior to occupancy.

(b) Any accessory living quarter legally permitted prior to January 1, 2020, shall be allowed to remain as a legal, non-conforming use.

ARTICLE IV. SB 9 UNITS

Sec. 9.85.400. Definitions.

For purposes of this Article IV, the following definitions shall apply:

Housing development shall mean no more than two primary units on a lot within a single-family zone that meets the requirements of this ~~section~~Article. The two units may consist of two new units or one new unit and one existing unit.

Primary unit shall mean a residential unit that is not otherwise classified as an accessory dwelling unit or junior accessory dwelling unit pursuant to Government Code Section 66313.

Single-family residential zone shall mean the R-7,500 Single-Family Residential Zoning District, the R-20,000 Single-Family Residential Zoning District, the A-1 Agriculture Residential Estate Zoning District, the A-2 Agriculture Residential Estate Zoning District, and the A-5 Agriculture Residential Estate Zoning District.

Unit shall mean a primary dwelling unit, an accessory dwelling unit, or a junior accessory dwelling unit.

Urban lot split means a lot split of a single-family residential lot into two parcels that meets the requirements of Chapter 164 of the Development Code.

Sec. 9.85.410. Application processing.

(a) The City shall have 30 days to determine if an application is complete. If the application is incomplete, the City shall provide an exhaustive list of items that were not complete. If a determination is not made within 30 days, the application shall be deemed complete.

~~(a)~~(b) The City shall approve or deny an application for a housing development within 60 days from the date of a completed application.

~~(b)~~(c) If the City fails to approve or deny an application within this time frame, the application shall be deemed approved.

~~(c)~~(d) If the City denies the application, it must provide the applicant with a full set of comments with a list of items that are defective or deficient and a description of how the application can be remedied within 60 days from a completed application.

Sec. 9.85.420. Housing development approval.

The City shall ministerially approve a housing development containing no more than two primary units if it meets the following requirements:

(a) The parcel is located within a single-family residential zone.

(b) The parcel or development is not located in any of the following areas and does not fall within any of the following categories:

(1) Historic resources as defined below:

a. A contributing structure within an historic district ~~or property~~ included on the State Historic Resources Inventory, as defined in California Public Resources Code section 5020.1, or ~~within a site that is designated or listed as a City landmark or~~ historic property or district pursuant to a City ordinance.

b. A parcel individually listed as a historical resource included in the State Historic Resources Inventory, as defined in Public Resources Code section 5020.1, or within a property individually designated or listed as a city landmark under a City ordinance.

(2) Wetlands as defined in the Unites States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).

(3) A very high fire hazard severity zone as further defined in California Government Code section 65913.4(a)(6)(D). This does not apply to sites excluded from the specified hazard zones by a local agency, pursuant to subdivision (b) of section 51179, or sites that have adopted fire hazard mitigation measures pursuant to existing building standards or State fire mitigation measures applicable to the development.

(4) A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law and by the City's Building Department.

(5) A special flood hazard area subject to inundation by the one percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency (FEMA) in any official maps published by FEMA. If an applicant is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for ministerial approval under this section, the City shall not deny the application on the basis that the applicant did not comply with any additional permit requirement, standard, or action adopted by the City that is applicable to that site. A development may be located on a site described in this subparagraph if either of the following are met:

a. The site has been subject to a Letter of Map Revision prepared by FEMA and issued to the City; or

b. The site meets FEMA requirements necessary to meet minimum flood plain management criteria of the National Flood Insurance Program as further spelled out in Government Code section 65913.4(a)(6)(G)(ii).

(6) A regulatory floodway as determined by FEMA in any of its official maps, published by FEMA unless the development has received a no-rise certification in accordance with section 60.3(d)(3) of Title 44 of the Code of Federal Regulations. If an applicant is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for ministerial approval under this section, the City shall not deny the application on the basis that the applicant did not comply with any additional permit requirement, standard, or action adopted by the City that is applicable to that site.

(7) Lands identified for conservation in an adopted natural community conservation plan, habitat conservation plan, or other adopted natural resource protection plan as further spelled out in Government Code section 65913.4(a)(6)(I).

(8) Habitat for protected species identified as candidate, sensitive, or species of special status by State or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with section 2050) of Fish

and Game Code Division 3), or the Native Plant Protection Act (Chapter 10 (commencing with section 1900) of Fish and Game Code Division 2).

(9) Lands under a conservation easement.

(c) The proposed housing development would not require demolition or alteration of any of the following types of housing:

(1) Housing that is subject to a recorded covenant, ordinance or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income;

(2) Housing that has been occupied by a tenant in the last three years.

(d) Unless demolition or alteration is prohibited pursuant to subsection (c) above, a housing unit may be demolished.

(e) The parcel is not a parcel on which an owner of residential real property has exercised his rights under Government Code section 7060 et seq. to withdraw accommodations from rent or lease within 15 years before the date of the application.

(f) The development is not located within a historic district or property as specified in Government Code section 65852.21(a)(5).

Sec. 9.85.430. Number of units.

(a) For lots developed under Government Code section 65852.21 (SB 9) where there is no lot split, the total number of units allowed shall not exceed four units and may be in any configuration of primary units, ADUs and JADUs, provided there are not more than two primary units, at least one of which must meet the minimum size requirement of the zone. Accessory living quarters shall also be allowed in addition to the four units as provided for in Article III above.

(b) For lots developed under Government Code section 65852.21 where there has been a lot split under Chapter 164 of the Development Code, the total number of units allowed on each lot shall not exceed two units in any configuration of primary units, ADUs, and JADUs, but must include at least one primary unit per lot. At least one primary unit on any of the lots must meet the minimum size requirement of the zone. Accessory living quarters shall also be allowed as provided for in Article III above, provided that the square footage of such units is split in the same proportion as the lot split under Chapter 164 of the Development Code.

Sec. 9.85.440. Standards and requirements.

The following requirements shall apply in addition to all other objective standards pertaining to the underlying zone. In cases of conflict, the requirements set forth in this section shall prevail:

(a) No setback shall be required for an existing structure or a structure constructed in the same location and to the same dimensions as an existing structure.

(b) Except for those circumstances described in subsection (a) above, for any new housing developed under this chapter, the setback for side and rear lot lines shall not be less than four feet. This does not prevent the applicant from providing a larger setback. The front setback shall be as set forth in the applicable single-family residential zone.

(c) The applicant shall provide easements for the provision of public services and facilities as required.

(d) Driveways and access shall be provided in accordance with Chapter 103 of the Development Code. Easements shall be provided as required to ensure pedestrian and vehicular access across lots.

(e) Required off-street parking shall be limited to one space per unit, except that no parking shall be required if the parcel is located within one-half mile walking distance of either a high-quality transit corridor or a major transit stop, or there is a car share vehicle located within one block of the parcel. Parking spaces shall meet the following requirements:

(1) Parking spaces may be covered or uncovered, and shall be allowed in the paved portions of setback areas.

(2) Tandem parking between units shall be prohibited.

(f) For residential units connected to an onsite wastewater treatment system (septic tank), the applicant shall provide~~s~~ a percolation test completed within the last five years, or if the percolation test has been recertified, within the last ten years, which shows that the system meets acceptable infiltration rates.

(g) The number and size of the primary units, ADUs, and JADUs, allowed on a single lot or an SB 9 lot, shall comply with the other provisions of this Title regulating such uses as set forth in section 9.85.020, except that only one primary unit must comply with the minimum size of a primary unit for the zone.

(h) The number and size of accessory living quarters allowed on a single lot in one of the Agriculture Residential Estate zones shall not exceed that allowed in Article III of this Chapter. If the lot is split into two SB 9 lots, the total amount of accessory living quarters allowed on the single lot ~~may~~ shall be split between the two new lots as provided for in section 9.85.300.

(i) Design standards. To the extent not superseded by this chapter, the SB 9 unit shall meet all existing objective design standards of the underlying zone.

(j) If there is no existing unit on the original parcel prior to any lot split allowed pursuant to Chapter 9.164, one of the allowed units may be built to the standards for a main house under the applicable zone.

Sec. 9.85.450. Denials.

(a) The City shall not deny an application solely because it proposes adjacent or connected structures provided that all building code safety standards are met and they are sufficient to allow a separate conveyance.

(b) The City may deny the housing development if the building official makes a written finding, based upon a preponderance of the evidence, that the proposed housing development project would have a specific, adverse impact, as defined and determined in California Government Code section 65589.5(d)(2), upon the public health and safety and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

Sec. 9.85.460. Affidavit required.

An applicant for housing under this chapter shall be required to sign an affidavit in a form approved by the City Attorney to be recorded against the property stating the following:

(a) That the uses shall be limited to residential uses.

(b) That the rental of any unit created pursuant to this section shall be for a minimum of 31 consecutive calendar days.

(c) That the maximum number of units and square footage to be allowed shall be as set forth in ~~Title IX~~section 9.85.020 of the Bradbury Municipal Code.

Sec. 9.85.470. Other municipal code provisions.

(a) Unless contrary to the provisions of this chapter, all other applicable objective provisions of Title IX, including the provisions of the underlying zone, shall apply.

(b) Notwithstanding the above, the City shall not impose any zoning or design standards that would have the effect of physically precluding the construction of two units on either of the resulting parcels under an urban lot split or that would result in a unit size of less than 800 square feet.

SECTION 4. Chapter 164 of Title IX, Development Code, is hereby amended to read as follows:

CHAPTER 164. URBAN LOT SPLITS

Sec. 9.164.010. Definitions.

For purposes of this Chapter only, the following definitions shall apply:

Unit shall mean a primary dwelling unit, an accessory dwelling unit of any type, a junior accessory dwelling unit, or an SB 9 unit. "Unit" shall not include a guest house or an SRO development.

Urban lot split means a lot split of a single-family residential lot into two parcels that meets the requirements of this chapter.

Sec. 9.164.020. Application processing.

(a) The City shall have 30 days to determine if an application is complete. If the application is incomplete, the City shall provide an exhaustive list of items that were not complete. If a determination is not made within 30 days, the application shall be deemed complete.

~~(a)~~(b) The City shall approve or deny an application for an urban lot split within 60 days from the date of a completed application.

~~(b)~~(c) If the City fails to approve or deny an application within this time frame, the application shall be deemed approved.

~~(c)~~(d) If the City denies the application, it must provide the applicant with a full set of comments with a list of items that are defective or deficient and a description of how the application can be remedied within 60 days from a completed application.

Sec. 9.164.030. Urban lot split approval.

The City shall ministerially approve a parcel map for a lot split that meets the following requirements:

(a) The parcel is located within a single-family residential zone.

(b) The parcel is located at least partially in an urbanized area or urban cluster as designated by the United States Census Bureau.

(c) The parcel map divides an existing parcel to create no more than two new parcels of approximately equal lot area, provided that one parcel shall not be smaller than 40 percent of the lot area of the original parcel.

(d) Both newly created parcels are no smaller than 1,200 square feet.

(e) The parcel is not located in any of the following areas and does not fall within any of the following categories:

(1) A parcel located within a historical landmark ~~historic district or~~ property included on the State Historic Resources Inventory, as defined in Public Resources Code section 5020.1, or within a site that is designated or listed as a City landmark ~~or historic property or district~~ pursuant to a City ordinance.

(2) Wetlands as defined in the Unites States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).

(3) A very high fire hazard severity zone as further defined in California Government Code section 65913.4(a)(6)(D). This does not apply to sites excluded from the specified hazard zones by a local agency, pursuant to subdivision (b) of section 51179, or sites that have adopted fire hazard mitigation measures pursuant to existing building standards or State fire mitigation measures applicable to the development.

(4) A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law and by the City's Building Department.

(5) A special flood hazard area subject to inundation by the one percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency (FEMA) in any official maps published by FEMA. If an applicant is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, the City shall not deny the application on the basis that the applicant did not comply with any additional permit requirement, standard, or action adopted by the City that is applicable to that site. A development may be located on a site described in this subparagraph if either of the following are met:

a. The site has been subject to a Letter of Map Revision prepared by FEMA and issued to the City; or

b. The site meets FEMA requirements necessary to meet minimum flood plain management criteria of the National Flood Insurance Program as further spelled out in California Government Code section 65913.4(a)(6)(G)(ii).

(6) A regulatory floodway as determined by FEMA in any of its official maps, published by FEMA unless the development has received a no-rise certification in accordance with section 60.3(d)(3) of Title 44 of the Code of Federal Regulations. If an applicant is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, the City shall not deny the application on the basis that the applicant did not comply with any additional permit requirement, standard, or action adopted by the City that is applicable to that site.

(7) Lands identified for conservation in an adopted natural community conservation plan, habitat conservation plan, or other adopted natural resource protection plan as further spelled out in California Government Code section 65913.4(a)(6)(I).

(8) Habitat for protected species identified as candidate, sensitive, or species of special status by State or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with section 2050) of

Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with section 1900) of Division 2 of the Fish and Game Code).

(9) Lands under a conservation easement.

(f) The proposed lot split would not require demolition or alteration of any of the following types of housing:

(1) Housing that is subject to a recorded covenant, ordinance or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income;

(2) Housing that has been occupied by a tenant in the last three years.

(3) A contributing structure within a historic district included on the State Historic Resources Inventory, as defined in Public Resources Code section 5020.1, or historic property or district pursuant to a City ordinance.

(4) An existing exterior structural wall of a structure located within either a historic district that is included on the California Register of Historical Resources or within a historic district listed or designated pursuant to a City ordinance.

(g) The lot split does not create more units or accessory living quarters than allowed under Chapter 9.85.

Sec. 9.164.040. Standards and requirements.

The following requirements shall apply:

(a) The lot split conforms to all applicable objective requirements of the Subdivision Map Act and Part VII of Title IX of the Bradbury Municipal Code, except as the same are modified by this section.

(b) No setback shall be required for an existing structure or a structure constructed in the same location and to the same dimensions as an existing structure.

(c) Except for those circumstances described in subsection (b) above, for any lot resulting from an urban lot split, the setback for side and rear lot lines shall not be less than four feet. The front setback shall be as set forth in the applicable single-family residential zone.

(d) The applicant shall provide easements for the provision of public services and facilities as required.

(e) If a lot does not have direct access to a street, appropriate access easements meeting the minimum size of the driveway requirements set forth in Chapter 103 of the Development Code shall be provided on the tentative and parcel map.

(f) Development of the lots shall be in accordance with Chapter 85 of the Development Code.

Sec. 9.164.050. Denials.

(a) The City shall not:

(1) Require dedications of rights-of-way or the construction of offsite improvements for the parcels being created as a condition of issuing a parcel map.

(2) Impose any objective subdivision standards that would have the effect of physically precluding the construction of two units on either of the resulting parcels or that would result in a unit size of less than 800 square feet.

(3) Require the correction of nonconforming zoning provisions as a condition for the lot split.

(4) Deny an application solely because it proposes an adjacent or connected structure provided that all building code safety standards are met and they are sufficient to allow a separate conveyance.

(b) The City may deny the lot split if the Building Official makes a written finding, based upon a preponderance of the evidence, that the proposed housing development project would have a specific, adverse impact, as defined and determined in California Government Code section 65589.5(d)(2), upon the public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

Sec. 9.164.060. Affidavit.

An applicant for an urban lot split shall be required to sign an affidavit in a form approved by the City Attorney to be recorded against the property stating the following:

(a) That applicant intends to occupy one of the housing units as their principal residence for a minimum of three years from the date of approval. This requirement does not apply when the applicant is a "community land trust" or a "qualified nonprofit corporation" as the same are defined in the Revenue and Taxation Code.

(b) That the uses shall be limited to residential uses.

(c) That any rental of any unit created by the lot split shall be for a minimum of 31 consecutive calendar days.

(d) That the maximum number of primary units, ADUs of any kind, and JADUs to be allowed on each parcel shall not exceed two units. This shall not include the accessory living quarters allowed pursuant to ~~Article III of Chapter 85 of Title IX~~section 9.85.020 of the Bradbury Municipal Code.

(e) That the accessory living quarters allowed on the single lot in the A-1, A-2, or A-5 zone ~~may~~ shall be split as provided for in section 9.85.300.

Sec. 9.164.070. Inapplicability of chapter.

This Chapter shall not apply to:

(a) Any parcel which has previously been established pursuant to a lot split in accordance with the provisions of the chapter; or

(b) Any parcel where the owner of the parcel being subdivided or any person acting in concert with the owner has previously subdivided an adjacent parcel in accordance with this section. For purposes of this section, "acting in concert" shall include, but not be limited to, where the owner of a property proposed for an urban lot split is the same, related to, affiliated with, or connected by partnership to the owner, buyer or seller if transferred within the previous three years of an adjacent lot.

SECTION 5. Section 9.34.020 of the Development Code is hereby amended as follows:

9.34.020. – Architectural review – Minor and significant.

(a) Minor architectural review shall be limited to development which meets the following criteria:

(1) Minor modifications to the exterior appearance of any building or structure not facing a street or accessway;

(2) Construction of single-story structures, including accessory structures, which are less than 1,000 square feet of floor area;

(3) Construction which does not exceed a total of 18 feet in height from grade for the finished structure; and

(4) Construction of swimming pools, fences and gates or minor landscaping improvements which do not exceed 25 percent of the parcel size, and installation of exterior mechanical, electrical and plumbing equipment.

(b) Significant architectural review shall cover all development other than those listed in subsection (a) above.

(c) Accessory dwelling units, ~~and very high fire zone~~junior accessory dwelling units, SB 9 units, or any other approval where such application is preempted by State law shall not require any architectural review, regardless of where such units are located.

SECTION 6. CEQA. This Ordinance is exempt from CEQA pursuant to Public Resources Code section 21080.17 which provides that CEQA does not apply to the adoption of an ordinance implementing the provisions of the law relating to ADUs, pursuant to Government Code section 65852.21 and 66411.7 which provide that an ordinance to

implement the provisions of those sections shall not be considered a project subject to CEQA, and also by the common sense exemption of CEQA Guidelines Section 15061(b)(3) as all changes set forth in this Ordinance are required by State law and therefore apply regardless of whether the City amends the provisions of the Municipal Code.

SECTION 7. Severability. If any provision of this Ordinance is held to be unconstitutional, it is the intent of the City Council that such portion of this Ordinance be severable from the remainder and that the remainder be given full force and effect.

SECTION 8. The City Clerk shall certify to the adoption of this Ordinance.

SECTION 9. This Ordinance shall be sent to HCD in accordance with State law.

PASSED, APPROVED and ADOPTED this _____ day of_____, 2026.

_____
Elizabeth Bruny, Mayor

ATTEST:

_____
Paulina Reyes, Deputy City Clerk

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) §.
CITY OF BRADBURY)

I, Paulina Reyes, Deputy City Clerk of the City of Bradbury, do hereby certify that the foregoing ordinance, being Ordinance No. 401, was duly passed by the City Council of the City of Bradbury, signed by the Mayor of said City, and attested by the Deputy City Clerk, all at a regular meeting of the City Council held on the _____ day of _____, 2026, that it was duly posted and that the same was passed and adopted by the following vote, to wit:

AYES:

NAYS:

ABSENT:

_____
Paulina Reyes, Deputy City Clerk
City of Bradbury

ATTACHMENT C

Agenda Report – September 22, 2026

PLANNING COMMISSION RESOLUTION
NO. PC 26-330

PLANNING COMMISSION RESOLUTION NO. PC 26-330

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRADBURY, CALIFORNIA, SETTING FORTH THE FINDINGS AND A DECISION TO RECOMMEND TO THE CITY COUNCIL APPROVAL AND ADOPTION OF ORDINANCE NO. 401 AMENDING SECTION 9.25.020 OF THE BRADBURY DEVELOPMENT CODE RELATING TO DEFINITIONS, AMENDING SECTION 9.34.020 REGARDING ARCHITECTURAL REVIEW, AMENDING CHAPTER 9.85 OF THE BRADBURY DEVELOPMENT CODE RELATING TO ACCESSORY DWELLING UNITS, JUNIOR ACCESSORY DWELLING UNITS, AND SB 9 UNITS, AND AMENDING CHAPTER 9.164 OF THE BRADBURY MUNICIPAL CODE RELATING TO URBAN LOT SPLITS, AND FINDING THAT THIS ORDINANCE IS EXEMPT FROM CEQA PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.17 AND GOVERNMENT CODE SECTIONS 65852.21 AND 66411.7 AND THE COMMON SENSE EXEMPTION OF CEQA GUIDELINES SECTION 15061(b)(3)

WHEREAS, State laws relating to accessory dwelling units (ADUs), junior accessory dwelling units (JADUs) and SB 9 have been amended; and

WHEREAS, the City regulations for ADUs, JADUs, and SB 9 need to be amended accordingly.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF BRADBURY, DOES HEREBY RESOLVE, FIND, AND DETERMINE AS FOLLOWS:

SECTION 1. The Planning Commission finds that duly noticed public hearings were conducted at the regular meetings on March 25, 2026, May 27, 2026, and July 22, 2026, in accordance with the provisions of the Bradbury Municipal Code relative to this matter.

SECTION 2. The Planning Commission finds and declares that all information presented at these hearings, both written and oral are incorporated in this resolution and comprise the bases on which the findings have been made.

SECTION 3. The Planning Commission finds and declares that the draft ordinance is consistent with the General Plan and will provide for the furtherance of Statewide housing goals.

SECTION 4. The Planning Commission hereby recommends that the City Council approve Ordinance No. 401 which is attached hereto as Exhibit A..

SECTION 5. The Planning Commission further recommends that as set forth in the Ordinance, the City Council find that the ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.17 and Government Code Sections 65852.21 and 66411.7 and the common sense exemption of CEQA Guidelines Section 15061(b)(3).

SECTION 6. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 22nd day of July, 2026.

Robert Jones, Chairperson

ATTEST:

Diane Jensen
City Clerk

I, Diane Jensen, City Clerk of the City of Bradbury, hereby certify that the foregoing resolution, being Resolution No. PC 26-330, was duly passed and adopted by the Planning Commission of the City of Bradbury, California, signed by the Chairperson, and attested by the City Clerk, at a regular meeting of the Planning Commission held on the 22nd day of July, 2026, by the following vote:

AYES: Chairperson Jones, Commissioners Kuba, Halbmann, Hernandez

NOES:

ABSTAIN:

ABSENT: Commissioner Lien

Diane Jensen
City Clerk
City of Bradbury

Attachment: Ordinance No. 401

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ATTACHMENT D

Agenda Report – September 22, 2026

PLANNING COMMISSION MINUTES
FOR
MARCH 25, 2026 AND MAY 27, 2026
WITH
EXHIBITS FROM RESIDENTS

ACTION MINUTES

PLANNING COMMISSION OF THE CITY OF BRADBURY

REGULAR MEETING

Wednesday, March 25, 2026 – 7:00 p.m.

BRADBURY CIVIC CENTER
600 Winston Avenue, Bradbury, CA 91008

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1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

The Regular Meeting of the Planning Commission of the City of Bradbury was called to order at 7:08 p.m. by Chairperson Frank Hernandez. The Pledge of Allegiance was led by Commissioner Daniel Lien.

2. ROLL CALL – A Quorum was established by roll call:

Present: Chairperson Frank Hernandez
Commissioner Daniel Lien
Commissioner Chelsea Halbmann

Absent: Vice Chairperson Robert Jones
Commissioner Darlene Kuba

Staff: City Manager Kevin Kearney, City Planner Jim Kasama, and City Clerk Diane Jensen.

City Manager Kearney stated that Vice-Chairperson Jones is running late due to traffic. Chairperson Hernandez made a motion to excuse the absence of Commissioner Kuba, and the motion was seconded by Commissioner Halbmann, which passed 3:0.

3. PLANNING COMMISSION REORGANIZATION AND NEW ROLL CALL

Chairperson Hernandez moved to act on item 5 (Agenda) to have item 3 at the end of the meeting due to Vice-Chairperson Jones being late. The motion was seconded by Commissioner Lien and carried 3:0.

4. SUPPLEMENTAL INFORMATION FROM STAFF REGARDING AGENDA ITEMS

Nothing from Staff to report.

5. AGENDA – Chairperson Hernandez moved to rearrange the agenda by moving Agenda Item No. 3 (*Planning Commission Reorganization and New Roll Call*) to the end of the meeting. Commissioner Lien seconded the motion, and it passed by a 3:0 vote.

6. MINUTES

Commissioner Halbmann made a motion to approve the Minutes for the October 22, 2025 Regular Planning Commission meeting. Commissioner Lien seconded the motion, which carried 3:0.

7. PUBLIC COMMENT

Chairperson Hernandez asked if there was any Public Comment for any matter not on the agenda.

Three members of public spoke in regards to opposing SB 9 in their area and exhibits were distributed to the Planning Commission (attached): Mr. Tom Bigley of 41 Woodlyn Lane, Serena Burnett of 44 Woodlyn Lane, and Anne Absey of 44 Woodlyn Lane.

Chairperson Hernandez informed the public that the Commission could not address their concerns at this meeting, but would have a discussion scheduled for a future meeting.

8. PUBLIC HEARING

REVIEW OF DRAFT ORDINANCE NO. 401

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRADBURY, CALIFORNIA AMENDING SECTION 9.25.020 OF THE BRADBURY DEVELOPMENT CODE RELATING TO DEFINITIONS, AMENDING CHAPTER 9.85 OF THE BRADBURY DEVELOPMENT CODE RELATING TO ACCESSORY DWELLING UNITS, JUNIOR ACCESSORY DWELLING UNITS, AND SB 9 UNITS AND AMENDING CHAPTER 9.164 OF THE BRADBURY MUNICIPAL CODE RELATING TO URBAN LOT SPLITS, AND FINDING THAT THIS ORDINANCE IS EXEMPT FROM CEQA PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.17 AND GOVERNMENT CODE SECTIONS 65852.21 AND 66411.7 AND THE COMMON SENSE EXEMPTION OF CEQA GUIDELINES SECTION 15061(b)3

PLANNING COMMISSION RESOLUTION NO. PC 26-330

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRADBURY, CALIFORNIA, SETTING FORTH THE FINDINGS OF FACT AND A DECISION TO RECOMMEND TO THE CITY COUNCIL APPROVAL AND ADOPTION OF ORDINANCE NO. 401 AMENDING SECTION 9.25.020 OF THE BRADBURY DEVELOPMENT CODE RELATING TO DEFINITIONS, AMENDING CHAPTER 9.85 OF THE BRADBURY DEVELOPMENT CODE RELATING TO ACCESSORY DWELLING UNITS, JUNIOR ACCESSORY DWELLING UNITS, AND SB 9 UNITS AND AMENDING CHAPTER 9.164 OF THE BRADBURY MUNICIPAL CODE RELATING TO URBAN LOT SPLITS, AND FINDING THAT THIS ORDINANCE IS EXEMPT FROM CEQA PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.17 AND GOVERNMENT CODE SECTIONS 65852.21 AND 66411.7 AND THE COMMON SENSE EXEMPTION OF CEQA GUIDELINES SECTION 15061(b)3DRAFT HEALTH AND SAFETY ELEMENT UPDATE – RESOLUTION NO. PC 25-329

City Planner Kasama presented the staff report.

Commissioner Lien asked if the code amendments proposed by staff are more restrictive than the State requirements. City Planner Kasama said they are not.

Commissioner Halbmann asked about the four-foot setbacks that the code allows, and how that can be acceptable in a Very High Fire Hazard Severity Zone. City Planner Kasama explained that it is required by State legislation.

Chairperson Hernandez opened the Public Hearing. There was no public comment on this item. Chairperson Hernandez closed the public hearing.

Commissioner Lien moved to recommend approval of Ordinance 401 and adopt PC Resolution No. 26-330. Commissioner Halbmann stated that she would not vote in favor of the ordinance.

Commissioner Halbmann made a motion to continue the discussion on Ordinance 401 and PC Resolution No. 26-330 to the next Planning Commission meeting, and have the City's Land Use Attorney present to address the legal aspects of SB 9. Commissioner Lien seconded the motion, and it passed 3:0.

9. ITEMS FROM STAFF and COMMISSIONERS

A. Development Project Status Report – No Questions.

B. Upcoming agenda items and other matters – As requested by the Commission, the City Manager will send them the letters that were sent to the Governor requesting the suspension of SB 9 and other density laws relating to the City of Bradbury.

3. PLANNING COMMISSION REORGANIZATION AND NEW ROLL CALL

The Commission moved this item to the end of the agenda due to Vice-Chairperson Jones being late.

Vice-Chairperson Jones had not yet arrived, but Chairman Hernandez proceeded since the order of the reorganization is stated by the Municipal Code. Chairman Hernandez made a motion to approve the reorganization with Vice-Chairperson Jones becoming the new Chairperson and Commissioner Lien becoming the new Vice-Chairperson. Commissioner Halbmann seconded the motion. The motion passed 3:0.

NEW ROLL CALL

Present: Vice-Chairperson Daniel Lien
Commissioner Chelsea Halbmann
Commissioner Frank Hernandez

Absent: Chairperson Robert Jones
Commissioner Darlene Kuba

10. ADJOURNMENT

At 8:04 p.m., Commissioner Hernandez concluded the meeting and adjourned to the next regular Planning Commission meeting on Wednesday, April 22, 2026 at 7:00 p.m. at the Bradbury Civic Center.

APPROVED:

Chairperson Signature	**Date** 07/22/26	**Printed Name** ROBERT JONES
Diane Jensen, City Clerk	**Date** 07.22.26	

ACTION MINUTES

PLANNING COMMISSION
OF THE CITY OF BRADBURY
REGULAR MEETING
Wednesday, May 27, 2026 – 7:00 p.m.
BRADBURY CIVIC CENTER
600 Winston Avenue, Bradbury, CA 91008

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1. **CALL TO ORDER & PLEDGE OF ALLEGIANCE**

   The Regular Meeting of the Planning Commission of the City of Bradbury was called to order at 7:00 p.m. by Chairperson Robert Jones. The Pledge of Allegiance was led by Chairperson Jones.

2. **ROLL CALL** – A Quorum was established by roll call:

   Present: Chairperson Robert Jones
   Commissioner Frank Hernandez
   Commissioner Chelsea Halbmann
   Commissioner Darlene Kuba

   Absent: Vice Chairperson Daniel Lien

   Staff: City Manager Kevin Kearney, Assistant City Attorney Lisa Kranitz and City Clerk Diane Jensen.

   Commissioner Kuba made a motion to excuse the absence of Vice Chairperson Daniel Line and the motion was seconded by Chairperson Jones, which passed 4:0.

3. **SUPPLEMENTAL INFORMATION FROM STAFF REGARDING AGENDA ITEMS**

   Nothing from Staff to report.

4. **AGENDA** – Commissioner Halbmann made a motion to approve the agenda. Commissioner Kuba seconded the motion, which passed 4:0.

5. **MINUTES**

   Commissioner Halbmann made a motion to approve the Minutes for the March 25, 2026 Regular Planning Commission meeting; however, Commissioner Kuba suggested to wait until the next Planning Commission meeting on June 24, 2026 due to two of the four commissioners present were not present on March 25, 2026. The Commission agreed.

6. PUBLIC COMMENT

Jackie Panera and her colleague, Marcel are brokers from Rock Rose Risk Insurance Company. They presented on ways to assist residents achieve preferred pricing for homeowner's insurance.

Tom Bigley, resident at 41 Woodlyn Lane spoke in regards to opposing SB 9 in their area and exhibits were distributed to the Planning Commission.

7. DISCUSSION OF SB 9, ADUs, AND JADUs

Chairperson Jones opened the discussion about SB 9, ADUs and JADUs. City Manager Kearney introduced Assistant City Attorney, Lisa Kranitz, to assist in answering questions regarding this discussion topic. Chairperson Jones asked how many SB 9 and ADU applications have been submitted, to which City Manager Kearney stated two SB 9 and 10 ADUs and two JADUs.

Public Comment: Tom Bigley and his wife at 41 Woodlyn Lane stated the City of Bradbury's Evacuation Plan from 2012 is out-of-date due to many more properties within the City of Bradbury since the Evacuation Plan was written.

8. PUBLIC HEARING

REVIEW OF DRAFT ORDINANCE NO. 401

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRADBURY, CALIFORNIA AMENDING SECTION 9.25.020 OF THE BRADBURY DEVELOPMENT CODE RELATING TO DEFINITIONS, AMENDING CHAPTER 9.85 OF THE BRADBURY DEVELOPMENT CODE RELATING TO ACCESSORY DWELLING UNITS, JUNIOR ACCESSORY DWELLING UNITS, AND SB 9 UNITS AND AMENDING CHAPTER 9.164 OF THE BRADBURY MUNICIPAL CODE RELATING TO URBAN LOT SPLITS, AND FINDING THAT THIS ORDINANCE IS EXEMPT FROM CEQA PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.17 AND GOVERNMENT CODE SECTIONS 65852.21 AND 66411.7 AND THE COMMON SENSE EXEMPTION OF CEQA GUIDELINES SECTION 15061(b)3

PLANNING COMMISSION RESOLUTION NO. PC 26-330

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRADBURY, CALIFORNIA, SETTING FORTH THE FINDINGS OF FACT AND A DECISION TO RECOMMEND TO THE CITY COUNCIL APPROVAL AND ADOPTION OF ORDINANCE NO. 401 AMENDING SECTION 9.25.020 OF THE BRADBURY DEVELOPMENT CODE RELATING TO DEFINITIONS, AMENDING CHAPTER 9.85 OF THE BRADBURY DEVELOPMENT CODE RELATING TO ACCESSORY DWELLING UNITS, JUNIOR ACCESSORY DWELLING UNITS, AND SB 9 UNITS AND AMENDING CHAPTER 9.164 OF THE BRADBURY MUNICIPAL CODE RELATING TO

URBAN LOT SPLITS, AND FINDING THAT THIS ORDINANCE IS EXEMPT FROM CEQA PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.17 AND GOVERNMENT CODE SECTIONS 65852.21 AND 66411.7 AND THE COMMON SENSE EXEMPTION OF CEQA GUIDELINES SECTION 15061(b)3DRAFT HEALTH AND SAFETY ELEMENT UPDATE – RESOLUTION NO. PC 25-329

The Public Hearing was opened by Chairperson Jones. Assistant City Attorney Kranitz explained the process and time frame of submitting a SB 9 application (Planning Department, Building Department then Fire Department). Commissioners suggested the four streets mentioned on Page 8 of Ordinance 383 be added to Ordinance 401 prior to recommending approval by the City Council:

a. Furlong Lane – between Deodar Lane and Long Canyon Road
b. Oak Knoll Lane – east of Bliss Canyon Road.
c. Woodlyn Lane – between Bradbury Hills Road and El Cielo Lane; and
d. Bradbury Hills Road.

Assistant City Attorney Kranitz recommended sending notification to properties and bringing back Draft Ordinance 401 and PC Resolution 26-330 when ready.

The Public Hearing was closed by Chairperson Jones.

9. ITEMS FROM STAFF and COMMISSIONERS

A. Development Project Status Report – No questions

B. Upcoming agenda items and other matters – Chairperson Jones advised the Commission that he would be in the UK on Wednesday, June 24, 2026. City Manager Kearney cited Thursday, June 18, 2026 from 6 pm – 8 pm for Bradbury Night Out.

10. ADJOURNMENT

At 8:11 p.m., Commissioner Kuba made a motion to adjourn the meeting to the next regular Planning Commission meeting on Wednesday, June 24, 2026 at 7:00 p.m. at the Bradbury Civic Center. Commissioner Hernandez seconded the motion, which passed 4:0.

SIGNED BY:

Signature

ROBERT JONES
Name

MR Chairperson
Title

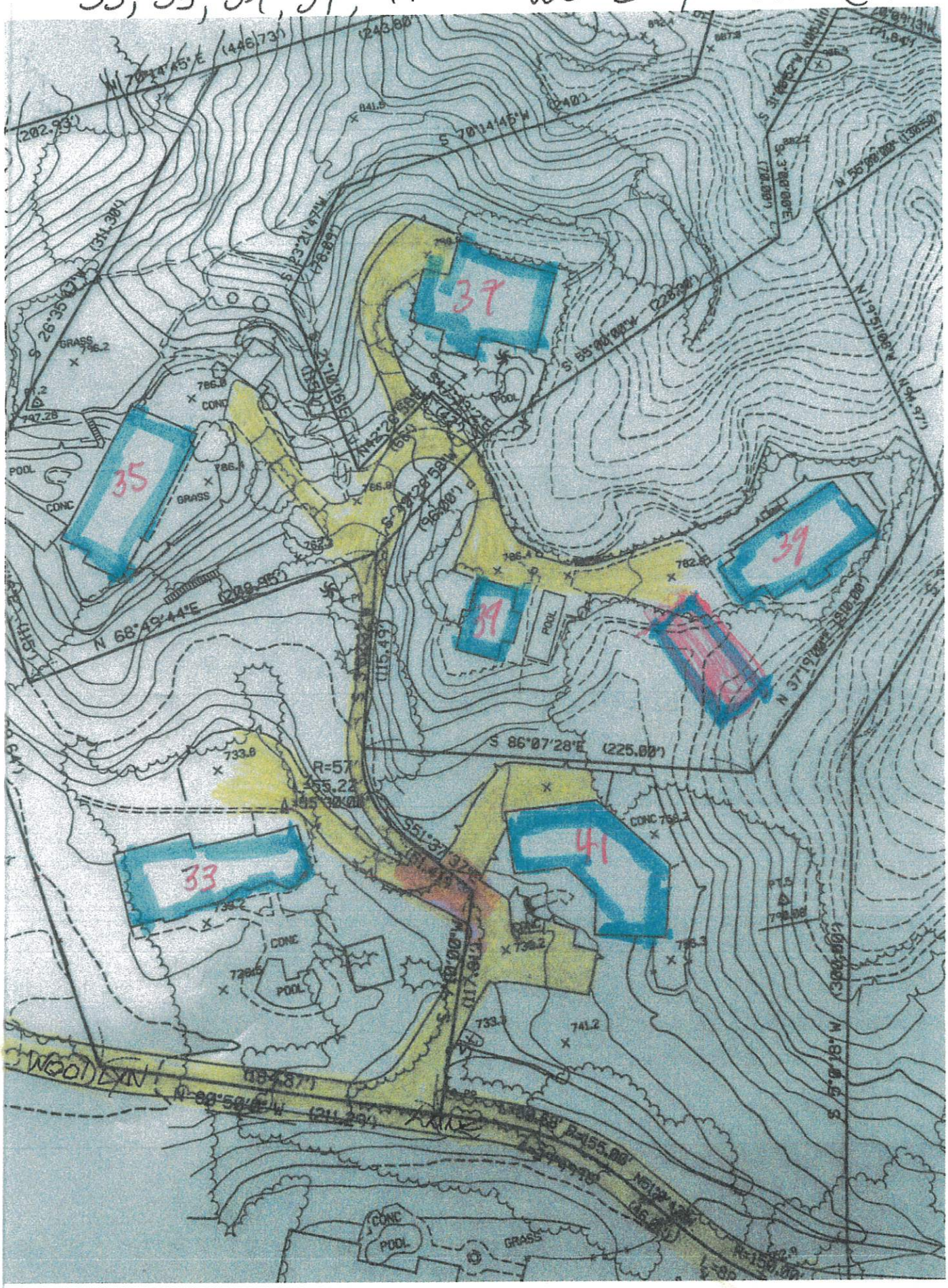
07/22/26
Date

ATTEST:

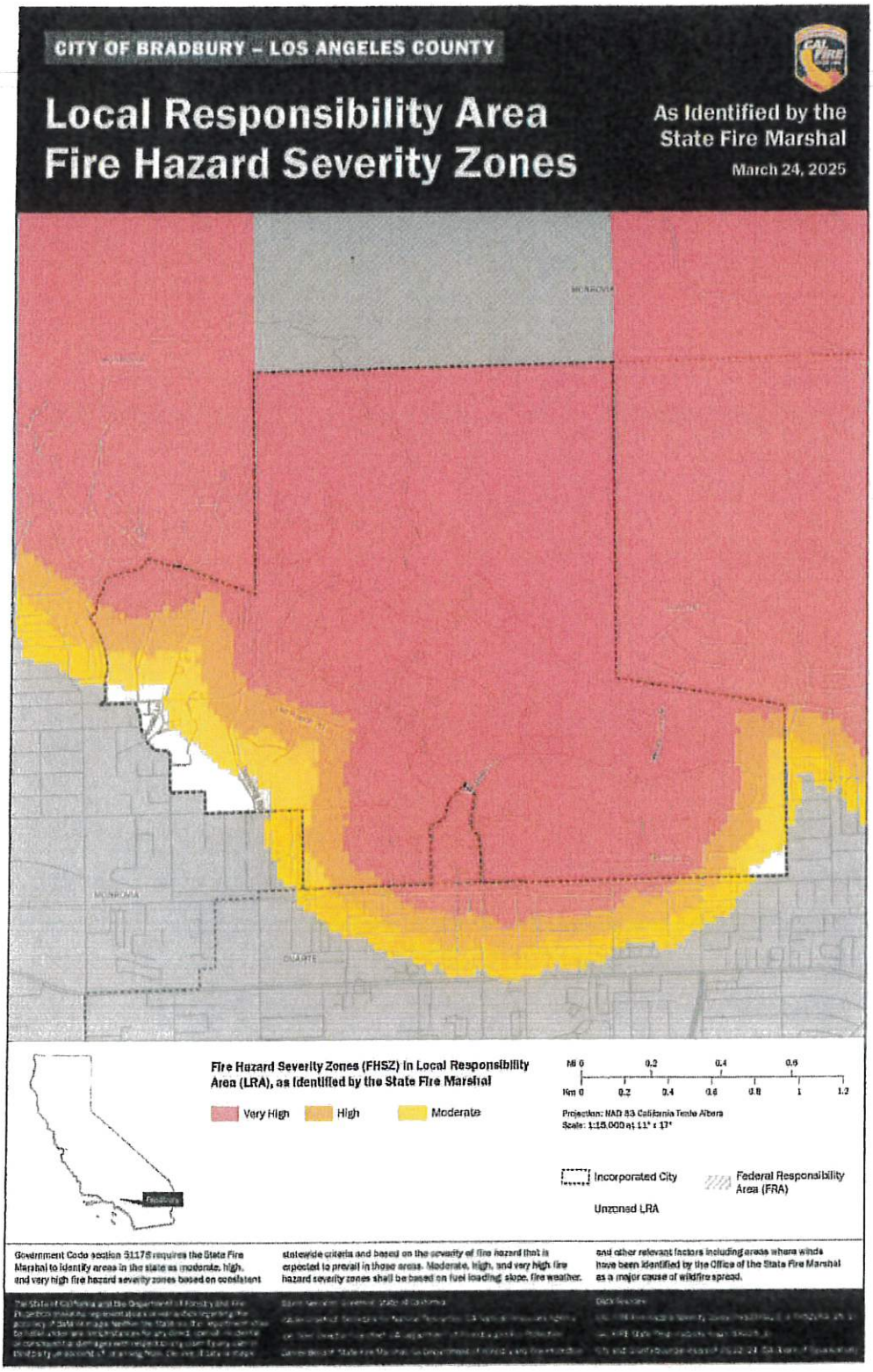
Diane Jensen
City Clerk, City of Bradbury

7.22.26
Date

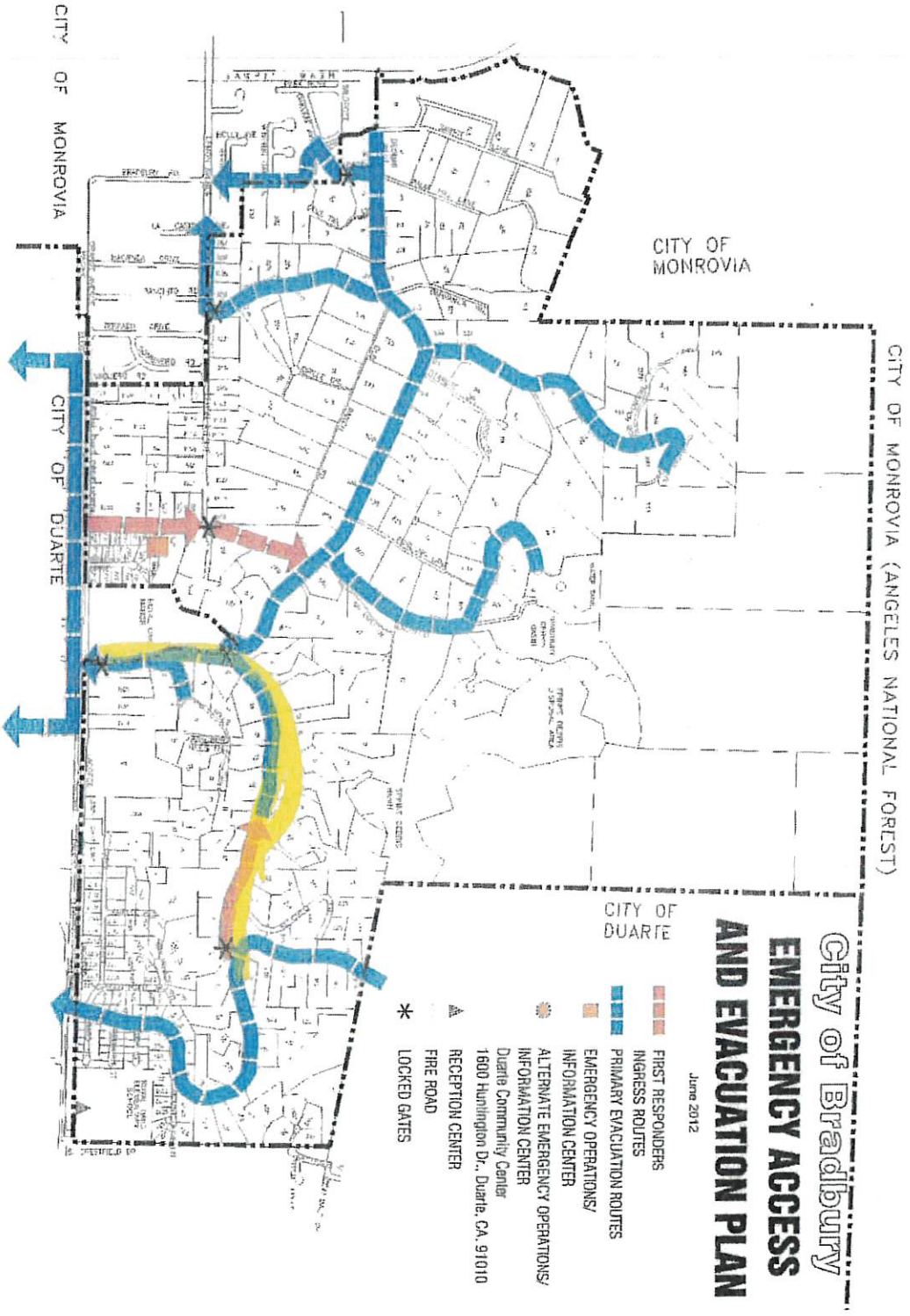
33, 35, 37, 39, 41 WOODLYN LANE.



Fire Hazard Severity Zones



Evacuation Routes Map



Does not apply
California SB 9 does not apply to properties governed by Covenants, Conditions, and Restrictions (CC&Rs) recorded before January 1, 2022. Properties with CC&Rs that conflict with SB 9's provisions may be unenforceable under state law. Therefore, if a property owner is considering a lot split or development under SB 9, they should review their HOA documents carefully and consult with a real estate attorney if there is any question about HOA restrictions affecting SB 9 eligibility.

California State Portal

STATE CAPITOL
ROOM 205
SACRAMENTO, CA 95814
TEL (916) 651-4039
FAX (916) 651-4939

DISTRICT OFFICE
1350 FRONT STREET, SUITE 4061
SAN DIEGO, CA 92101
TEL (619) 645-3133
FAX (619) 645-3144

SENATOR.ATKINS@SENATE.CA.GOV

SENATOR TONI G. ATKINS
PRESIDENT PRO TEMPORE

STANDING COMMITTEE
SENATE RULES
CHAIR

August 30, 2021

Ms. Erika Contreras
Secretary of the Senate
State Capitol, Room 3044
Sacramento, CA 95814

Dear Ms. Contreras:

I have authored SB 9, which seeks to address our housing crisis by allowing duplexes and ministerial lot splits in single-family zones. I submit this letter to the Senate Journal for the purposes of clarifying the applicability of SB 9's provisions.

First, on the issue of common interest developments (CID) and homeowners' associations (HOA). My office has consulted with Legislative Counsel, and SB 9 would not override CID or HOA restrictions. Specifically, SB 9 is silent on the issue, meaning the bill contains no provisions that supersede HOA or CID governing documents. As we have seen with other housing legislation, SB 9 would have to contain an explicit and proactive provision to override those rules. This bill does not.

Second, I would like to reiterate some of the bill's protections to ensure that community character is not unduly affected. Most importantly, SB 9 explicitly states that cities and counties may continue to impose objective zoning standards, objective subdivision standards, and objective design standards so long as they still allow two small, 800 square foot dwellings to be built on each lot. For example, objective requirements that lots include horse keeping areas of a specified size could still be imposed, and if a property owner applied for a permit that proposed larger dwellings that would conflict with such a requirement, a local official could deny the project.

Thank you for the opportunity to address these matters.

Warmly,

Toni G. Atkins

TONI G. ATKINS
Senate President pro Tempore
39th Senate District

TGA:ml

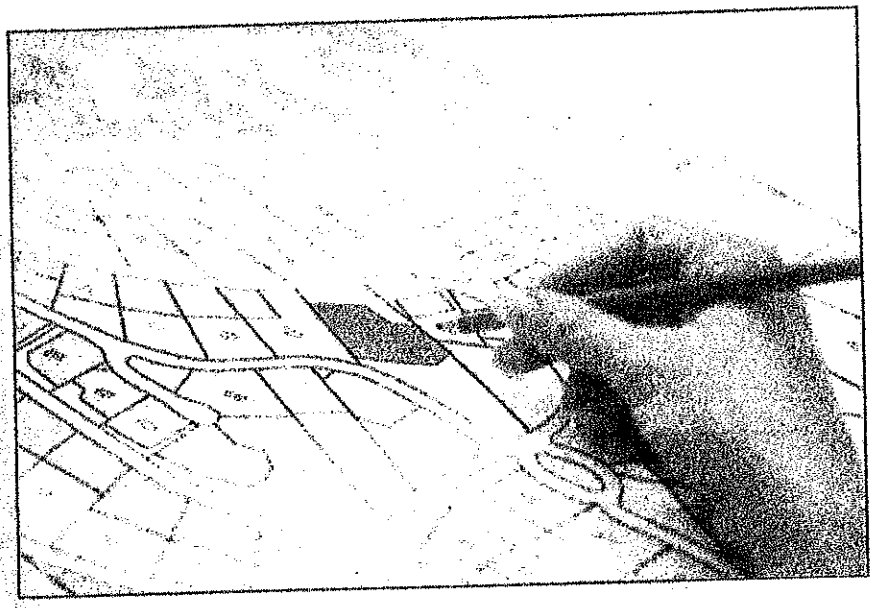
SB 9 - LOT SPLITS

ADAMS STIRLING P.L.C

Architectural Committee | Architectural Guidelines | Minutes & Plans | Solar Energy

Accessory Dwelling Units | Existing Violations | View Protection | Lot Splits

HOA Lot Splits?



Senate Bill 9 (2021) requires a city or county to ministerially approve duplex units and/or the subdivision of one lot into two lots, despite contrary residential zoning (i.e., R1) requirements. This could lead to up to four homes where one currently sits. Fortunately, the bill does not apply to common interest developments. In a letter dated August 30, 2021, to the Senate Journal, Senator Atkins, the bill's author, clarifies that SB 9 would not override CID or HOA restrictions. Specifically, SB 9 is silent on the issue, meaning the bill contains no provisions that supersede HOA or CID governing documents. As we have seen with other housing legislation, SB 9 must include an explicit and proactive provision to override those rules. "This bill does not." (August 30, 2021 letter)

Local Approval. Even if an owner were to apply for a lot split with the local governmental authority and receive approval, it does not mean the association is obligated to approve it. Doing so would require an amendment to the CC&Rs regarding the number of properties in the development, assessment allocations, and annexation. Increasing the number of lots in an association would eventually impact parking and increase the load on amenities. There is nothing in the Government Code obligating associations to approve lot splits. (Gov. Code § 65852.21; Gov. Code § 66411.7)

Public Policy Arguments. Most, if not all, associations would likely oppose lot splits in their communities as a violation of their CC&Rs. Whether their opposition would be successful depends on who you talk to. The argument for lot splits to override CC&R restrictions is that public policy favors more housing. The argument against this is that it destabilizes neighborhoods. Zoning laws are in place to create safe, sustainable communities with reasonable traffic patterns and loads on local schools and amenities. Overriding zoning laws to increase density can create more traffic, parking, and other issues, ultimately lowering property values and destabilizing neighborhoods. This is especially true for gated communities.

Ruled Unconstitutional. Many consider the law unconstitutional because it tramples on the authority of cities to regulate zoning and preserve single-family home neighborhoods. On April 25, 2024, a Los Angeles court ruled the legislation unconstitutional. Unfortunately, the ruling only applies to the five Southern California charter cities that were parties to the case: Redondo Beach, Whittier, Carson, Del Mar, and Torrance. However, the appellate court's ruling will apply to charter cities statewide if the case is appealed. (*City of Redondo Beach v. Rob Bonta*, Case No. 22STCP1143 (2024)) California's Attorney General filed a notice of appeal to reverse the judgment.

Recommendation. When an association is confronted with this issue, the board should immediately seek legal counsel since short time limits apply for accepting or rejecting an architectural request.

5:02 PM Tue May 19

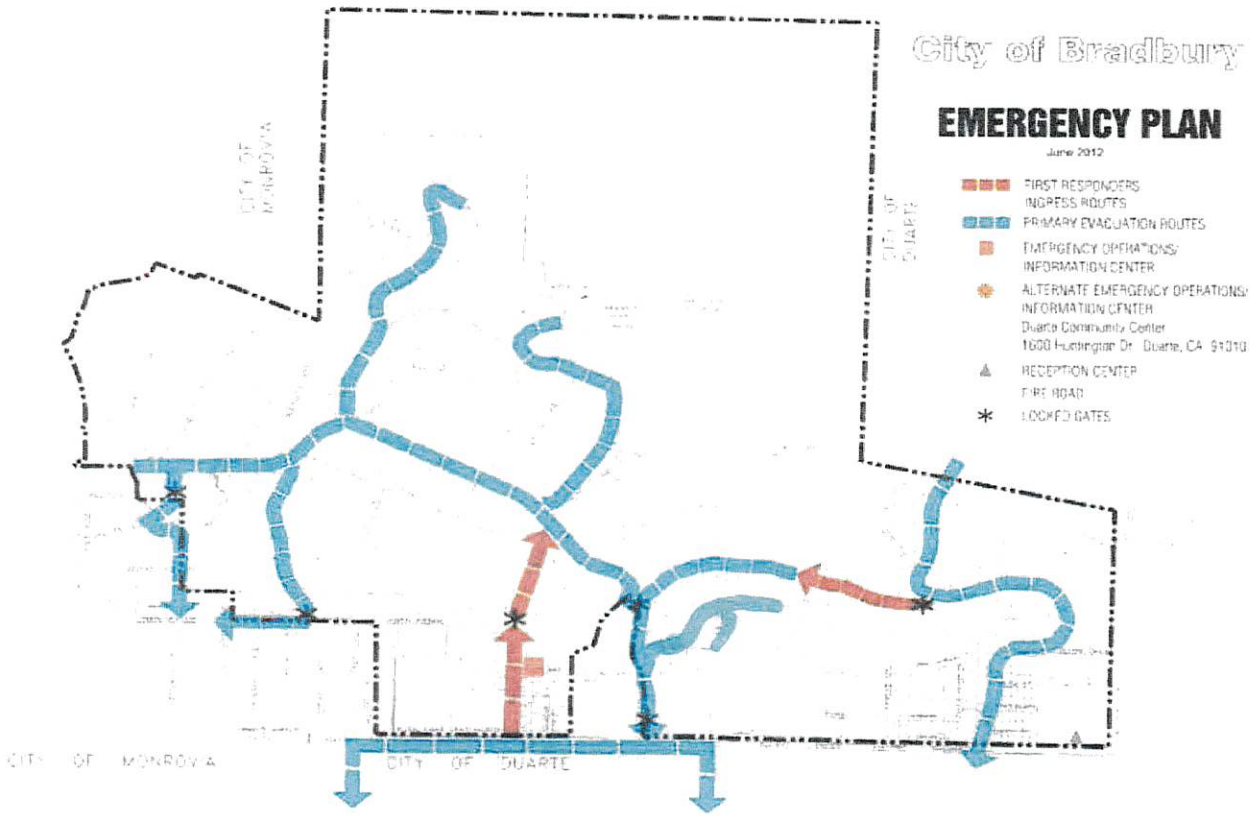
VPN 61%

Mandy McComas an | City of Bradbury, CA | https://cms7files.revi | https://cms7files.revi | City of Bradbury, CA

cityofbradbury.org

Evacuation Routes

From the East end of the City exit down Mount Olive Drive from all feeder streets.



ONLY INGRESS/EGRESS FOR 35, 37, 39 WOODLYN LN.



MAX WIDTH 12' NARROWS TO 9'

200 FT. LONG



92


12' x 9' wide

Evacuation Routes

At the May 20th, 2008 City Council meeting, the Los Angeles County Fire Department reviewed the evacuation routes throughout the City. The following is a breakdown of evacuation routes.

From the Estates - Exit out of the Deodar Main or Barranca Road. If possible, have incoming horse trailers stage on Lemon, and walk your horses down Barranca Road.

From Woodlyn Lane - Exist towards Royal Oaks Drive North. If route is not accessible, exit towards Mount Olive Drive. (1 mile long)

From the East end of the City exit down Mount Olive Drive from all feeder streets.

SIGN UP FOR EVERBRIDGE ×

To stay updated, click here to sign up for citywide communication.

Table 13. Policies and Actions Related to Evacuation

Action Number	Description	Responsible Party
6.7	Identify specific roads that do not meet LACoFD Access Standards and develop feasible mitigations and/or appropriate tools that can be used to reduce fire risk in these areas. Tools may include, but are not limited to, expanding roadside vegetation clearance requirements, enacting on-street parking restrictions, installing and maintaining warning and notification signage, enacting parking or traffic flow restrictions during Red Flag Warnings, identifying turnouts for vehicle passage, and establishing one-way traffic flows to facilitate evacuation traffic.	LACoFD
6.8	Conduct a detailed evacuation study for the City's VHFHSZ Areas. The study should address the impact of increased residential density on roadway capacities and evacuation capabilities.	Joint responsibility between the City of Bradbury and LACoFD
6.9	Routinely update the LACoFD's "Ready! Set! Go!" brochure to reflect changing conditions, policies, and best practices.	LACoFD

8.2.5 Fire Protection

Table 14 outlines policies and actions to reduce wildfire hazards that are related to fire protection.

Table 14. Policies and Actions Related to Fire Protection

Action Number	Description	Responsible Party
Policy 7. Reduce fire engine response times in all Very High Fire Hazard Severity Zone Areas to 8 minutes or Less.		
7.1	Evaluate LACoFD response times for the VHFHSZ Areas.	LACoFD
7.2	Develop appropriate actions (development standards, vegetation management, signing, etc.) from evaluation of LACoFD response times.	LACoFD
Policy 8. Provide the highest level of fire protection services to the firefighters and residents within the Very High Fire Hazard Severity Zone Areas.		
8.1	Conduct department training classes focused on Wildland-Urban Interface (WUI) Operations for all operations staff levels.	LACoFD

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AI Overview

Under California Senate Bill 9 (SB 9), cities can deny an application if the local building official makes a written finding, based on a preponderance of the evidence, that the project would have a "specific, adverse impact" on public health and safety. California Department of Housing and ... +1

A city with a fire mitigation plan can deny an application using the following mechanisms:

- **Specific Adverse Impacts:** A city can deny a project if it poses a quantifiable, direct, and unavoidable public safety threat (e.g., blocking evacuation routes or hindering emergency vehicle access) that cannot be feasibly mitigated.
- **State & Local Safety Standards:** While SB 9 generally mandates ministerial approval, projects must still comply with state and local objective building standards. If a proposed design fails to meet structural fire hazard mitigation measures (such as Chapter 7A of the California Building Code), the city can reject it.
- **Governor or Mayoral Executive Orders:** In areas that have recently suffered destructive fires or are located within specific Very High Fire Hazard Severity Zones, the Governor or local mayors can issue emergency executive orders that temporarily restrict or halt new SB 9 applications to ensure community safety. California Department of Housing and ... +6

For further guidance, consult the state's official SB 9 Fact Sheet or contact your local city planning department to review local fire mitigation requirements.

7 sites

SB 9 Fact Sheet

SB 9 establishes a high threshold for the denial of a proposed housing development or lot split. Specifically, a local agency's bu...

Sign in

benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal. Any objective standard that would physically preclude either or both of the two objectives noted above must be modified or waived by the local agency in order to facilitate the development of the project, with the following two exceptions:

Setbacks for Existing Structures. The local agency may not require a setback for an existing structure or for a structure constructed in the same location and to the same dimensions as an existing structure (i.e., a building reconstructed on the same footprint).

Four-Foot Side and Rear Setbacks. SB 9 establishes an across-the-board maximum four-foot side and rear setbacks. The local agency may choose to apply a lesser setback (e.g., 0-4 feet), but it cannot apply a setback greater than four feet. The local agency cannot apply existing side and rear setbacks applicable in the single-family residential zone(s). Additionally, the four-foot side and rear setback standards are not subject to modification. (Gov. Code, §§ 65852.21, subd. (b)(2)(B); 66411.7, subdivision (c)(3).)

One-Unit Development

(Reference: Gov. Code, §§ 65852.21, subd. (a); 65852.21, subd. (b)(2)(A))

SB 9 requires the ministerial approval of either one or two residential units. Government Code section 65852.21 indicates that the development of just one single-family home was indeed contemplated and expected. For example, the terms "no more than two residential units" and "up to two units" appear in the first line of the housing development-related portion of SB 9 (Gov. Code, § 65852.21, subd. (a)) and in the line obligating local agencies to modify development standards to facilitate a housing development. (Gov. Code, § 65852.21, subd. (b)(2)(A).)

Findings of Denial

(Reference: Gov. Code, §§ 65852.21, subd. (d); 66411.7, subd. (d))

SB 9 establishes a high threshold for the denial of a proposed housing development or lot split. Specifically, a local agency's building official must make a written finding, based upon a preponderance of the evidence, that the proposed housing development would have a specific, adverse impact, as defined in Government Code section 65589.5, subdivision (d)(2), upon public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact. "Specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete. (Gov. Code, § 65589.5, subd. (d)(2).)

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ATTACHMENT E

Agenda Report – September 22, 2026

PLANNING COMMISSION MINUTES
FOR JULY 22, 2026 – DRAFT

ACTION MINUTES

PLANNING COMMISSION
OF THE CITY OF BRADBURY
REGULAR MEETING
Wednesday, July 22, 2026 – 7:00 p.m.

BRADBURY CIVIC CENTER
600 Winston Avenue, Bradbury, CA 91008

DRAFT

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

The Regular Meeting of the Planning Commission of the City of Bradbury was called to order at 7:00 p.m. by Chairperson Robert Jones. The Pledge of Allegiance was led by Chairperson Jones.

2. ROLL CALL – A Quorum was established by roll call:

Present: Chairperson Robert Jones
Commissioner Frank Hernandez
Commissioner Chelsea Halbmann
Commissioner Darlene Kuba

Absent: Vice Chairperson Daniel Lien

Staff: City Manager Kevin Kearney, City Planner Jim Kasama, and City Clerk Diane Jensen.

Commissioner Kuba made a motion to excuse the absence of Vice Chairperson Daniel Lien. The motion was seconded by Commissioner Halbmann. The motion passed 4:0.

3. SUPPLEMENTAL INFORMATION FROM STAFF REGARDING AGENDA ITEMS

City Planner Kasama advised of two documents before the Commissioners that were received after the agenda packet was distributed:

- Email from David Szymkowski, resident at 6 Bradbury Hills Road
- Updated Existing Street Widths map with widths on El Cielo Lane added.

4. AGENDA – Commissioner Kuba made a motion to approve the agenda. Chairperson Jones seconded the motion. The motion passed 4:0.

5. MINUTES

Commissioner Halbmann made a motion to approve the Minutes for the March 25, 2026 Regular Planning Commission meeting. Chairperson Jones seconded the motion. The motion passed 4:0.

Commissioner Halbmann made a motion to approve the Minutes for the May 27, 2026 Regular Planning Commission meeting. Commissioner Hernandez seconded the motion. The motion passed 4:0.

6. PUBLIC COMMENT

None

7. PUBLIC HEARING

REVIEW OF DRAFT ORDINANCE NO. 401

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRADBURY, CALIFORNIA AMENDING SECTION 9.25.020 OF THE BRADBURY DEVELOPMENT CODE RELATING TO DEFINITIONS, AMENDING SECTION 9.34.020 REGARDING ARCHITECTURAL REVIEW, AMENDING CHAPTER 9.85 OFTHE BRADBURY DEVELOPMENT CODE RELATING TO ACCESSORY DWELLING UNITS, JUNIOR ACCESSORY DWELLING UNITS, AND SB 9 UNITS, AND AMENDING CHAPTER 9.164 OF THE BRADBURY MUNICIPAL CODE RELATING TO URBAN LOT SPLITS, AND FINDING THAT THIS ORDINANCE JS EXEMPT FROM CEQA PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.17 AND GOVERNMENT CODE SECTIONS 65852.21 AND 66411.7 AND THE COMMON SENSE EXEMPTION OF CEQA GUIDELINES SECTION 15061(b)(3)

PLANNING COMMISSION RESOLUTION NO. PC 26-330

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRADBURY, CALIFORNIA, SETTING FORTH THE FINDINGS AND A DECISION TO RECOMMEND TO THE CITY COUNCIL APPROVAL AND ADOPTION OF ORDINANCE NO. 401 AMENDING SECTION 9.25.020 OF THE BRADBURY DEVELOPMENT CODE RELATING TO DEFINITIONS, AMENDING SECTION 9.34.020 REGARDING ARCHITECTURAL REVIEW, AMENDING CHAPTER 9.85 OF THE BRADBURY DEVELOPMENT CODE RELATING TO ACCESSORY DWELLING UNITS, JUNIOR ACCESSORY DWELLING UNITS, AND SB 9 UNITS, AND AMENDING CHAPTER 9.164 OF THE BRADBURY MUNICIPAL CODE RELATING TO URBAN LOT SPLITS, AND FINDING THAT THIS ORDINANCE IS EXEMPT FROM CEQA PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.17 AND GOVERNMENT CODE SECTIONS 65852.21 AND 66411.7 AND THE COMMON SENSE EXEMPTION OF CEQA GUIDELINES SECTION 15061(b)(3)

City Planner Kasama presented the agenda report and answered the Commission's questions.

Chairperson Jones opened the Public Hearing. The following residents spoke:

- David Szymkowski of 6 Bradbury Hills Road spoke in support of the Ordinance.
- Anne Absey of 44 Woodlyn Lane spoke in support of the Ordinance.
- Elaine Bigley of 41 Woodlyn Lane spoke in support of the Ordinance.

The Commission discussed the draft Ordinance. A resident asked to address the Commission. Chairperson Jones reopened the public hearing.

- Merek Helstrom of 21 Woodlyn Lane asked how the 20-foot road width was derived. Chairperson Jones replied that it is to provide space for vehicles to pass each other. Commissioner Kuba said it is a fire department requirement. City Manager Kearney said it is stated in a safety study.
- Mike Oliver of 5 Woodlyn Lane asked about the maximum size of an ADU. Staff replied that it is 1,000 square feet of living space.

Chairperson Jones closed the Public Hearing

Chairperson Jones moved to adopt Resolution No. PC 26-330 to recommend approval of the Ordinance. Commissioner Hernandez seconded the motion. The motion passed with a roll call vote:

Commissioner Hernandez:	Aye
Commissioner Halbmann:	Aye
Chairperson Jones:	Aye
Commissioner Kuba:	Aye
Commissioner Lien:	Absent

8. ITEMS FROM STAFF and COMMISSIONERS

- Commissioner Kuba asked about the status of the development proposal at 1527-1533 Royal Oaks by Sunrise Real Estate Development. City Manager Kearney replied that the applicant is preparing environmental studies.

A. Development Project Status Report – July, 2026. There were no questions.

B. Upcoming Agenda Items and Other Matters – None

9. ADJOURNMENT

At 7:42 p.m., Chairperson Jones made a motion to adjourn the meeting to the next regular Planning Commission meeting on Wednesday, August 26, 2026 at 7:00 p.m. at the Bradbury Civic Center. Commissioner Kuba seconded the motion. The motion passed 4:0.

APPROVED:

_____ _____ _____

Signature Date Printed Name

ATTEST:

_____ _____

Paulina Reyes, Deputy City Clerk Date

DRAFT

ATTACHMENT F

Agenda Report – September 22, 2026

HCD FACT SHEETS
DUPLEXES AND LOT SPLITS (SB 9)
&
ACCESSORY DWELLING UNIT (ADU)

DUPLEXES AND LOT SPLITS (SB 9)

Government Code §§ 65852.21, 66411.7

INTRODUCTION

Senate Bill (SB) 9 (Chapter 162, Statutes of 2021) requires ministerial approval of a housing development with no more than two primary units in a single-family zone, the subdivision of a parcel in a single-family zone into two parcels, or both. SB 9 facilitates the creation of up to four housing units in the lot area typically used for one single-family home. For additional guidance on SB 9's requirements, please refer to HCD's SB 9 Fact Sheet.

The Housing Law Fact Sheets provide an overview of existing laws which the California Department of Housing and Community Development (HCD) has statutory authority to enforce. The fact sheet does not constitute legal advice but is intended to be a resource for local agencies and decision-makers within California, including members of City Councils, Boards of Supervisors, and Planning Commissions.

KEY PROVISIONS

Applicability in Single-Family Residential Zones

A lot zoned for single-family residential within an urbanized area may be developed by right through two mechanisms, or a combination of both. First, the statute allows an applicant with a qualifying single-family lot to subdivide it into two lots of roughly equal size. Secondly, the law allows an applicant to propose up to four units on a qualifying lot. A jurisdiction may deny an SB 9 application only if the lot split or development project would have a specific adverse impact on public health and safety or the physical environment that cannot be mitigated.

Jurisdictions may impose objective zoning, subdivision, and design standards on both lot splits and housing developments using SB 9. However, local objective standards cannot preclude the development of one or two units of at least 800 square feet each on a qualifying lot. Local objective standards also cannot preclude the creation of two 1,200 square-foot lots. In addition, jurisdictions can only apply objective standards to housing developments proposed using SB 9 if those standards are applied uniformly to development within the underlying zoning district. A jurisdiction may adopt objective standards for housing developments proposed pursuant to SB 9 that are more permissive than the underlying zoning.

For housing developments, jurisdictions may require:

- **Parking.** Off-street parking of up to one space per unit, except no parking can be required if the parcel is within one-half mile walking distance of either a high-quality transit corridor or a major transit stop, or within a block of a car-share vehicle.
- **Setbacks.** A rear and side setback of up to four feet, except where there is an existing structure with less or no setback.

Lot Splits

For lot splits, jurisdictions may require easements where they are required for public services and utilities, and any requirements needed to ensure the parcel has access to

or adjoins a public right-of-way. These requirements should be designed to facilitate access without physically precluding the lot split. Jurisdictions shall not require:

- Dedications of rights-of-way.
- Construction of offsite improvements.
- Conformance with objective standards that are not related to the design or improvement of a parcel.
- The correction of nonconforming zoning conditions.

Maximum Achievable Units, ADUs, and JADUs

SB 9 enables an applicant to achieve up to four units on an eligible lot, with or without an urban lot split. Where an urban lot split is utilized, a local agency must allow two units on each of the resulting lots. On a site that was not created with an urban lot split, an applicant can build up to four units by combining SB 9 with ADU and JADU Law. For example, an applicant may propose two units pursuant to SB 9, and an ADU and JADU. Local agencies should also consult HCD's ADU Handbook for more information on ADU and JADU Law.

Review and Approval Timeline

SB 9 establishes a timeline by which a local agency must approve or deny an application. A complete application for a housing development or urban lot split must be approved or denied within 60 days from the date the local agency receives it. In addition, the Permit Streamlining Act establishes that a local agency must determine whether an application for a development project is complete within 30 days from the date the local agency received the application.

Tenancy Requirements, No Short-Term Rental

A jurisdiction must require that any rental units created under this process be rented for terms greater than 30 days, a provision intended to prevent their use as short-term rentals. In addition, an applicant for an urban lot split must sign an affidavit stating that the applicant intends to live in one of the units as their principal residence for at least three years from the date of approval of the urban lot split unless the applicant is a community land trust or nonprofit organization.

Exceptions

SB 9 provisions do not apply if the proposed unit construction or urban lot split requires the demolition or alteration of housing that:

- Is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income;
- Is subject to any form of rent or price control through a public entity's valid exercise of its police power; or
- Has been occupied by a tenant in the last three years.

SB 9 provisions also do not apply to:

- A parcel where units were withdrawn from the rental market pursuant to the Ellis Act in the last 15 years.
- A contributing structure within a historic district or a historical resource on the State Historic Resource Inventory, or a contributing structure within a historic property, historic district, or landmark under a local ordinance.
- Specified environmentally sensitive, hazardous, or protected lands, such as wetlands, prime farmland, etc., as listed in Government Code section 65913.4, subdivision (a)(6)(B)- (K) as that subdivision read on September 16, 2021. These exemption areas must not be more or less restrictive than what is provided in statute.
- Parcels previously created under SB 9 lot split provisions are not eligible for further lot splits.
- Parcels adjacent to a lot created through an SB 9 lot split if that lot was split by the same owner or someone working in concert with the owner.

RECENT HCD TECHNICAL ASSISTANCE LETTERS

City of Riverside, March 21, 2025	SB 9 requires that standards cannot be applied to SB 9 units unless they are applied uniformly to development within the underlying zone, that neighborhood noticing requirements cannot be imposed as a condition of approval for urban lot splits, and that side or rear setbacks greater than four feet cannot be imposed above the first floor for SB 9 units.
City of Fort Bragg, February 19, 2025	SB 9 requires ministerial approval for up to two primary units and/or lot splits in single-family residential zones and outlines that local ordinances cannot impose conflicting standards. The City of Fort Bragg's ordinance omits required references to key legal provisions, imposes restrictions not uniformly applied in single-family zones, sets overly restrictive ADU size limits, and includes site exclusion and utility requirements that conflict with SB 9.
City of Laguna Beach, September 19, 2024	SB 9 requires ministerial approval of housing developments with up to two units and/or lot splits in all single-family residential zones. The ordinance improperly excluded the Residential/Hillside Protection (R/HP) zone, misapplied site exclusion criteria for fire and fault hazard zones, and incorrectly imposed an owner-occupancy requirement for SB 9 developments, which SB 9 does not allow.
City of Long Beach, August 9, 2024	Objective zoning, subdivision, and design standards shall not preclude an urban lot split from occurring. The letter also explains how a local agency can require access to new lots.

City of Menlo Park, July 11, 2024	A local agency cannot require park dedication in-lieu fees (commonly known as Quimby fees) as a condition of approval for SB 9 urban lot splits.

LEGISLATIVE HIGHLIGHTS

Historic Districts and Resources AB 1061, Quirk-Silva (2025); amended Gov. Code, §§ 65852.21 and 66411.7.	Clarifies exclusions and protections for historic districts and historic landmarks under SB 9. Proposed lot splits cannot result in demolition or alteration of a contributing structure in a historic district.
Strengthening SB 9 SB 450, Atkins (2024); amended Gov. Code, §§ 65852.21 and 66411.7, and Section 4 of Chapter 162 of the Statutes of 2021	SB 450 strengthens and clarifies the provisions of SB 9 by limiting the regulatory authority of local governments over SB 9 projects. The bill aims to prevent cities from imposing excessive design and zoning restrictions that hinder the development of duplexes and lot splits in single-family residential zones. By standardizing approval processes and reducing regulatory barriers, SB 450 ensures that SB 9 fulfills its goal of increasing housing density across California.

ACCESSORY DWELLING UNIT (ADU)

Government Code §§ 66310 – 66342

INTRODUCTION

Accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) are an important part of California's strategy to increase housing options in existing neighborhoods. In response to the state's housing shortage, the Legislature has enacted a series of laws to reduce barriers and streamline the approval process for these types of homes. ADUs and JADUs must generally be approved ministerially in residential and mixed-use zones, with limited ability for jurisdictions to impose local development standards.

Jurisdictions may adopt an ordinance governing ADUs, but it must adhere to State ADU Law. Ordinances must be submitted to HCD within 60 days of being adopted. HCD may review the ordinance and provide written findings as to whether the ordinance complies with the law. For more information, please see HCD's Accessory Dwelling Unit page, and learn more from HCD's ADU Handbook.

The Housing Law Fact Sheets provide an overview of existing laws which the California Department of Housing and Community Development (HCD) has statutory authority to enforce. The fact sheet does not constitute legal advice but is intended to be a resource for local agencies and decision-makers within California, including members of City Councils, Boards of Supervisors, and Planning Commissions.

KEY PROVISIONS

ADUs

Limitations on Local Development and Design Standards

The ability to impose additional development standards or conditions is limited. For ADUs described in Government Code section 66323, no development standards may be applied other than those described in section 66323 itself. When adopting a local ADU ordinance, a jurisdiction may not do any of the following:

- Impose minimum lot size requirements.
- Impose height limits that are not described in State ADU Law. Height limits vary based on several factors.
- Require rear and side setbacks greater than four feet for new construction ADUs.
- Limit the number of bedrooms.
- Require more than one parking space per unit, or require any parking for certain ADUs, such as those within a half mile of public transit, those within historic districts, and ADUs converted from existing space.
- Establish a maximum size of less than 850 square feet, or 1000 square feet if the ADU has more than one bedroom.
- Require replacement parking if the ADU is replacing a garage, carport, or other off-street parking.

- Impose impact fees on ADUs of less than 750 square feet or on JADUs. For larger ADUs, impact fees may be charged but proportionately by comparing the floor area of the ADU and the primary dwelling.
- Limit combinations of ADUs described in Government Code section 66323.

Jurisdictions may subject ADUs to limited development and design standards, but those standards must be objective (e.g., "a detached ADU must be at least four feet from a side or rear property line" rather than "ADUs must be consistent with existing neighborhood character"). To ensure that ADUs and JADUs add to the housing stock, jurisdictions may limit their use as short-term rentals. For certain ADUs and for JADUs, the law requires that any rental be for more than 30 days.

JADUs

A JADU is a unit created entirely within the walls of an existing or proposed single-family residence. This includes an attached garage. JADUs are subject to many of the same rules as ADUs, including ministerial approval in residential and mixed-use zones, but there are some differences. For example:

- JADUs may not exceed 500 square feet, and do not increase assessable space.
- Only one JADU is allowed per single-family lot.
- A JADU may share a bathroom with the single-family residence.
- If a JADU is replacing the garage, the jurisdiction may not require replacement parking.
- In a residence with a JADU that shares a bathroom with the main house, the owner must occupy either the JADU or the primary residence, with some exceptions.

Ministerial Approval

Generally, jurisdictions must approve ADU applications in residential and mixed-use zones ministerially as provided by state statutes. Ministerial review means a project that complies with objective development standards will be approved at a staff level and the project is exempt from the California Environmental Quality Act. Provisions of a certified Local Coastal Program that conflict with State ADU Law will supersede the requirements of State ADU Law within the coastal zone, except that an application must be approved or denied within 60 days, consistent with Government Code section 66317.

RECENT HCD TECHNICAL ASSISTANCE AND ORDINANCE REVIEW LETTERS

City of Irvine, March 27, 2025	The City cannot impose a deed restriction prohibiting separate sale of an ADU, and townhomes are eligible for a JADU. Regarding the ADU ordinance, the City must either amend the ordinance to comply with state law or include findings in the ordinance resolution to explain how the ordinance otherwise complies with state law and HCD findings.

City of Sutter Creek, March 11, 2025	Among other findings related to discrepancies in development standards and unpermitted units, the City must comply with State ADU Law on the number of allowable units (e.g., up to eight detached ADUs, not to exceed the number of existing units, in an existing multifamily dwelling or up to two detached ADUs for a proposed multifamily dwelling.
City of Camarillo March 6, 2025	Among various findings that portions of the City's ADU ordinance are noncompliant with State ADU Law, the City must amend the ordinance to provide for all combinations of ADUs under Government Code section 66323.
City of Berkeley, February 25, 2025	The City must allow both new construction and conversion ADUs on lots with multifamily dwellings, provided the ADUs meet applicable objective standards. It clarifies that Government Code section 66314(d)(3) requires jurisdictions to permit all qualifying ADU types—not just conversions—and that a local ordinance cannot impose more restrictive limitations than state law.

LEGISLATIVE HIGHLIGHTS

ADUs and JADUs in Disaster Recovery and the Coastal Zone AB 462, Lowenthal (2025); amended Gov. Code, §§ 66328 & 66329	This bill allows ADUs to be rebuilt before the primary dwelling when certain disaster-related conditions are met. Explicitly applies review deadlines and limits appeals for ADUs and JADUs in the coastal zone.
Technical and Procedural Clarifications for ADUs and JADUs SB 543, McNerney (2025); amended, added, and renumbered several sections of State ADU Law	This bill clarifies that ADU and JADU floor area limits apply to interior livable space, requires application completeness determinations within 15 business days, clarifies when ADUs and JADUs are exempt from school fees and other impact fees, clarifies the allowable combinations of ADUs and JADUs, and makes procedures and standards that apply to JADUs more like those that apply to ADUs.
ADU Expansion for Multifamily Housing SB 1211, Skinner (2024); amended Gov.	This bill increases the number of detached ADUs allowed on lots with existing multifamily dwellings from two to up to eight, if the number of ADUs does not exceed the number of existing units on the lot. It also restricts local agencies from

Code, §§ 66313, 66314 & 66323.	requiring replacement parking when an uncovered parking space is converted to an ADU.
Legalizing Unpermitted ADUs and JADUs AB 2533, Carrillo (2024); amended Gov. Code, § 66332	This bill helps legalize unpermitted ADUs and JADUs built before January 1, 2020, while ensuring that structures will not be substandard. It limits fees, allows a third-party code inspection, and requires jurisdictions to inform the public about its provisions.

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ATTACHMENT G

Agenda Report – September 22, 2026

CALMATTERS ARTICLE
CALIFORNIA HOA TRIUMPHS OVER ADU LAW

HOUSING

California HOA triumphs over ADU law



BY BEN CHRISTOPHER
APRIL 6, 2026 UPDATED APRIL 16, 2026

Republish



Adam Hardesty looks through the construction at his home in Carlsbad on Feb. 19, 2025. Hardesty wanted to convert the garage of his three-story condo into a ground-floor apartment despite opposition from his own Homeowners Association. Photo by Adriana Heldiz, CalMatters

IN SUMMARY

A Carlsbad condo-owner lost his legal battle to turn his garage into an apartment over the objections of his homeowners association.

Adam Hardesty fought the HOA and the HOA won.

In a legal decision issued Friday afternoon, a San Diego County judge ruled against the Carlsbad condo owner who tried to convert his garage into a rental unit over the objections of his homeowners association. The ruling brings to an end — at least for now — a year-long legal tussle centered on whether state housing law written to make it harder for locals to reject new developments also applies to all homeowners associations, the quasi-private governments that enforce neighborhood rules for **more than one-third of California's residents**.

Throughout much of the fight between Hardesty and the Mystic Point Homeowners Association, Hardesty has sat on the association's board.

The dispute is more than a neighborhood-scale drama. Though the California Legislature has spent the last 10 years overriding local restrictions on new residential development in order to boost the state's stock of homes amid an affordability crunch, HOA authority often falls into a legal gray area.

In the case of Mystic Point, Hardesty argued that **a 2019 state law** voided any HOA restrictions on accessory dwelling units — small residences located on the same property as a larger existing home. Hardesty wanted to turn his condo garage into a rental for extra income. The HOA countered that its own ban on using garages for anything other than car storage made that a no-go.

Hardesty, backed by the opinion of a planner at the state's Housing and Community Development department, believed the law was on his side and went ahead and broke ground. Shortly after CalMatters **reported on the dispute** early last year, the HOA sued.

In its court filings, the association argued that though the 2019 law might very well prohibit many types of HOAs from placing restrictions on ADUs, the law doesn't apply to condo developments like the one at Mystic Point.

It also argued that the law only applies to areas "zoned for single-family residential use." Because Hardesty's plot did not exclusively allow single-family homes, but townhomes and small condos as well, it doesn't apply in this case for that reason, too.

In a highly technical ruling with heavy emphasis on syntax and grammar, Superior Court Judge Victor Torres sided with the HOA on both counts. If the Legislature had intended to include condos, it "could have easily" made that language more explicit, the judge wrote. "It did not." Likewise, applying the law to Hardesty's plot with its multi-use zoning would be "contrary to the legislative intent," he wrote.

The legal battle has so far played out without the intervention of the state. Though housing regulators and the state's attorney general's office regularly step in when local governments quash a development project in a way that may conflict with state law, they do not typically take such enforcement actions against HOAs.

In a hearing Friday afternoon, Torres acknowledged the complexity of the case, saying that he wished he had "a stronger feeling one way or the other." Ultimately, he ruled for the association, but noted that this might not be the end of the legal saga.

"I'm sure I'll hear more education from the Court of Appeal at some point," he said.

Hardesty said he would like to appeal the decision but isn't in a position to do so. "What it's going to take is more time and money," Hardesty said in a telephone call. "Time, I have. But money? I think I'm pretty much bone dry."

He estimates that he and his wife spent more than $100,000 in combined construction costs and legal fees.

In fighting for his right to add a unit under his condo, Hardesty pushed up against what many see as a fundamental character of HOA living — the ability to restrict how other residents use their land. Economic researchers have found that residences governed by associations are typically **more valuable** when they neighbor areas with lax zoning. In other words, people are often willing to pay more to guard against the possibility of a new apartment in their neighborhood.

ATTACHMENT H

Agenda Report – September 22, 2026

DUDEK MEMORANDUM
REGARDING ADU LAW

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MEMORANDUM

To:	Kevin Kearney, City of Bradbury
From:	Dudek Fire Protection Planning Team; Michael Huff - Principal
Subject:	California's Accessory Dwelling Unit Law (AB No. 68)
Date:	December 9, 2020
cc:	Bradbury City Council
Attachment(s):	1 City Provided Areas of Focused Assessment 2 Bradbury Fire Hazard Map 3 Bradbury and Los Angeles County Code References

Summary

The following analysis provides a response to the City of Bradbury's concerns regarding the impact of California's Accessory Dwelling Unit Law (AB No. 68), that can affect fire safety. Specifically, the City requested that Dudek examine issues relating to setbacks and prohibition on fire sprinklers, including the evaluation of the potential for increased fire hazard potential. Separate from the wildfire issues, State law continues to prohibit the City from requiring automatic fire sprinklers in ADU's when the main residence was not required to have fire sprinklers. Based on the State of California's findings regarding the effects of climate change on wildfire hazards and risks, and the proposed approaches to addressing it, and on California's Draft Office of Planning and Research's direction for General Plan policies and program, it does not appear to be a prudent decision to allow ADUs in fire hazard severity zones without specific fire protection measures, many of which the State is already recommending in their own conclusions and which are discussed in the Conclusions and Recommendations sections that follow.

Our assessment of the general fire safety related to the requirement for four-foot setbacks and the inability to require fire sprinklers results in our opinion that its implementation in Bradbury would likely have negative fire related impacts.

Issue

Bradbury's concern over portions of State law's preemption of local requirements that can affect fire safety prompted this analysis. The City's concern stems from Bradbury's location and fire history. Most of Bradbury is located within a very high fire hazard severity zone (VHFHSZ), a wildland urban interface area, an ember intrusion zone, and is officially recognized by the federal government as a community at high risk from wildfire (https://www.federalregister.gov/documents/2001/01/04/01-52/urban-wildland-interface-communities-within-the-vicinity-of-federal-lands-that-are-at-high-risk-from.)

The City is located at the foothills of the San Gabriel Mountains and adjacent to the Angeles National Forest. Terrain and fuels throughout portions of Bradbury would facilitate wildfire, particularly under extreme weather conditions. Wildfires regularly occur within the foothills of the San Gabriel Mountains and the area is subject to semi-regular, extreme fire weather including high winds and low humidity, a combination that increases the vegetation ignition potential and enhances fire spread rates and intensity. For example, the City was subject to

an aggressive wildfire in 1980 that killed one person and destroyed 49 Bradbury homes. An estimated 6,200 acres were burned and approximately $15 million in damage incurred. As this report was prepared, Bradbury residents had recently been under evacuation warning due to the Bobcat Fire that had burned 115,000 acres, including areas just north of the City.

The City requested that Dudek examine issues relating to setbacks and prohibition on fire sprinklers from a fire safety perspective, including the evaluation of the potential for increased fire hazard potential. The term accessory dwelling unit (ADU) often connotes a detached "granny flat," which seems to be the ADU structure of most concern to the Bradbury City Council. However, the broad definition of the term includes attached and embedded ADUs as well. The following analysis and information will address the detached ADUs, since they were the focus of City provided guidance questions/responses. These questions/responses included the following and are further detailed in Attachment #1:

1. Review any challenges of hillside area setbacks being calculated from property lines instead of by building pads.
2. Investigate safe distances between ADUs or ADUs and other structures in high fire severity zones where there are no sprinklers in the ADUs or main residence. Look at where there are sprinklers in one or both.
3. Describe the danger of fire spreading if the ADU has sprinklers but not the main house. Compare the likelihood of fire communication between structures with and without sprinklers.
4. Is a 20-foot right of way needed to get a fire truck into the street? How does that correlate with 20 feet between buildings fir fire apparatus?
5. Verify if a 1,000 sq. ft. addition is added to an existing home (i.e., not an ADU), would one have to add sprinklers to the existing home?
6. Would the State mandated allowances of manufactured homes in the City, without significant City review, pose any threats in a high fire hazard area? What fire safety issues are being introduced with manufactured homes that are built somewhere else and moved to Bradbury?
7. Are there any contradictions between the State's desire to fortify high fire hazard areas through land use and its housing density regulations?
8. Address any climate change issues related to ADUs – more fires, larger fires, greater risk?

For purposes of the fire safety evaluations conducted herein, the following Bradbury Municipal Code (BMC) definitions apply, and can be found in BMC Section 9.85.020:

Accessory dwelling unit shall mean a dwelling unit that is attached, detached, or located within an existing or proposed residential dwelling which provides complete independent living facilities for one or more persons and includes permanent provisions for living, sleeping, eating, cooking and sanitation facilities on the same parcel of land as the residential dwelling. Dudek's analysis focuses generally on detached ADUs in response to City guidance questions.

Junior accessory dwelling unit shall mean an accessory dwelling unit that is no more than 500 square feet in size and contained entirely within a single-family residence. This does not include an attached garage or other attached accessory structure.

Primary unit shall mean an existing single-family dwelling, or the larger of two proposed units.

Findings

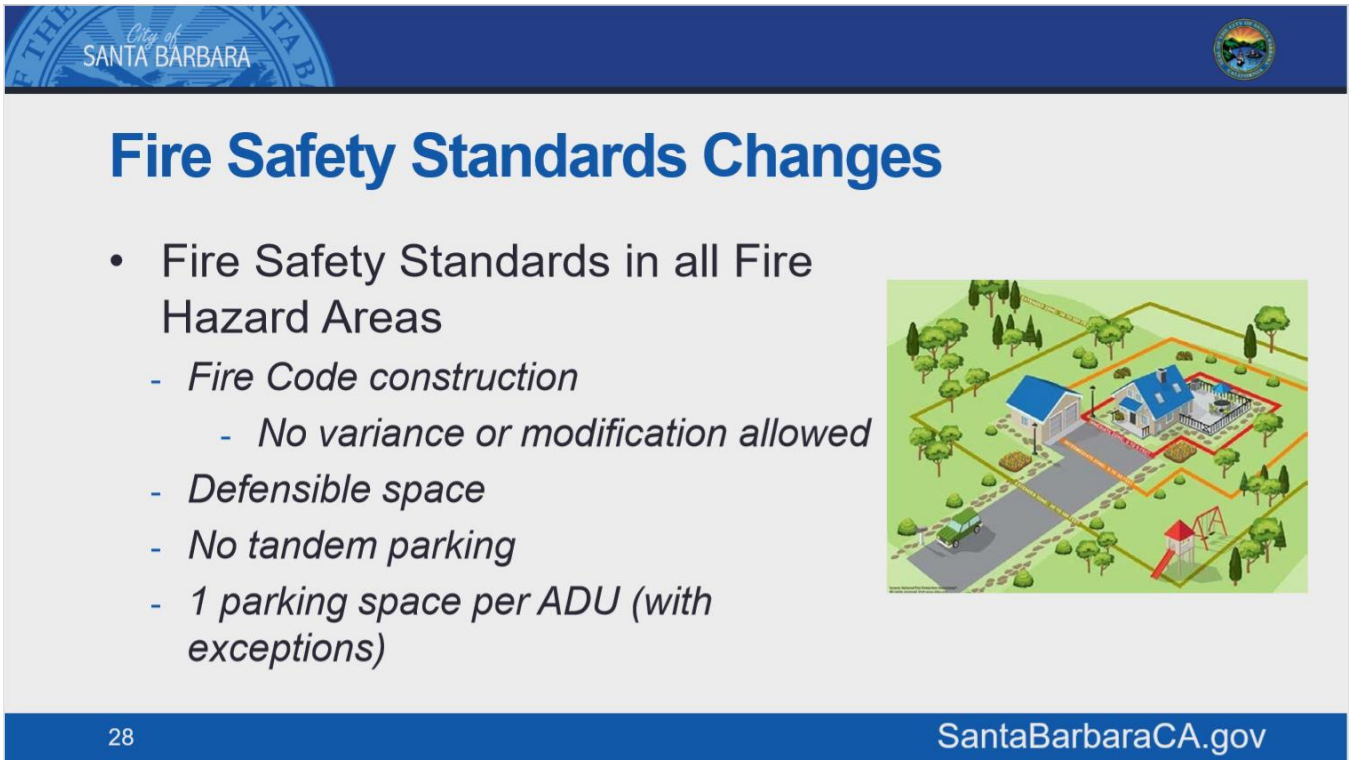
Our assessment of the general fire safety related to the requirement for four-foot setbacks and the inability to require fire sprinklers results in our opinion that its implementation in Bradbury would likely have negative fire related impacts. Currently, the City precludes ADUs in the VHFHSZ. Adding dwelling units in this area could increase structure wildfire risk, even though ADUs would be obliged to meet the statewide minimum requirements of ignition resistant construction materials and methods as prescribed in Chapter 7A of the California Building Code. However, even ignition resistant buildings that are not set back appropriately from unmaintained fuels with suitable defensible space may represent an increased risk of structure ignition and potential for structure-to-structure ignition when older, more vulnerable primary residences (those built prior to 2007's enhanced ignition resistance requirements and 2010's inclusion of interior sprinklers) are within short setback proximity. Conversely, ADUs that are close to a property line where the owner has no ability to provide defensible space off-site and with natural vegetation beyond, represents a potential ignition source should a structure fire occur, and if that ADU is not sprinklered, the potential for an internal (structure) fire to spread into the open space fuels increases. Neighboring property owners may be required to provide defensible space for a neighbor that builds an ADU. Additional ADUs also increase the density in high fire hazard severity zone areas. This increased density would lead to more vehicles and traffic and, depending on the total number of additional vehicles, may result in impassible or congested roadways for emergency vehicles and less effective emergency access, delayed evacuations and greater potential wildfire risk to residents and incoming responders.

Separate from the wildfire issues, the revised ADU law continues to prohibit the City from requiring automatic fire sprinklers in ADUs when the main residence was not required to have fire sprinklers. The lack of a sprinkler requirement is disappointing, as sprinklers were adopted in the 2010 California Building and Fire Codes for all new one- and two-family homes because, after many years of proving their worth, were recognized to save lives, both occupants' and firefighters', reduce damage, protect and benefit the environment, and reduce demand on fire suppression services and resources. The fact that ADUs were specifically carved out of this requirement is incongruous with the residential sprinkler effort of so many years by so many code officials, and frankly, inexplicable.

Example: Santa Barbara ADU

The City of Santa Barbara, like Bradbury, has prohibited ADUs in high fire hazard zones. ADU law could be interpreted as an override of this restriction, which is somewhat confusing given the State's focus on, and passage of, numerous wildfire safety related laws over the last decade. In late 2019, Santa Barbara passed an emergency ordinance to prohibit new ADUs in their highest fire hazard severity zones, at least until December 2020 so they could evaluate the impacts of the state's new law. Santa Barbara has drafted a 2020 ADU Ordinance Update, which was scheduled to be considered by the City Council on September 24, 2020. The Ordinance Update would be consistent with State law and apply locally adopted requirements for ADUs in the highest fire hazard severity zones.

The ignition resistant construction provisions as outlined in Chapter 7A of the Building Code would apply, as no variance or modification is allowed (as would be the case in Bradbury).



The following standards are required for ADUs in Santa Barbara's fire hazard zones:

1. **No Tandem Parking.** Santa Barbara recognizes that wildfire related evacuations present a significant risk in their foothill and extreme locations. To that regard, they are prohibiting tandem parking, as it can delay evacuations and cause interruptions in traffic flow when vehicles are backed into the street during an evacuation. Relatedly, they are requiring one parking spot per ADU, whereas, the ADU legislation absolves parking stipulations. "No parking space shall be developed in a tandem configuration." Note that Santa Barbara includes very dense, smaller parcels and circuitous, narrow roads compared to Bradbury within the higher fire hazard areas.
2. **High Fire Construction.** The accessory dwelling unit shall be designed to meet high fire construction standards adopted or enforced by the City, as determined by the Chief Building Official or the Fire Code Official. Application of Chapter 7A of the Building Code is consistent with "High Fire Construction".
3. **No Variance or Modification.** No variance or modification to any Fire Code requirements or high fire construction standards shall be permitted.
4. **Defensible Space.** Santa Barbara, noting the need for defensible space, requires that existing defensible space requirements are applied to ADUs. "The site must meet defensible space requirements, pursuant to Chapter 8.04 of this code, prior to occupancy and those requirements must be maintained".

Similar requirements in a Bradbury ADU Ordinance Update may be appropriate given the similarities between the cities and their fire hazards.

Conclusions

Based on Dudek's analysis of State law, research conducted to respond to each comment/question provided by the City, and comparing the similar City of Santa Barbara, the following conclusions are offered regarding building ADUs in Bradbury.

1. ADUs in fire hazard severity zones may increase the potential fire risk by increasing density and the number of lower ignition resistant and unsprinklered structures.
2. Structure to structure ignition of buildings in close proximity to each other is possible, has been experienced in numerous communities, and is related to the exterior ignition resistance levels and distance apart, more so than to the presence of interior fire sprinklers. However, sprinklers may play a role in reducing the damage realized and could minimize structure to structure spread probabilities by controlling an interior fire to the room of origin.
3. If an ADU is sprinklered, then an interior fire will be suppressed or at least controlled and confined, reducing potential for structure to structure ignition. If the primary structure is not ignition resistant, it will be more susceptible to ignition. If the primary structure is not sprinklered, it also may be more susceptible to ignition from an interior structure fire.
4. The state mandated sprinklers in all new one- and two-family dwellings since 2010 yet exempted sprinklers when the state created ADU laws. This is incongruous and fire prevention officials consider unfortunate.
5. The fire code includes provisions for 20-foot unobstructed access roads. This is based on the width of fire engines and their ability to pass one another. There is no spacing requirement between buildings for fire department apparatus access. Fire Department vehicular access must be provided to allow a hose to be pulled therefrom and reach all points around the exterior of a structure within 150 feet. Firefighters pull hoses to the buildings rather than park directly next to a building.
6. Based on the current code, adding a 1,000 square foot addition to an existing home would not likely require that the structure be provided with interior sprinklers. There are specific circumstances where sprinklers would be required, but they are relatively remote occurrences except for additions that exceed 50% and increase the total square footage to over 5,000 square feet and are further than 3 miles from the nearest fire station. We believe the 3-mile fire station distance exception alone would apply to nearly all Bradbury home remodels thereby exempting any sprinkler installation in additions/remodels.
7. Manufactured homes are required to include ignition resistant features meeting Chapter 7A of the building code when located within wildland urban interface and fire hazard severity zones. Depending on the City's inspection process, there may be some risk that a manufactured home not including ignition resistant features could be brought into the City, in which case it would pose a higher risk of wildfire ignition.
8. Climate change has been declared by California agencies to have a major impact on wildfire frequency and severity. Subsequently, as areas include higher populations within fire hazard severity zones, the result may be higher overall risk. The risk may be related to higher structure density, an increase in ignition sources (more people could lead to more ignitions), and also an increase in the wildfire risk to people from being closer to wildfires and relying on unimproved or insufficient evacuation routes. Adding ADUs may increase the number of vehicles needing to evacuate with no increase in road capacity, which would have the potential to increase evacuation times and pose challenges for incoming responders.

Recommendations

1. The City must continue to enforce Chapter 7A for all ADUs and any new structures in fire hazard severity zones.
2. Automatic fire sprinklers should be installed in ADUs, whenever possible. The City should consider options to include sprinklers in all ADUs. In addition, educating the public on sprinkler importance could result in the inclusion of sprinklers in ADUs even though it cannot be required in all cases.
3. FMZs should be strictly enforced and where possible, should be extended to 100 feet from all structures; where not possible, alternative materials and methods, such as design features or fire protection systems, may be considered.
4. Manufactured homes should require City direction to resident buyers and inspections to confirm compliance with CBC Chapter 7A has been provided.
5. ADUs should be monitored to assess potential impacts on emergency evacuation (i.e., multiple ADUs on a dead-end street – how many more people and vehicles could this represent?). Limits may need to be explored to minimize the potential for inefficient evacuations.
6. Parking may not be a concern in Bradbury as it is in Santa Barbara due to the large size lots and lower housing densities. It is likely that ADU related vehicles would have adequate parking off the street. However, if tandem parking becomes an issue, enacting a similar ordinance requirement to limit the number of tandem vehicles to facilitate faster evacuations should be explored.
7. Consider a broad fire safety ordinance review to consider if a customized Bradbury-focused fire code instead of merely adopting the Los Angeles County Fire Code is appropriate or other municipal code provisions are necessary. Because most of Bradbury is within a high or very high fire severity zone, a comprehensive review to strengthen the municipal code or guide the adoption process for future code adoptions is recommended.

Attachment 1

City Provided Areas of Focuses Assessment

Fire safety topics and questions that Dudek was asked to assess and provide informed opinions are detailed in the following sections.

1. Review any challenges of hillside area setbacks being calculated from property lines instead of by building pads.

Setbacks for land use planning purposes are established to present a uniform appearance in a development and to prevent structures from encroaching on adjacent lots or streets. Setbacks are typically delineated as prescribed distances from the property lot line, but can also refer to the graded building pad edge. When the edge of the building pad is used for setbacks, the rationale may be for maintaining usable open space on the lot, view preservation from adjacent property, or maintaining safe distances from hillsides or slopes. If the adjacent slope is covered with native vegetation that may be considered a fire hazard (typical in southern California), this may be another reason to enforce a building pad setback. Based on the latter, it is reasonable for the City to measure the setback from the building pad when the lot is sloped and adjacent to wildland fuels to minimize potential for direct flame moving up the slope to intersect with the structure.

From a building code perspective, the separation of structures from other structures is intended to minimize the risk of fire communicating to or threatening an adjacent structure. The openings in exterior walls and the fire resistance of exterior walls are regulated by the distance to property lines. For more than one building on the same lot, the building codes use a concept of "imaginary property lines". The designer has the freedom to choose where the imaginary property line is between structures on the same lot and then establish the exterior wall fire resistance and opening requirements based on the distances thereto.

For defensible space purposes in the wildland-urban interface, fuel modification zones are established and maintained to provide buffers between flammable fuels and buildings and minimize the likelihood of flame impingement or excessive heat exposure and ultimately, to minimize the possibility that structures may ignite from an approaching wildland fire. In addition, it provides firefighters with a "reduced fuel" area in which to defend the structure. Fuel modification zones are generally 100 feet wide, measured from the closest structure on the lot to the untreated vegetation. If the full width cannot be provided, then additional fire protection measures (i.e., building materials, fire protection systems) may be considered by the fire department as acceptable alternatives. Conversely, if the fire environment is extreme, the fuel modification zone (FMZ) may be extended to 200 feet or more based on anticipated fire behavior driven by steep terrain, heavy fuels, wind alignments and other factors.

In assessing the setback requirements as they apply to ADUs, a cursory review of the Bradbury Municipal Code (BMC) was conducted to prepare a reference table (Table 1). The setbacks from property lines must comply with the respective City requirements identified in the BMC. Side and Rear Yard setbacks for ADUs are four feet from the property line, which is much less than the setbacks for the primary structure on the lot (varies by Zone – see Residential Zone Setbacks table). [Note: this scenario would most likely be encountered for detached ADUs.]

All building separation requirements would need to comply with the Building Code as adopted by the City (the City adopts the Los Angeles County Building and Fire Codes, which are based on the California Codes, with local amendments). This would apply to buildings on the same lot as well as adjacent lots.

State law does not allow the City to require the same setbacks between ADUs and primary structures on other lots, and therefore, could represent an increase in the potential for structure-to-structure ignitions.

Table 1. Bradbury Municipal Code ADU Setback Requirements

Residential Zone Setbacks						
Zone	Front yard (ft)	Side yard (ft)	Rear Yard (ft)	Min. Area	Min. avg. Width (ft)	Fire Hazard Area
R-7,500	20	20	30	7,500 sf	60	High/Moderate
R-20,000	35	15	15	20,000 sf	80	Very High/High
A-1	50	25	25	1 ac.	100	Very High/High
A-2	50	25	25	2 ac.	120	Very High
A-5	50	25	25	5 ac.	250	Very High/High
Hillside	100	100	100	2 ac. and ≥10% slope	NA	Very High/High
ADUs	See above	4	4	See above	See above	Not permitted in Very High

* ADUs must comply with the requirements for whichever Zone they are located.

2. Investigate safe distances between ADUs or ADUs and other structures in high fire severity zones where there are no sprinklers in the ADUs or main residence. Look at where there are sprinklers in one or both.

As mentioned in 1 above, the California Building Code (CBC) regulates the minimum distances between structures. There are no specific distances for ADUs as they are treated the same as a primary residence (R3 occupancies). For an ADU (or house) the California Residential Code (CRC) requires the exterior wall to be one-hour fire resistance rated if it is between zero (0) and five (5) feet of the property line (or imaginary property line between it and another structure on the same lot). At five (5) feet or more, the wall is not required to be fire resistance rated. The aforementioned is for non-fire sprinklered structures. If a residential fire sprinkler system is provided, then three (3) feet separation is the acceptable distance criterion.

Where the codes recognize the unique nature of the wildland-urban interface (WUI), the State of California added specific provisions in the building code (Chapter 7A in CBC, or Section 337 in the CRC) that adds construction features to "harden" structures located in Fire Hazard Severity Zones (FHSZ's) by making them more ignition resistant. The State requirements apply to **new** structures only, not to additions, alterations, or remodels, unless the local building department adopted some specific trigger language in their code adoption ordinance. Los Angeles County ***does*** amend the Code to require additions, alterations, and repairs to comply with these WUI related requirements. [Note: The City of Bradbury adopts the Los Angeles County Codes for use in the City.] ADUs (as well as residence additions) in fire hazard severity zones would be required to build to the Chapter 7A standards, which does not include fire sprinklers. (https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TIT26BUCO_CH7A _SFMMACOMEEXWIEX_S701ASCPUAP)

701A.1 - Scope.

This Chapter applies to building materials, systems, and/or assemblies used in the exterior design and construction of new buildings, and to additions, alterations, or repairs made to existing buildings, erected, constructed, or moved within a Wildland-Urban Interface Fire Area as defined in Section 702A. (Ord. 2019-0056 § 4, 2019.)

701A.3 - Application.

New buildings, **and any additions, alterations, or repairs** made to existing buildings located in or moved within any Fire Hazard Severity Zone within State Responsibility Areas or any Wildland-Urban Interface Fire Area designated by the Los Angeles County Fire Department that is constructed after the application date shall comply with the provisions of this Chapter.

For 2-family dwellings (duplexes), the CRC requires a one-hour fire resistive wall between the two dwelling units. This requirement would also apply to an ADU to an existing (or new) home (CRC 302.3).

Some of the features required by CRC 337, *Materials and Construction Methods for Exterior Wildfire Exposure,* (or CBC Chapter 7A) include:

- Vegetation management
- Ignition resistant materials for exterior surfaces (roofs, exterior walls, decks, balconies)
- Regulated openings to the outside to control or minimize opportunity for heat transfer into the structure or ember intrusion (vents, windows, skylights, doors)

The overarching theme of these provisions is to lessen the ignitability of the structure from an advancing wildfire's embers or flame impingement.

In contrast, the value of installing residential fire sprinklers is the life safety of the occupants. Theoretically, a home could still burn down even with sprinklers. If the occupants are able to escape the home unharmed, this is not considered a failure because the sprinklers performed as designed by delaying the burning process. In reality, however, sprinklers significantly preserve property in addition to life. Since sprinklers are relatively inexpensive to install and proven to provide significant benefits, it is confusing as to why ADUs do not have to comply with this requirement if the main structure was not required to comply. The inherent benefit of fire sprinklers is recognized by the Codes.

Sec. 9.85.050. - Development standards/requirements—Accessory dwelling units.

Fire sprinklers. Fire sprinklers shall be required in any accessory dwelling unit if they were required in the primary unit.

Sprinklered buildings provide some level of protection to minimize interior fire spread. However, structure to structure fire relies primarily on proximity and exterior ignition resistance levels. Where older, less ignition resistant buildings are near each other, there is a higher likelihood of structure to structure ignition based on the heat output of one structure that is in close proximity to an unprotected second structure. Sprinklers in one or both of these structures may play a role in limiting fire spread internally, but would not necessarily prevent exterior ignition from occurring and spreading and a sprinklered structure from being lost if the eave/attic were to become involved. Therefore, structure to structure ignitions are possible, are less likely with higher exterior ignition resistance levels, and are not directly related to interior sprinklers. For buildings within eight feet of one another, the least likely scenario for structure to structure ignition would be where two new ADUs or a new ADU and a newer home were constructed to high exterior ignition resistant levels and including interior sprinklers were located adjacent each other (vs one older building or two older buildings not sprinklered). The greater the spacing and level of ignition resistance, the lower the heat transfer and likelihood of ignition.

3. Describe the danger of fire spreading if the ADU has sprinklers but not the main house. Compare the likelihood of fire communication between structures with and without sprinklers.

Any structures in a WUI create the risk of becoming an ember-generator if they ignite. A burning structure produces embers and firebrands which can then travel great distances and ignite a wildfire or help spread (an existing) wildfire or to other structures that are vulnerable to ember penetration. Similarly, a structure fire can generate intense heat in a fully involved event. This heat, which can approach 1,200° F can ignite nearby structures that are not designed, constructed, and maintained to withstand this heat source. Most of Bradbury's structures were built prior to the ignition resistant code and sprinkler requirements of 2007 and 2010, respectively, resulting in a higher level of vulnerability for those structures that did not include enhanced ignition resistance. Setbacks between structures result in reduced heat proportional to the setback. Greater distances between structures allows heat dissipation, reducing the heat impacts. Likewise, ignition resistant construction materials are intended to withstand high intensity fire for a very short timeframe (from wildfires which are typically fast moving), but have weak spots, including windows, that may enable a breach and subsequent fire spread, other openings and vulnerable construction features.

A structure equipped with sprinklers is well protected; the occupants in sprinklered buildings are afforded the ultimate in fire protection, as there is no equivalent to fire sprinkler protection short of an engine company standing-by at the home 24/7 providing fire suppression protection. The benefits of sprinklers are often associated primarily with the structure and its occupants. However, sprinklers provide benefits to the firefighters as sprinklers help contain active fire upon their initiation, often controlling fire to the room of origin or extinguishing it and providing safer conditions to firefighters.

Modern construction techniques are dominated by lightweight construction for efficiency in cost and labor. Additionally, many materials found in both construction materials, and furnishings and home contents are artificial (manufactured, non-natural). Lightweight construction is highly susceptible to early structural collapse and accelerated fire spread. Artificial materials burn faster, producing more toxic byproducts of combustion. All of these are anathemas to both firefighters and home occupants as well as the environment.

If the ADU has sprinklers, then a fire is going to be suppressed or at least controlled and confined. If the primary structure is not ignition resistant, it will be more susceptible to ignition. If the primary structure is not sprinklered, it will also be more susceptible to ignition from a nearby structure fire.

4. Is a 20-foot right-of-way needed to get a fire truck into the street? How does that correlate with 20 feet between buildings for fire apparatus?

The California Fire Code (CFC), which is adopted by the County of Los Angeles (with amendments) and subsequently by the City of Bradbury, identifies what constitutes an approved fire apparatus access road (access road) along with required design standards and when and where they must be constructed.

Access roads must extend to within 150 feet of all portions and exterior walls of all buildings along a route to be approved by the fire department and based on hose pull distances. This distance may be extended upon approval by the fire department based on specified conditions, including installation of an approved automatic fire sprinkler system.

The access roads must have an unobstructed width of 20 feet, and must be widened to 26 feet, for a distance of 20 feet from either side of a fire hydrant. For single-family residential lots, access roads may be reduced to 15 feet wide upon approval by the fire department.

There is no fire code reference of minimum distance between buildings for fire apparatus access. However, all exterior doors and emergency egress windows must be accessible by an approved walkway leading from the access road, when required by the Fire Department.

From a practical standpoint, a typical fire engine is approximately nine (9) feet, mirror to mirror. In order to allow a passenger vehicle, which may be 6.5 to 7 feet wide or another fire engine to drive past an engine, 20 feet is desirable. Because fire engines do not need to be able to park directly next to a building, there is no requirement for 20 feet between buildings.

5. Verify if a 1,200 sq. ft. (1,000 sq. ft. in Bradbury) addition is added to an existing home (i.e., not an ADU), would one have to add sprinklers to the existing home?

In most cases, the answer is no. According to the LA County adopted building and fire codes, there are triggers which would cause a home undergoing an addition to be fire sprinklered, but these triggers seem to be set very high, and significant exceptions exist.

For an existing home to be sprinklered due to an addition, it would have to be located in a specific FHSZ in the Malibu-Santa Monica Mountains or San Gabriel Southface areas, the latter of which would include Bradbury. CFC 903.2.11 is amended by LA County to include homes that undergo reconstruction, remodeling, or additions resulting in 50% or more area than prior to the work, within any 12-month period, to be fire sprinklered. There are several exceptions, however, including:

- where the home is located within 3 miles of an existing or planned Los Angeles County fire station, as measured on a direct route on streets accessible to FD apparatus (and the code provides parameters for what planned fire station means);
- when the resulting square footage is less than 5,000 SF.

Therefore, it would seem almost impractical to expect a home undergoing an addition to require fire sprinklers. Since nearly the entire city is within 3 driving miles of the one LACoFD fire station closest to Bradbury (FS 44 in Duarte), it would practically never be required to add sprinklers for a home remodel/addition. Even if the home was beyond the three-mile driving range, it would have to be at least 3,300 SF prior to the addition and undergo at least 50% of additional area to result in a structure of greater than 5,000 SF in order to trigger fire sprinklers.

An ADU is limited in size to 1,000 square feet in Bradbury. Los Angeles County FD does not count the garage as area against the existing 1,200 sf limit. As long as the living area (the ADU) attached to a garage is 1,200 sf or less then no sprinklers are required, and presumably, the same would apply in Bradbury but with a 1,000 sf limit, unless:

- The residence is already sprinklered
- If there is a code issue of access or water supply then sprinklering may be accepted as mitigation

If the ADU exceeds 1,200 sf in LA County (1,000 sf in Bradbury) attached to a garage, then LA County would require sprinklers since it would then exceed the definition of an ADU, and meeting the definition of a new residential unit.

An ADU addition under 1,200 square feet to an existing residence in LA County and 1,000 sf in Bradbury, would not require sprinklers for the same reasons as discussed above. If there is a code issue with access or water supply, sprinklers may be needed as a mitigation. If that same ADU addition exceeds 1,200 sf, (1,000 sf in Bradbury) LA County would not typically require sprinklers since additions to unsprinklered residences rarely trigger sprinklers.

Also, it should be noted that LA County FD enforces access and water supply requirements very strictly. If any part of an ADU, or altered home, exceeds the FD access thresholds of the Fire Code, a fire sprinkler system may be accepted as an alternative to mitigate the access deficiency.

Helpful References:

https://dpw.lacounty.gov/bsd/lib/fp/Building/Residential/Accessory%20Dwelling%20Units/ADU%20Guideline.pdf

https://dpw.lacounty.gov/bsd/lib/fp/Building/Residential%20Code%20Manuals/2017/RCM%20R313.2%20A1%20-%20Automatic%20Fire%20Sprinkler%20System%20Requirements.pdf

6. Would the State mandated allowances of manufactured homes in the City, without significant City review, pose any threats in a high fire hazard area? What fire safety issues are being introduced with manufactured homes that are built somewhere else and moved into Bradbury? (Manufacturer, codes, etc.)

Based on the requirements for manufactured homes, the answer to the question is essentially, no. Manufactured homes are inspected at the factory to verify code compliance and must have a label attached that certifies the structure has passed inspection. A code compliant manufactured home would not pose any more of a threat in the high fire hazard area than any other structure.

Since manufactured homes are inspected at the factory, a jurisdiction loses "local control". The quality of the inspection is subject to the manufacturer of the home and any oversight agencies and may vary in the same way a local agencies' inspections may vary in quality control.

In Bradbury, being [mostly] in a HFHSZ, structures built or brought/moved into the city would be required to comply with the requirements of CBC Chapter 7A (or CRC 337) regarding wildfire exposure protection. Manufactured homes would have to meet these same requirements. If a home was not manufactured to meet the requirements of CBC Chapter 7A (or CRC 337), it would pose a significant threat since it would not the meet the state minimum standards for a structure in a wildfire prone area. These provisions incur more costs and would have to be ordered properly by the buyer. The potential for non-WUI compliant structures being brought into Bradbury within a HFHSZ exists and would represent an unacceptable condition. The City should provide explicit direction to buyers seeking permits regarding the Chapter 7A requirements and an inspection of manufactured homes within HFHSZs to confirm their compliance.

NOTE: The regulations and laws governing manufactured homes are complex. Compliance with CBC Chapter 7A appears to be required, but there appear to be loopholes for units built before 2008.

7. Are there any contradictions between the State's desire to fortify high fire hazard areas through land use and their housing density regulations?

Our analysis indicates that there appear to be some contradictions, although focused in the high fire hazard areas. Most of the recent State-mandated housing density regulations are related to multi-family dwellings, affordable housing and inclusionary housing. However, along with the ADU related regulations, small lot subdivision related regulations will affect single family dwelling lots and zones. Aside from lots that can accommodate ADUs, nearly all other housing density regulations will impact the denser urban core of cities, particularly where mass transit hubs and stops are located.

In comparison, the State's effort to improve fire safety in the high fire hazard areas focuses on the rural and wildland-urban interface areas. The regulations typically address defensible space, construction materials, design standards and access for both new developments and fire prevention activities for existing structures.

In some instances, there is an overlap where cities have a high housing density within a high fire hazard area. There does not appear to be any obvious contradictions between the intent of the high fire hazard area regulations and the housing density regulations. However, in the "overlap" areas it may be challenging to comply with both sets of regulations simultaneously for areas with existing development. Furthermore, when new construction or additions/modifications of existing construction are introduced in these areas, it is possible that alternative means and methods (AM&Ms), on a project by project basis, may be necessary for the project to satisfy the intent of the regulations. This is not a desirable condition. Even though the Fire Code allows modifications to the code based on specific findings, relying on AM&Ms to accommodate ADUs is not a sound policy as AM&Ms should be the exception, not the standard operating procedure.

8. Address any climate change issues related to ADUs – more fires, larger fires, greater risk?

According to Governor Gavin Newsom's Wildfire Strike Force (2019)[1], climate change is resulting in an increasingly dangerous wildfire threat to much of California:

> *Climate change has created a new wildfire reality for California. The state's fire season is now almost yea- round. More than 25 million acres of California wildlands are classified under very high or extreme fire threat. Approximately 25 percent of the state's population – 11 million people – lives in that high-risk area.*
>
> *At the same time that our climate is changing and fueling the devastating force of wildfires, increased development in the wildland-urban interface (WUI) has placed more residents in the potential path of destruction. Today, approximately 25 percent of the state's population (over 11 million people) lives in high fire-risk areas, including the WUI.*
>
> *Wildfires are not only more frequent but far more devastating. Fifteen of the 20 most destructive wildfires in the state's history have occurred since 2000; ten of the most destructive fires have occurred since 2015. The results are visible to all: lives lost, grave fire damage to homes and communities…*

[1] California Wildfire Strike Force. 2019. Wildfire's and Climate Change: California's Energy Future. 53 pp.

Among steps that the Wildfire Task Force states should be taken to reduce the wildfire threat incidence and severity are:

> *Make communities more resilient by considering updating codes that govern defensible space, encouraging cost-effective hardening of homes, strengthening evacuation, encouraging other emergency planning, and improving land use practices to reduce the damage to life and property from wildfires.*
>
> *Reducing fire risk to these areas will require changes in how higher-risk areas are designed, planned, built, served by utilities, and allowed to grow, and will require people across the state to participate in the solution.*
>
> *Deprioritize new development in areas of the most extreme fire risk. In turn, more urban and lower-risk regions in the state must prioritize increasing infill development and overall housing production.*
>
> *Developing new housing in Very High Fire Hazard Severity Zones presents challenges. Since 2015, CAL FIRE has assisted local governments in land use planning. CAL FIRE is working to identify subdivisions at significant fire risk without secondary evacuation routes and to make recommendations to improve access.*
>
> *Homeowners are encouraged to actively maintain defensible space, which is defined as a minimum 100-foot area around a home. Maintenance is an ongoing task.*
>
> *It is critical that roads and other infrastructure be more fire defensible and evacuation ready for the populations in the WUI.*
>
> *Prioritize Building In Less Fire-Prone Areas: The strike force recommends that at the regional level, governments and planners incorporate CAL FIRE's fire risk projections and the fire projection information in the Adaptation Clearinghouse and Fourth Climate Assessment into short-and long-term planning, and consider how to encourage more urban and lower-risk regions in the state to provide an alternative for those otherwise shut out of the state's housing market.*
>
> *Local General Planning: The strike force recommends that the safety element of local general plans be strengthened in high-risk areas, specifically for local governments to include fire risk projections into general and specific plans, including through zoning and design standards.*
>
> *Cost-Effective Home Retrofits: While California has stringent building standards and requirements for defensible space, the intensity of the wildfire threat in California now warrants higher levels of fortitude.*
>
> *CAL FIRE should consider options to encourage cost-effective home hardening to create fire resistant structures within the WUI and with a focus on vulnerable communities.*
>
> *CAL FIRE and the Department of Housing and Community Development should develop a list of low-cost retrofits that provide comprehensive fire risk reduction to protect structures from fires spreading from adjacent structures or vegetation and to prevent vegetation from spreading fires to adjacent structures.*

> *Defensible Space and Forest and Rangeland Protection: Compliance and enforcement is key to ensure that defensible space standards are met. CAL FIRE should review and make recommendations to increase defensible space*

Similarly, the California Department of Forestry and Fire Prevention (CAL FIRE) (2019)[2] states:

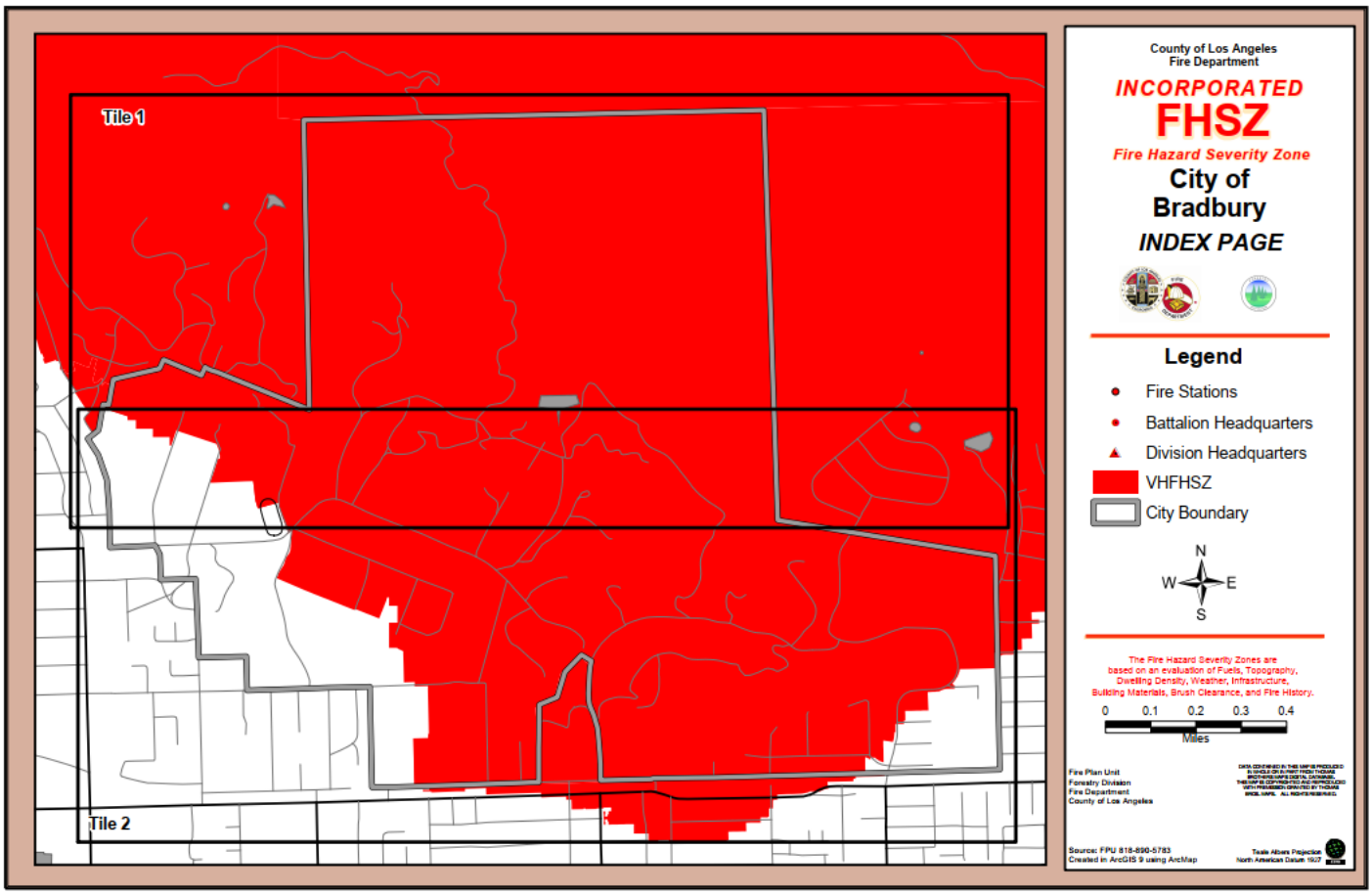
> *Climate change, an epidemic of dead and dying trees, and the proliferation of new homes in the wildland urban interface (WUI) magnify the threat and place substantially more people and property at risk than in preceding decades.*

Based on California's findings regarding climate change's effects on wildfire hazards and risks and there proposed approaches to addressing it, it does not appear to be a prudent decision to allow ADUs in fire hazard severity zones without specific fire protection measures, many of which they are already recommending in their own conclusions and which are discussed in the Conclusions and Recommendations sections that follow.

[2] Community Wildfire Prevention & Mitigation Report. 2019. In response to Executive Order N-05-19. 28 pp.

Attachment 2

Bradbury Fire Hazard Map


Tile 1
Tile 2
County of Los Angeles
Fire Department
INCORPORATED
FHSZ
Fire Hazard Severity Zone
City of
Bradbury
INDEX PAGE
Legend
Fire Stations
Battalion Headquarters
Division Headquarters
VHFHSZ
City Boundary
N
W
E
S
The Fire Hazard Severity Zones are
based on an evaluation of Fuels, Topography,
Dwelling Density, Weather, Infrastructure,
Building Materials, Brush Clearance, and Fire History.
0 0.1 0.2 0.3 0.4
Miles
Fire Plan Unit
Forestry Division
Fire Department
County of Los Angeles
Source: FPU 818-890-5783
Created in ArcGIS 9 using ArcMap

Attachment 3

Bradbury and Los Angeles County Code References

Bradbury Municipal Code References

BMC Sec. 9.85.020. - Definitions.

For purposes of this chapter, the following definitions shall apply.

Accessory dwelling unit shall mean a dwelling unit that is attached, detached, or located within an existing or proposed residential dwelling which provides complete independent living facilities for one or more persons and includes permanent provisions for living, sleeping, eating, cooking and sanitation facilities on the same parcel of land as the residential dwelling.

Junior accessory dwelling unit shall mean an accessory dwelling unit that is no more than 500 square feet in size and contained entirely within a single-family residence. This does not include an attached garage or other attached accessory structure.

Primary unit shall mean an existing single-family dwelling, or the larger of two proposed units.

BMC Sec. 9.85.050. - Development standards/requirements— Accessory dwelling units.

(e) Size.

(1) Attached accessory dwelling unit.

a. Maximum size. The square footage of the accessory dwelling unit shall not exceed 50% of the existing or proposed family dwelling or 1,200 square feet, whichever is less. Notwithstanding the foregoing, an applicant shall be entitled to build an 800 square foot accessory dwelling unit provided that it is no more than 16 feet in height with at least four-foot side and rear yard setbacks.

b. Minimum size. The square footage of the accessory dwelling unit shall not be less than 250 square feet.

(2) Detached accessory dwelling.

a. Maximum size/lot area less than 10,000 square feet. The square footage of the accessory dwelling unit shall not exceed 50% of the existing or proposed dwelling unit. Notwithstanding the foregoing, an applicant shall be entitled to build an 800 square foot accessory dwelling unit provided that it is no more than 16 feet in height with at least four-foot side and rear yard setbacks.

b. Maximum size/lot area greater than 12,000 square feet. The square footage of the accessory dwelling unit shall not exceed 50% of the existing or proposed family dwelling or 1,200 square feet, whichever is less. Notwithstanding the foregoing, an applicant shall be able to build an 800 square foot accessory dwelling unit provided that it is no more than 16 feet in height with at least four-foot side and rear yard setbacks.

c. Minimum size. The square footage of the accessory dwelling unit shall not be less than 400 square feet.

(3) Interior accessory dwelling unit. The floor area of an interior accessory dwelling unit shall not exceed 50% of the primary structure or 800 square feet, whichever is less.

Sec. 9.85.050. - Development standards/requirements—Accessory dwelling units.

(k) *Fire sprinklers.* Fire sprinklers shall be required in any accessory dwelling unit if they were required in the primary unit.

Los Angeles County Fire Code References

701A.1 - Scope.

This Chapter applies to building materials, systems, and/or assemblies used in the exterior design and construction of new buildings, and to additions, alterations, or repairs made to existing buildings, erected, constructed, or moved within a Wildland-Urban Interface Fire Area as defined in Section 702A.

(Ord. 2019-0056 § 4, 2019.)

701A.3 - Application.

New buildings, and any additions, alterations, or repairs made to existing buildings located in or moved within any Fire Hazard Severity Zone within State Responsibility Areas or any Wildland-Urban Interface Fire Area designated by the Los Angeles County Fire Department that is constructed after the application date shall comply with the provisions of this Chapter.

ATTACHMENT I

Agenda Report – September 22, 2026

EMAILS FROM MR. AL GARCIA
& DAVID SZYMKOWSKI
REGARDING ORDINANCE NO. 401

Kevin Kearney

From: Al Garcia [redacted]
Sent: Sunday, July 5, 2026 11:35 AM
To: Kevin Kearney
Cc: Jim Kasama; Diane Jensen; Melodie Szymkowski; aabsey [redacted]
Subject: FW: Public Hearing Notice

Hello Kevin,

Thank you again for your email sent last week regarding the upcoming Planning Commission Meeting. I know that several residents and homeowners have already received their mailed copy and I have discussed the email with several members of the community. As a result of those discussions, I have the following questions/comments:

1) One critical point that we feel needs to change is the descriptions under item C.

Rather than reading 'Woodlyn Lane - between Bradbury Hills Road and El Cielo Lane, this needs to be amended to read 'Woodlyn Lane - between Bradbury Hills Road and the **gate at Mt. Olive'**.
If the wording remains as is then it doesn't include #48 and #53 which are part of our HOA. We suspect that this was done because the road from El Cielo to the gate at Mt. Olive meets the 20' requirement. However, since that road and gate have the potential to become a bottle neck in an emergency, it needs to be included in the proposal. The access in that area is adequate for the small amount of daily traffic, but that road and gate remain the potential emergency exit for 1/2 of Woodlyn Lane and all of Bradbury Hills Road and Lane (17 homes).

In summary, we ask that you please have that wording amended in advance of the public hearing?

2) Our second concern is whether this proposal prohibits any development within the impacted streets. For example, there are at least 5 unimproved lots within scope. Will those lots be prohibited from adding a home and accessory units as allowed by our CC&R's?

3) Our third inquiry concerns the City's response to the public hearing. We suspect moderate to strong opposition to this proposal since it curtails the rights of homeowners to develop their properties. With respect to that, we have a two part question: can you share what you have planned to say at the hearing and, if faced with strong opposition, are there any alternatives that the City is considering?

I have travel scheduled at the end of this upcoming July 6th week, however can be available for a phone call on Monday or Tuesday. Please let me know if you might be available for a call. Also, I am, unfortunately, scheduled to be out of town on July 22nd, so most probably will not be in attendance for that meeting. Hopefully our HOA will be well attended and represented during the meeting.

As always, we thank you for your support,

Al Garcia
WLIA

City of Bradbury
600 Winston Avenue
Bradbury, CA 91008

Re: Support for Draft Ordinance No. 401 (ADUs and SB 9)

Dear Commissioners and Council Members,

I am a Bradbury resident writing in strong support of Draft Ordinance No. 401, which amends the Development Code provisions for ADUs, junior ADUs, accessory living quarters, SB 9 units, and related urban lot splits. I especially support the ordinance's prohibition on these additional units on substandard, narrow access roads that cannot provide adequate emergency fire and evacuation access.

On our very narrow, steep roads, even a modest number of new units translates directly into more households and more vehicles trying to use the same constrained escape routes in a crisis. Bradbury Hills Road is a perfect example of this emergency access problem, with 16 homes on our very narrow, steep, and winding dead-end road.

Experience from recent California wildfires has shown that when too many people and cars are funneled onto limited roadways, evacuation stalls, vehicles are abandoned, and emergency responders are delayed or blocked. Increasing population density through SB 9 projects and ADUs would worsen congestion at exactly the moment when every second counts for residents and first responders. Restricting additional units on these substandard roads is therefore a necessary life-safety measure, not just a planning preference.

Allowing more units and vehicles on these steep narrow roads would also strain already limited water supplies and infrastructure in our hillside neighborhoods. Your ordinance is a reasonable, safety-based implementation of state ADU and SB 9 requirements and is fully consistent with Bradbury's long-standing goal of preserving rural tranquility while maintaining safe and reliable emergency access for existing residents.

The last big wildfire in Bradbury, in November of 1980, devastated our community, and the next wildfire and associated emergency evacuation is a matter of if, not when. Therefore, I respectfully urge you to adopt Ordinance No. 401.

Respectfully,

David Szymkowski
6 Bradbury Hills Road
Bradbury, CA 91008-1105
david.szymkowski@gmail.com
626 512 9731

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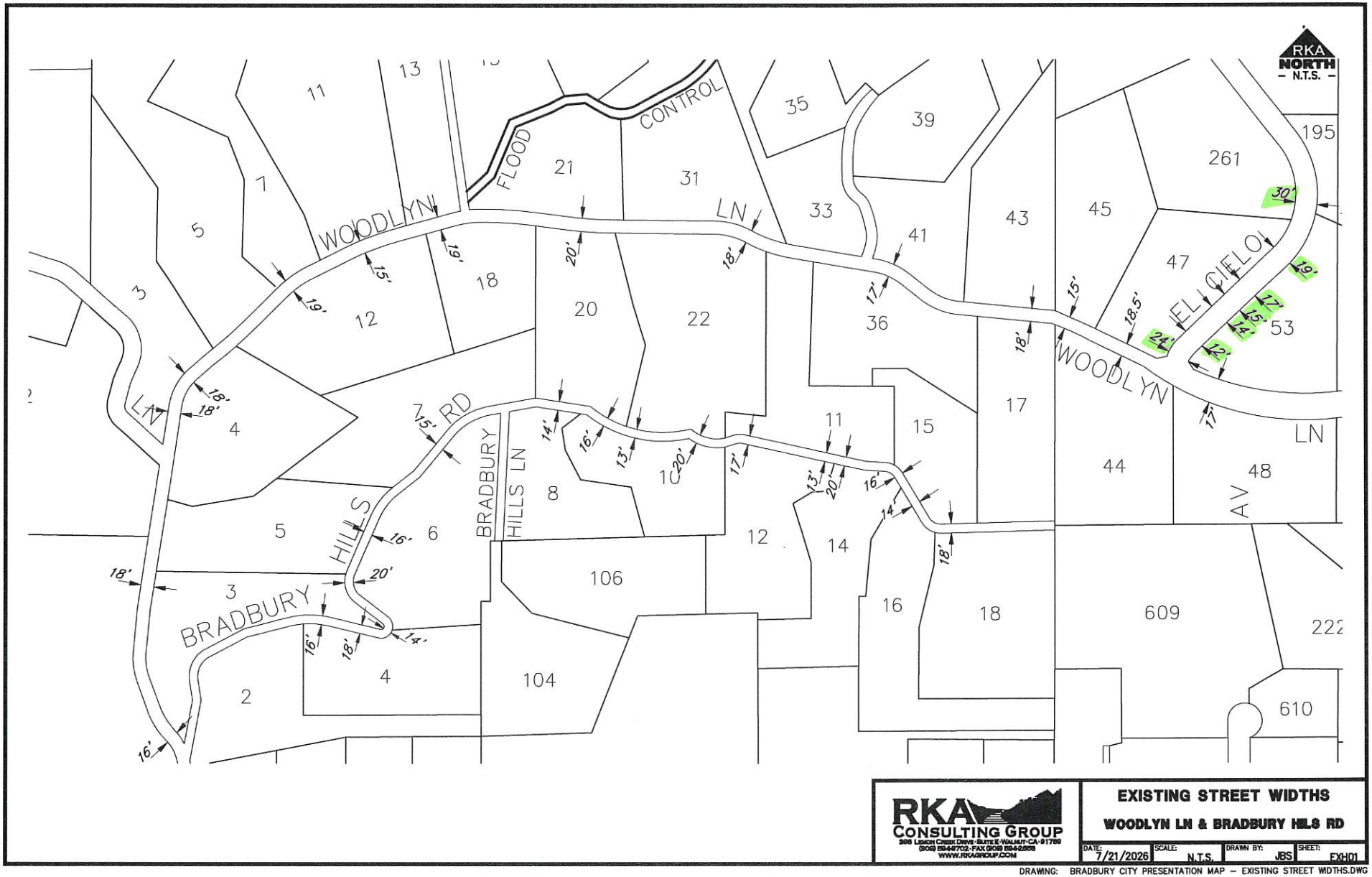
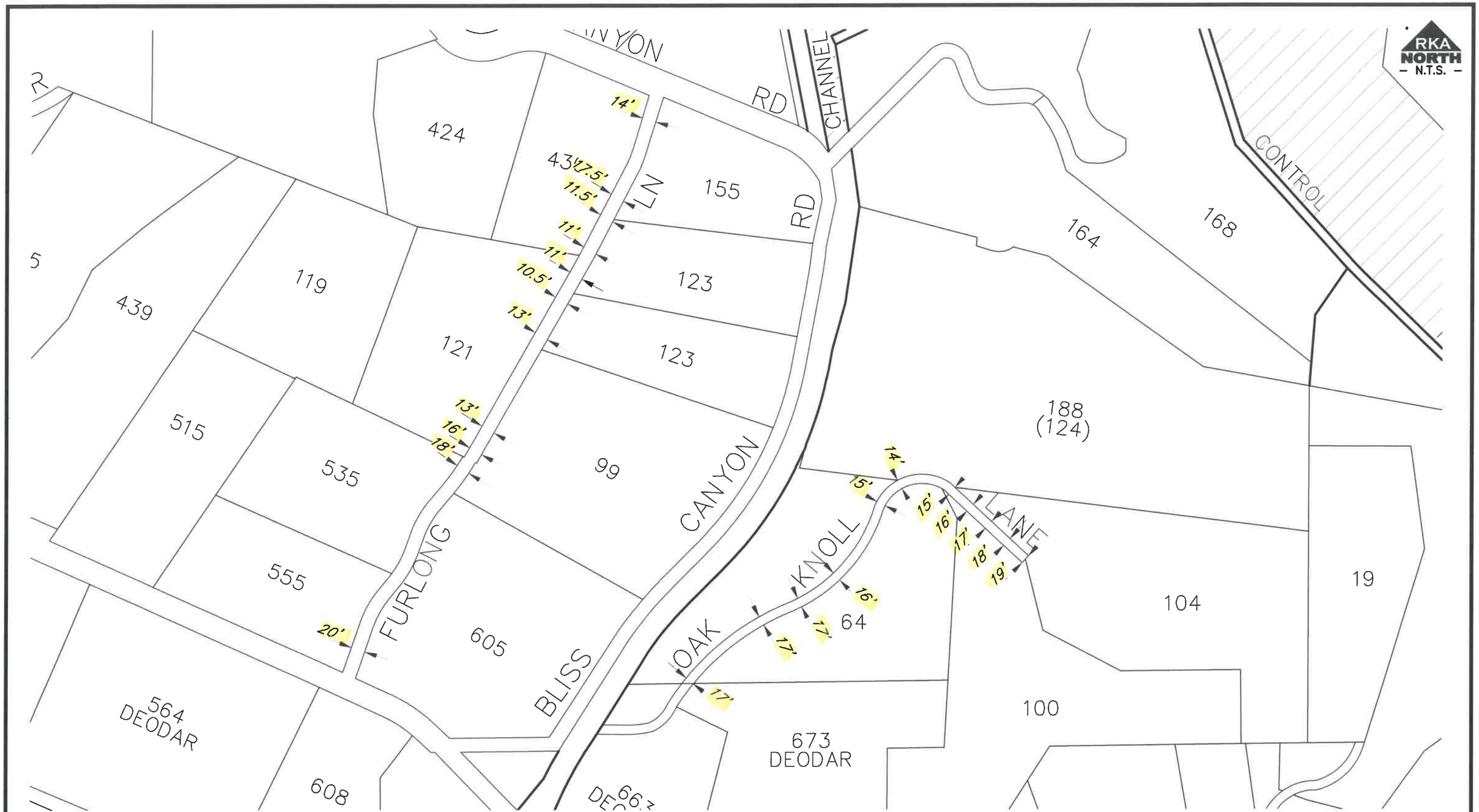
ATTACHMENT J

Agenda Report – September 22, 2026

MAPS OF EXISTING STREET WIDTHS OF LESS THAN 20 FEET

i) **Woodlyn Lane & Bradbury Hills Road – Includes a Portion of El Cielo Lane**
ii) **Furlong Road & Oak Knoll Lane**
iii) **Barranca Road**


RKA NORTH
N.T.S.
WOODLYN LN
FLOOD CONTROL
BRADBURY HILLS RD
BRADBURY HILLS LN
EL CIELO
WOODLYN LN
AV
RKA CONSULTING GROUP
EXISTING STREET WIDTHS
WOODLYN LN & BRADBURY HILS RD
DATE: 7/21/2026
SCALE: N.T.S.
DRAWN BY: JBS
SHEET: EXH01
DRAWING: BRADBURY CITY PRESENTATION MAP – EXISTING STREET WIDTHS.DWG



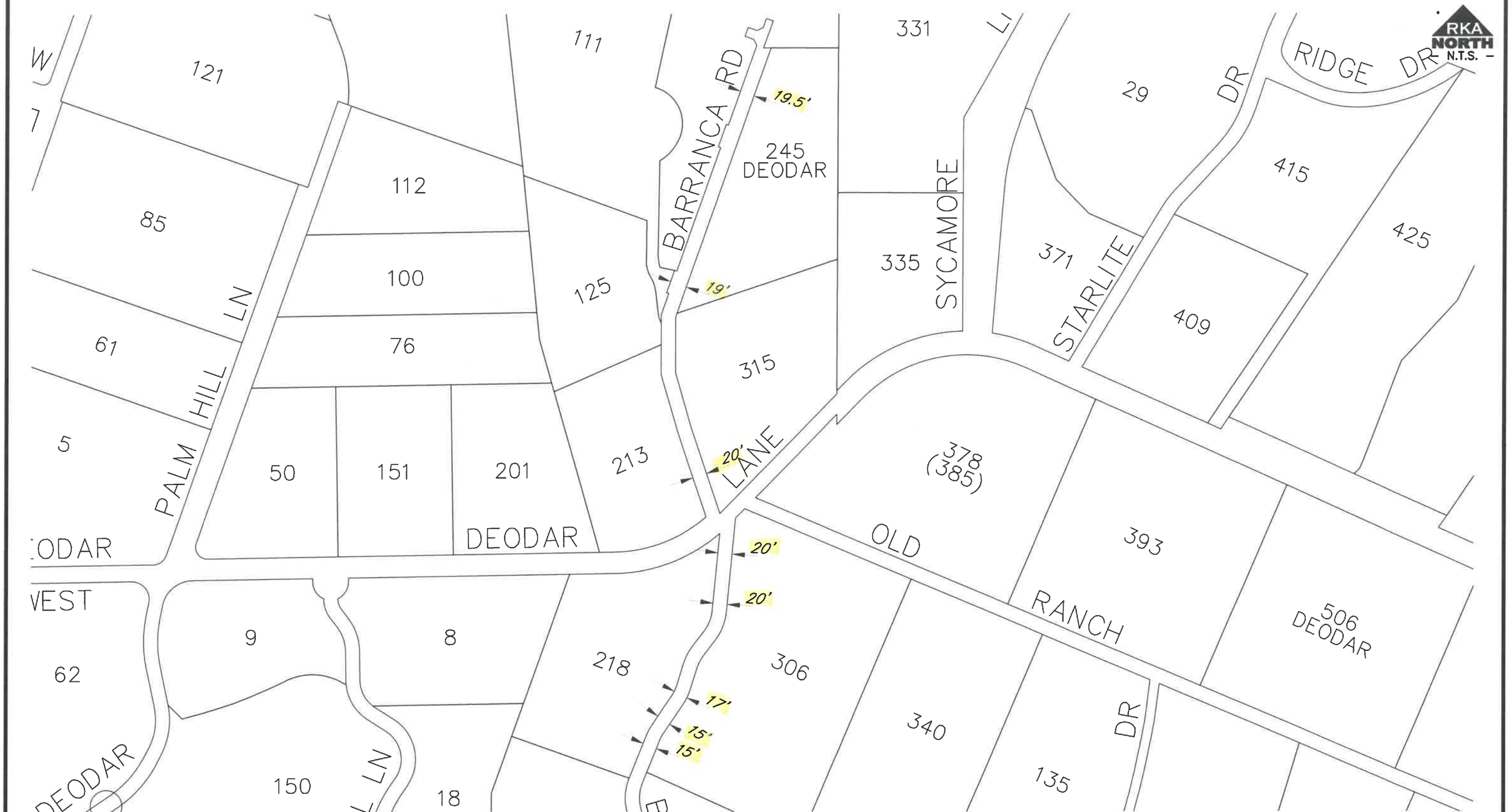
RKA CONSULTING GROUP
398 LEMON CREEK DRIVE · SUITE E · WALNUT · CA · 91789
(909) 594-9702 · FAX (909) 594-2658
WWW.RKAGROUP.COM

EXISTING STREET WIDTHS

FURLONG RD & OAK KNOLL LN

DATE:	SCALE:	DRAWN BY:	SHEET:
8/27/2020	N.T.S.	JBS	EXH01

DRAWING: BRADBURY CITY PRESENTATION MAP – EXISTING STREET WIDTHS.DWG



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(909) 594-9702 · FAX (909) 594-2658
WWW.RKAGROUP.COM

EXISTING STREET WIDTHS

BARRANCA RD

DATE:	SCALE:	DRAWN BY:	SHEET:
8/27/2020	N.T.S.	JBS	EXH01

DRAWING: BRADBURY CITY PRESENTATION MAP – EXISTING STREET WIDTHS.DWG

Elizabeth Bruny, Mayor (District 5)
Melodie Szymkowski, Mayor Pro Tem (District 2)
Richard T. Hale, Council Member (District 1)
Richard Barakat, Council Member (District 3)
Bruce Lathrop, Council Member (District 4)

City of Bradbury
Agenda Memo

TO: Honorable Mayor and Members of the City Council

FROM: Kevin Kearney, City Manager

DATE: October 20, 2026

SUBJECT: REQUEST FROM THE RETIREMENT COMMUNITY TO UTILIZE THE CIVIC CENTER'S BACK PARKING LOT

SUMMARY

The Retirement Community has reached out to the City requesting to utilize the Civic Center's back parking lot for approximately the month of December. The Retirement Community is embarking on a parking lot replacement/rehabilitation project, and they are seeking an area for cars to park while they fix certain aspects of their parking lot/garage.

The Retirement Community's proposed usage is roughly during the weekday business hours and currently does not include weekends or night hours. The Retirement Community is proposing to pay for the usage, and the Mayor has requested that the item be placed on the agenda for discussion.

A representative from the Retirement Community will be present to request the usage and answer any questions.

RECOMMENDATION

It is recommended that the City Council direct Staff on how to proceed.

FOR CITY COUNCIL AGENDA_____ **AGENDA ITEM # _____**

Elizabeth Bruny, Mayor (District 1)
Melodie Szymkowski, Mayor Pro Tem (District 5)
Richard T. Hale, Council Member (District 2)
Richard Barakat, Council Member (District 3)
Bruce Lathrop, Council Member (District 4)

City of Bradbury
Agenda Memo

TO: Honorable Mayor and Members of the City Council

FROM: Paulina Reyes, Management Analyst; Kevin Kearney, City Manager

DATE: October 22, 2026

SUBJECT: **DISCUSSION ON THE CITY'S SALARY AND SALARY STEP STRUCTURE**

SUMMARY

At the request of Councilmember Barakat during the August 2026 meeting, Staff is presenting the City's approved salaries and salary step structures to the City Council for review and discussion. To support this item, Staff has surveyed seven surrounding cities.

After analyzing the surrounding cities, Staff recommends the City Council establish an eight-step salary schedule for the Management Analyst and City Clerk classifications, with employees starting at a higher entry-level salary, while maintaining the relatively same salary cap and receiving approximately 3.4% increases between steps.

BACKGROUND

At the April 15, 2025 City Council meeting, the City Council approved the salary schedule ranges for the Management Analyst and City Clerk. Each classification is assigned to an applicable salary range, with salary steps providing for progression within the established range.

Steps	City Clerk	Analyst
1	$75,000	$65,000
2	$81,000	$71,000
3	$87,000	$77,000
4	$93,000	$83,000
5	$99,000	$89,000
6	$105,000	$95,000

ANALYSIS

To provide additional context for the Council's discussion, Staff reviewed the salary structures and applicable personnel documents of several nearby jurisdictions, including Monrovia, Duarte, Arcadia, Irwindale, San Marino, Rolling Hills, and Diamond Bar.

Salary step structures vary among public agencies. Some agencies utilize a smaller number of steps with larger increases between steps, while others utilize a greater number of steps with smaller increases.

City	Salary Steps	Approx. Increase Between Steps	Management Analyst Salary Range	City Clerk Salary Range
Bradbury	5 Steps	9.23%	$65,000 – $95,000	$75,000 – $105,000
Monrovia	7 Steps	3–4%	$76,835 – $102,996	$116,688 – $156,384
Duarte	7 Steps	3.2%	$74,442 – $95,076	$111,612 – $131,040
Arcadia	10 Steps	2.5%	$99,996 – $124,908	$113,112 – $141,288
Irwindale	5 Steps	5%	$85,652 – $104,112	$112,384 – $136,603
San Marino	5 Steps	5%	$85,069 – $103,404	$123,900– $150,600
Rolling Hills	*No traditional steps	—	$80,016 – $103,500	$94,596 – $117,840
Diamond Bar	7 steps	5%	$79,237 – $106,185	$120,571 – $161,577

* The City of Rolling Hills does not utilize a traditional salary step structure. However, the City Manager typically grants a 3% salary increase at the time of the employee's performance evaluation.

The majority of cities surveyed provide opportunities for employees to receive a full step increase after six months of employment and another full step increase upon completion of the 12-month probationary period. These increases are automatic and generally require a satisfactory performance evaluation. Following the 12-month increase, employees generally become eligible for additional full step increases annually, subject to satisfactory performance and the applicable agency's policies. Some jurisdictions may also allow additional or accelerated step increases based on exceptional performance.

It should also be noted that, in addition to step increases, the reviewed cities generally provide annual salary adjustments through negotiated agreements, CPI adjustments, or other approved compensation increases. These annual adjustments are separate from the step increases shown above.

It is important to remember that salary is just one aspect of an employee package. Other public agencies offer various employee benefits and workplace arrangements, including alternative work schedules (such as a 9/80 or 4/10 schedule), hybrid work options, tuition reimbursement for job-related education and professional development, 457(b) deferred compensation plans, and monthly cell phone allowances for work-related use of personal devices. Retirement benefits may also vary based on employee classification, membership status, and applicable CalPERS agreements. These offerings differ by jurisdiction and provide additional considerations when comparing overall compensation and employee benefits.

DISCUSSION

Based on the salary survey, Staff is proposing a revised eight-step salary schedule for the Management Analyst and City Clerk classifications. The City's existing salary structure consists of five steps, with approximately 9.23% increases between steps. The existing structure has relatively large increases as employees progress through the range, but the starting salaries are lower than those offered by several comparable agencies. At the same time, Bradbury's existing maximum salaries are generally competitive for the Management Analyst classification.

Staff is recommending an eight-step schedule, with starting salaries of $75,000 for the Management Analyst and $85,000 for the City Clerk. Each step would provide an approximately 3.4% salary increase, resulting in a proposed salary range of $75,000 to $94,781 for the Management Analyst and $85,000 to $107,458 for the City Clerk. This approach would provide a more gradual and consistent progression through each salary range compared to the City's existing five-step structure while relatively maintaining the same celling.

The recommended salary schedule is presented below for the City Council's review:

Step	City Clerk	Management Analyst
1	$85,000	$75,000
2	$87,890	$77,550
3	$90,879	$80,187
4	$93,969	$82,914
5	$97,204	$85,733
6	$100,508	$88,649
7	$103,925	$91,664
8	$107,458	$94,781

STAFF RECOMMENDATION

Staff recommends the City Council establish an eight-step salary schedule for the Management Analyst and City Clerk classifications, with employees starting at a higher entry-level salary, while maintaining the relatively same salary cap, and receiving approximately 3.4% increases between steps.

Elizabeth Bruny, Mayor (District 5)
Melodie Szymkowski, Mayor Pro Tem (District 2)
Richard T. Hale, Council Member (District 1)
Richard Barakat, Council Member (District 3)
Bruce Lathrop, Council Member (District 4)

City of Bradbury
Agenda Memo

TO: Honorable Mayor and Members of the City Council

FROM: Kevin Kearney, City Manager

DATE: October 20, 2026

SUBJECT: DISCUSSION ON CIVIC CENTER ACCESS

ATTACHMENT: 1) May 21, 2024 Staff Report
2) May 21, 2024 Minutes

SUMMARY

During the September meeting, the City Council directed staff to agendize an item regarding access to the Civic Center for review and discussion. It is recommended that the City Council direct Staff on how to proceed.

DISCUSSION

Staff currently has keys and the security alarm codes to the Civic Center. The Bradbury Estates HOA also has the keys and codes to the Council Chambers since they meet in the Council Chambers a monthly basis.

The Civic Center comprises of two sections - the City Hall and Council Chambers areas. City Hall has Staff files and computers. The area does contain sensitive information, such as personnel files and checks. The Council Chambers contains the Chambers, bathrooms, and a back storage area, which has non-confidential files, chairs, tables, some emergency related supplies, and other miscellaneous storage items. Both the City Hall and Council Chambers areas are separated by a door. This separating door can be locked, and the alarm system separates these two areas. Meaning, separate alarm codes can be programed for access to just the Council Chambers or City Hall.

Only Staff have keys to the back parking lot and storage areas.

FOR CITY COUNCIL AGENDA_____ **AGENDA ITEM # _____**

The City Council had discussed Civic Center access previously in 2024, at the request of then Mayor Barakat. The City Council at the time decided to take no action (April 21, 2024 minutes, p. 3 of 5).

ANALYSIS

The door separation between the Council Chambers and City Hall allows for access to be provided by a separate key and alarm code if there's interest to only provide access to the Council Chambers and not City Hall.

Items to consider when providing access to the Civic Center:

- Who is provided access to the various areas?
  - Council Members, Public Safety Committee Members, etc.?
- Where is access provided?
  - City Hall, Council Chambers, back parking gate and/or back storage sheds?

Financial Analysis

Should access be provided to all of the Civic Center (City Hall & Civic Center), costs will be minimal as keys will be duplicated. If access is only given to the Civic Center, costs might be closer to $300-$400 to rekey the higher security locks. Lastly, costs to duplicate the back parking lot and storage shed will be minimal.

Recommendation

It is recommended that the City Council direct Staff on how to proceed.

ATTACHMENT #1

Richard Barakat, Mayor (District 3)
Richard T. Hale, Mayor Pro Tem (District 1)
Monte Lewis, Council Member (District 2)
Bruce Lathrop, Council Member (District 4)
Elizabeth Bruny, Council Member (District 5)

City of Bradbury
Agenda Memo

TO: Honorable Mayor and Members of the City Council

FROM: Mario Flores, Management Analyst

DATE: May 21, 2024

SUBJECT: DISCUSSION ON CITY COUNCIL ACCESS TO CITY HALL

SUMMARY

At the request of Mayor Barakat, this item discusses the possibility of granting Bradbury City Council Members access to the Bradbury Civic Center and installing an external keypad to the council chambers door. It is recommended that the City Council direct Staff on how to proceed.

BACKGROUND

During the April 16th City Council meeting, Mayor Barakat requested a discussion on providing City Council access to the Civic Center. The Bradbury Civic Center is broken into two different areas; city hall and the council chambers. Currently, only the Bradbury Estates Community Services District possess a key and code to access only the council chambers because they pay a monthly rental fee to the City to host their monthly board meetings. Only Staff can access both the council chambers and city hall areas.

DISCUSSION

Two separate access codes are currently set for Civic Center access. One code for the council chambers and one for city hall. There is a locked door in between both of these areas of the Civic Center. On the council chamber side, there is access to the generator control panel, the AED machine, a mini refrigerator, a storage room, a fire extinguisher, and two restrooms. On the city hall side, there is a kitchen, employee computers, a printer, another fire extinguisher, and files that are both sensitive (such as personnel and financial) and non-sensitive.

This item prompts a discussion about Council Members' access to the Civic Center, what particular areas of the facility is desired for access, and the purpose of access. If the City Council desires access to just the council chambers, Staff could install an external keypad on the council chambers door. Council would also need to be provided an internal alarm code to access the council chambers. If the City Council desires to access both sides, keys would need to be assigned and two different access codes would need to be shared.

STAFF RECOMMENDATION

It is recommended that the City Council direct Staff on how to proceed with granting the City Council access to the Bradbury Civic Center.

ATTACHMENT #2

ACTION MINUTES

CITY COUNCIL
OF THE CITY OF BRADBURY

REGULAR MEETING

Tuesday, May 21, 2024 – 7:00 P.M.

BRADBURY CIVIC CENTER

600 Winston Avenue, Bradbury, CA 91008

CALL TO ORDER

The Regular Meeting of the City Council of the City of Bradbury was called to order by Mayor Barakat at 7:00 pm followed by the Pledge of Allegiance by Mayor Pro Tem Hale.

ROLL CALL -

PRESENT:	Mayor Barakat, Mayor Pro Tem Hale and Councilmembers Lathrop, Lewis and Bruny.
ABSENT:	None.
STAFF:	City Manager Kearney, City Clerk Jensen, Management Analyst Flores, and City Attorney Reisman.

APPROVAL OF AGENDA:

Mayor Pro Tem Hale made a motion to approve the agenda with Councilmember Lathrop seconding the motion which passed unanimously, 5:0.

DISCLOSURE OF ITEMS REQUIRED BY GOVERNMENT CODE SECTION 1090 & 81000 ET. SEQ.

In compliance with the California Political Reform Act, each City Councilmembers has the responsibility to disclose direct or indirect potential for a personal financial impact as a result of participation in the decision-making process concerning agenda items.

Attorney Reisman said he was not aware of any conflicts.

1. PUBLIC COMMENT

There was no public comment.

ACTION ITEMS*

2. CONSENT CALENDAR

All items on the Consent Calendar are considered by the City Council to be routine and will be enacted by one motion unless a Council Member request otherwise, in which case the item will be removed and considered by separate action. All Resolutions and Ordinances for Second Reading on the Consent Calendar, the motion will be deemed to "to waive the reading and adopt."

A. Minutes: Regular Meeting, Tuesday, April 16, 2024.

B. Monthly Investment Report for the month of April, 2024

C. Resolution No. 24-08. Demands & Warrants for May, 2024.

Mayor Pro Tem Hale made a motion to approve the Consent Calendar and Councilmember Lewis seconded the motion. The motion passed 5:0.

3. APPROVAL OF UPDATED COSTS, PLANS, CONTRACT SPECIFICATIONS AND ADDENDUM TO ENVIRONMENTAL DOCUMENTS FOR THE BRADBURY ROAD WIDENING PROJECT

City Engineer, Dave Gilbertson, explained the changes made to the original Bradbury Road Widening Project which were a result of the Grow Monrovia litigation settlement agreement. Because the Final IS/MND was previously certified, an Addendum with the changes was required and needed Council's approval. The changes are listed below:

a. Lower overall project cost estimate of $636,964.00 (*approximately $100K lower*).
b. Reduction in road widening at Wild Rose Avenue.
c. Reduction in length and height of proposed retaining wall.
d. Estates wall height to be increased to match the proposed wall height.
e. Reduction in total number of Oak trees impacted
f. Construction start date changed from 08.01.24 to after 09.15.24 to avoid the necessity of another bird survey due to bird nesting season over.
g. City engineer authorized to advertise and receive formal bids until June 27, 2024 so award of bid can be announced at July 16, 2024 City Council meeting.
h. April 2025, same fiscal year project estimated completion date.

Mayor Pro Tem Hale made a motion to approve the project's new estimated total cost; the new plans and specs; the City Engineer advertising and receiving formal bids; and the Addendum to the Final IS/MND Document and Mitigated Measures for the project. Councilmember Bruny seconded the motion which passed unanimously 5:0.

4. PROPOSED FORECAST OF FISCAL YEAR 2024-2025

This item discusses the proposed upcoming budget and reviews the City's resource priorities. After the discussion, Staff will bring back the budget, with any appropriate resolutions, to the June City Council meeting for adoption.

The City Council provided feedback. No formal action was taken.

5. DISCUSSION ON CITYWIDE STREET SIGN REPLACEMENT

The City of Bradbury needs new street signs due to the current signs being either faded, barely legible, wobbly and overall deteriorated-looking. Council was shown many street sign photos from other cities and from Bradbury too. Council wants a sign with a color that won't fade or become non-legible 20 years from now. They want a sign that is thick, double-sided with a white non-wood post that won't wobble with time. They liked signs with two street names in the shape of a "plus +" sign. They liked our current street signs if they had the qualities just stated.

No formal action taken other than to start this project with the currently erected 35 street name signs and then discuss subject matter again at subsequent City Council meeting.

6. DISCUSSION ON BRADBURY NIGHT OUT AUDIO AND CSARTS JAZZ BAND

Staff discussed a higher estimated audio rental fee due to providing additional speakers in the front parking lot to accommodate the band being heard. Because the Safety Committee had concerns about the jazz music being too loud for the guest animals, Staff phoned the guest animal caretaker who stated the animals would be just fine with the music playing and not in any risk of injuries.

Council elected to stay with the original audio estimate of one set of speakers at $900 with the band playing in the front parking lot.

7. DISCUSSION ON CITY COUNCIL ACCESS TO CITY HALL

There were no motions to address or vote on between the Council.

8 MATTERS FROM THE CITY MANAGER

Bradbury Night Out on June 20, 2024 from 6-8 pm and Supervisor Barger's breakfast meeting at 8:30 am, Wednesday May 29, 2024.

9. MATTERS FROM THE CITY ATTORNEY

Nothing to discuss.

10. MATTERS FROM THE CITY COUNCIL

Mayor Barakat	*Wants City generator checked the 1st of each month*
Mayor Pro Tem Hale	*Staff to provide information on security cameras and plate reader machines at June Council meeting.*
	Ongoing discussions with Monrovia Police Captain and City Manager Kearney about Monrovia PD working in Bradbury but no resolution yet.
Councilmember Lathrop	*NONE*
Councilmember Bruny	*NONE*
Councilmember Lewis	*NONE*

11 ITEMS FOR FUTURE AGENDAS *NONE*

CLOSED SESSION

CALL TO ORDER/ROLL CALL – Meeting called to order by Mayor Barakat at 8:11 pm.

PRESENT:	Mayor Barakat, Mayor Pro Tem Hale, Councilmembers Lathrop, Lewis and Bruny.
ABSENT:	None.
STAFF:	City Attorney Reisman.

PUBLIC COMMENT – REGARDING CLOSED SESSION ONLY

No public in attendance

RECESS TO CLOSED SESSION REGARDING:

A. Public Employee Performance Evaluation
Government Code Section 54957 (b)(4)
Title: City Manager

B. Conference with Labor Negotiator

Agency Negotiator:	Cary S. Reisman, City Attorney
Unrepresented Employee:	City Manager
Authority Gov't Code Section:	54957.6

REPORT FROM CLOSED SESSION

At 9:00 pm, Attorney Reisman stated the session conducted as predicted. He will prepare recommendations and provide to Council prior to next meeting in June.

ADJOURNMENT

At 9:02 pm, the Regular Meeting was adjourned to a Regular Meeting at the Bradbury Civic Center, 600 Winston Avenue, Bradbury, CA 91008 on Tuesday, June 18,2024 at 7:00 pm.

SIGNED BY:

RICHARD G. BARAKAT, MAYOR
City of Bradbury

06.18.2024
DATE

ATTEST:

DIANE JENSEN, CITY CLERK
City of Bradbury

06.18.2024
DATE

Elizabeth Bruny, Mayor (District 5)
Melodie Szymkowski, Mayor Pro Tem (District 2)
Richard T. Hale, Council Member (District 1)
Richard Barakat, Council Member (District 3)
Bruce Lathrop, Council Member (District 4)

City of Bradbury
Agenda Memo

TO: Honorable Mayor and Members of the City Council

FROM: Kevin Kearney, City Manager

DATE: October 20, 2026

SUBJECT: DISCUSSION ON ACCESS TO THE EVERBRIDGE SYSTEM

SUMMARY

During the September meeting, the City Council directed Staff to agendize an item regarding access to Everbridge, which is the City's routine and emergency notification system. It is recommended that the City Council direct Staff on how to proceed.

DISCUSSION

In September 2025, the City Council authorized the upgrade of the City's emergency notification system to Everbridge. This system allowed for the management of sending alerts and notifications to the community, but also allowed for the City to integrate its paper-based disaster survey into the system.

The Everbridge system currently asks residents to voluntarily list the following information –

Contact Information:

- ✓ Name
- ✓ Address
- ✓ Phone Numbers
- ✓ Email Addresses

FOR CITY COUNCIL AGENDA_____ **AGENDA ITEM # _____**

Questionnaire:

- ✓ List all permanent residents in the household/property.
- ✓ List other residents that live in the household/property.
  (e.g. guests, employees, etc.)
- ✓ List any special medical need.
  (e.g. respirator, refrigeration of medicine, wheelchair bound, etc.)
- ✓ List any services/skills that can be offered in case of an emergency.
  (e.g. medical background, mental health, animal care, first aid/CPR/AED Certified, HAM Radio Operator)
- ✓ List any emergency equipment and/or supplies that could be contributed to in an emergency
  (First aid kit, tractors, chainsaws, generators, pool pump, etc.)
- ✓ List animals/pets that live on the property
  (e.g. dogs, cats, horses, cattle, etc.)
- ✓ Asks: How will you transport your animals during an evacuation? Where is the designated place to hold your animals?
- ✓ Asks: Do you have space to transport and/or house neighbors' pets? If so, specify.
- ✓ Asks: Gas, water and electricity shut-off locations
- ✓ Asks: Any other additional information/suggestions you would like to provide first responders?

Currently, only Staff has access to the system. Reports on the collected information can be queried at a moment's notice either in office or remotely. These reports can then be provided to Police, Fire, and/or the Public Safety Committee in the event of a disaster or evacuation.

When discussing this item, it is recommended that the City Council consider who should be provided access to the Everbridge System besides Staff - Council Members (all or just the Mayor/Mayor Pro Tem), Public Safety Committee Members, etc.?

RECOMMENDATION

It is recommended that the City Council direct Staff on how to proceed.

Elizabeth Bruny, Mayor (District 5)
Melodie Szymkowski, Mayor Pro Tem (District 2)
Richard T. Hale, Council Member (District 1)
Richard Barakat, Council Member (District 3)
Bruce Lathrop, Council Member (District 4)

City of Bradbury
Agenda Memo

TO: Honorable Mayor and Members of the City Council

FROM: Kevin Kearney, City Manager

DATE: October 20, 2026

SUBJECT: **DISCUSSION ON LEVEL OF EMAIL ACTIVITY AND BLASTS TO RESIDENTS**

SUMMARY

During the September meeting, the City Council directed Staff to agendize an item regarding the level of email activity and blasts to residents utilizing the Everbridge system.

The City currently sends emails to residents monthly as part of the monthly newsletter and also selectively sends out emails to residents as a follow up to important events, such as Bradbury Night Out and Citywide Clean Up Days. When it comes to emergency communications, the City will start sending email blasts to residents when there could be a slight potential for wildfire to reach the City. The City typically does not send out an email when smoke can be seen from parts of the City.

It is Staff's informal policy, based on informal past input from the City Council, to be sensitive to over-sending emails to residents. For example, if there is a fire in the Duarte/Azusa riverbed, Santa Fe Dam, Morris Dam, or Irwindale Brew Yard, Staff has not sent out email notifications to residents since these historically have not impacted Bradbury even if smoke can be seen from parts of the City.

RECOMMENDATION

It is recommended that the City Council provide direction to Staff on how to proceed with the level of email activity and blasts to residents.

FOR CITY COUNCIL AGENDA_____ **AGENDA ITEM #_____**