

# **AGENDA**

**Regular Meeting of the Bradbury City Council  
To be held on Tuesday, December 18, 2018  
at the Bradbury Civic Center  
600 Winston Avenue, Bradbury, CA 91008**

**OPEN SESSION 7:00 PM**

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.

**CALL TO ORDER/PLEDGE OF ALLEGIANCE**

**ROLL CALL** Mayor Barakat, Mayor Pro-Tem Hale, Councilmembers Lewis, Bruny and Lathrop

**APPROVAL OF THE AGENDA**

Majority vote of the City Council to proceed with City business.

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

**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 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, 8:30 am - 5:00 pm, Monday through Friday, at (626) 358-3218.*

---

The City of Bradbury will gladly accommodate disabled persons wishing to communicate at a City public meeting. If you require special assistance to participate in this meeting, please call the City Manager's Office at (626) 358-3218 at least 48 hours prior to the scheduled meeting.

---

**ACTION ITEMS\***

**1. 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 be "to waive the reading and adopt."***

- A. Minutes – Regular Meeting of November 20, 2018
  - B. Resolution No. 18-34: Demands and Warrants for December 2018
  - C. Monthly Investment Report for the month of November 2018
  - D. Ordinance No. 361: An Ordinance of the City of Bradbury, California, Amending Title II, Chapter 4 of the Bradbury Municipal Code to Add Article III, Establishing the Bradbury Public Safety Committee
  - E. Fiscal Year 2016-2017 Annual Financial Audit Report
2. **147 Sawpit Lane – TPM 72325 for a Two-From-One Lot Split. City Council Resolution No. 18-35: A Resolution of the City Council of the City of Bradbury, California, Setting Forth its Findings of Fact and Decision with a Categorical Exemption Under the California Environmental Quality Act (CEQA) to Conditionally Approve Tentative Parcel Map No. TPM 72325 for a Two-From-One Lot Split at 147 Sawpit Lane**  
This item extends the approval of the 12.81-acre property into two lots of 7.77 acres and 5.04 acres. The proposed subdivision was approved in 2015 but has since expired.
3. **Purchasing of an Automated External Defibrillator (AED) for City Hall**  
The tentative Public Safety Committee has expressed concern with the lack of a cardiac arrest emergency response. As a result, the Committee is recommending that an Automated External Defibrillator (AED) be purchased and placed in City Hall, as well as Adult and Pediatric First Aid/CPR/AED training be provided.
4. **Ordinance No. 362: An Ordinance of the City Council of the City of Bradbury Amending the Bradbury Municipal Code to Define and Add Regulations for Residential Care Facilities and Supportive and Transitional Housing, Add a New Definition of Multi-Family Dwellings, Amend the Accessory Living Quarters Definitions and Regulations, and Add Reasonable Accommodation Procedures for Disabled Persons**  
As part of the process to update the City's Housing Element, the text amendments as part of Ordinance No. 362 need to be in place before the City can submit the next update to the State Department of Housing Development.
5. **Ordinance No 363: Cleanup Language in the Bradbury Municipal Code Regarding the City's Adoption of the County of Los Angeles' Public Health Code**  
Ordinance No. 363 cleans up language in the City's adoption of the County's Public Health Code. There is no significant impact in the adoption of Ordinance No. 363 other than to ensure the code reads correctly.
6. **New Proposed MOU for Bradbury's Community Services Officer Program and Resolution No. 18-36 Allocating COPS Funds**  
The previous MOU for the City's partnership with the City of Monrovia in a shared Community Services Officer Program has expired. This item introduces a similar MOU. The past and proposed MOU are very similar with one exception – the new agreement prices Bradbury's cost share at \$50,000 instead of the previous \$37,000.
7. **Discussion on Community Support Funds**  
The City Council has budgeted \$3,000 for a charitable donation. In past years, this donation was set aside to support three (3) organizations that assisted with providing homelessness housing and shelter.

**8. Recap – Meeting with the Department of Fish and Wildlife**

This item recaps on the recent meeting with the California Department of Fish and Wildlife and reviews action plans proposed during the meeting.

**9. Matters from the City Manager**

**10. Matters from the City Attorney**

**11. Matters from the City Council**

Brief reports of individual Councilmembers activities relating to City business occurring since the last meeting.

**Mayor Barakat**

*LA County Sanitation Districts*

*LA County City Selection Committee*

*San Gabriel Valley Council of Governments (SGVCOG)*

*San Gabriel Valley Mosquito & Vector Control District*

*Foothill Transit*

**Mayor Pro-Tem Hale**

**Councilmember Lewis**

*California JPIA*

*Director of Bradbury Disaster Committee*

*Area "D" Office of Disaster Management*

**Councilmember Bruny**

*Duarte Community Education Council (CEC)*

**Councilmember Lathrop**

*League of California Cities*

*Duarte Education Foundation*

**12. Items for Future Agendas**

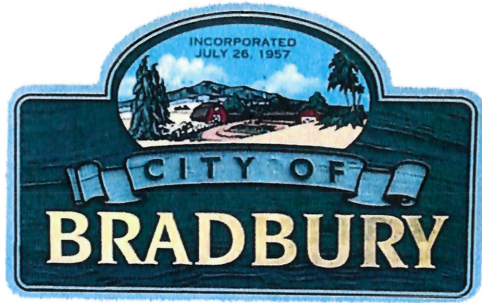
**ADJOURNMENT**

The City Council will adjourn to a Regular Meeting at the Bradbury Civic Center, 600 Winston Ave., Bradbury, CA 91008 on Tuesday, January 15, 2019 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, Claudia Saldana, City Clerk, hereby certify that I caused this agenda to be posted at the Bradbury City Hall entrance gate on Friday, December 14, 2018, at 5:00 p.m."*

  
CITY CLERK - CITY OF BRADBURY



*Richard Barakat, Mayor (District 3)*  
*Richard Hale, Mayor Pro-Tem (District 1)*  
*Elizabeth Bruny, Council Member (District 5)*  
*Bruce Lathrop, Council Member (District 4)*  
*Montgomery Lewis, Council Member (District 2)*

## **City of Bradbury City Council Agenda Report**

**TO: Honorable Mayor and Council Members**

**FROM: Kevin Kearney, City Manager**  
**By: Jim Kasama, City Planner**

**DATE: December 18, 2018**

**SUBJECT: 147 SAWPIT LANE – TPM 72325 FOR A TWO-FROM-ONE LOT SPLIT  
RESOLUTION NO. 18-35**

**CITY COUNCIL RESOLUTION NO. 18-35 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY BRADBURY, CALIFORNIA, SETTING FORTH ITS FINDINGS OF FACT AND DECISION WITH A CATEGORICAL EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) TO CONDITIONALLY APPROVE TENTATIVE PARCEL MAP NO. TPM 72325 FOR A TWO-FROM-ONE LOT SPLIT AT 147 SAWPIT LANE**

**AGENDA ITEM NO. 2**

---

### **INTRODUCTION**

Mr. Sanjeet Nijjar, the owner of 147 Sawpit Lane has submitted Tentative Parcel Map No. TPM 72325 to subdivide the 12.81-acre property into two lots of 7.77 acres and 5.04 acres. The proposed subdivision was approved in 2004, but the approval expired. The subdivision was resubmitted in 2013, and was conditionally approved, and was updated in 2015 to include new conditions of approval from the Fire Department. However, that approval has expired. This submittal is to reapprove the subdivision. The proposed design of the subdivision has not changed, but this new submittal will have to be reviewed anew by the Fire Department as well as any other agencies that may be affected, or that may be required to provide services to the new lots. The Planning Commission considered the proposed subdivision at their November 28, 2018 regular meeting and adopted Resolution No. PC 18-279 to recommend that the City Council conditionally approve the

lot split. It is recommended that the City Council adopt the attached, draft Resolution No. 18-35, to conditionally approve Tentative Parcel Map No. TPM 72325 for a two-from-one lot split at 147 Sawpit Lane.

**PROPOSAL AND ANALYSIS**

The subject property is an approximately 12.807-acre lot. The proposed tentative parcel map is to subdivide the property into two lots. The Development Code requirements, and the requisite characteristics of the proposed new lots are as follows:

	<u>Minimum Net Lot Area</u>	<u>Minimum Average Lot Width</u>
Requirement:	5 acres	250 feet
Lot 1:	7.454 acres	Greater than 325 feet
Lot 2:	5.000 acres	300 feet

The General Plan designates the property as “Agriculture/Estate Residential – Five Acres” which calls for agricultural use of the land and large estate-style residential developments on parcels of at least five acres in area. The zoning is “A-5 – Agriculture Residential Estate” which requires a main residence to be of at least 2,500 square feet with 50-foot front/street setbacks, and sides and rear yards of at least 25 feet. The average slope of the property is 7.6%; therefore, the Hillside Development Standards do not apply. The property is not within the Very High Fire Hazard Severity Zone, but it is recommended that the property be required to meet the Fire Department’s fuel modification requirements. The proposed new lots will be consistent with the General Plan and will readily accommodate the zoning requirements.

All utility and safety services are available for the new lots, and access is available from existing rights-of-way in the Bradbury Estates. The proposed tentative parcel map includes a new cul-de-sac off Sawpit Lane to facilitate improved access. Various easements and dedications are also shown on the proposed tentative parcel map. These have been included based on consultation with the various safety and utility agencies, including the Fire Department, and the Bradbury Estates Community Service District.

**ENVIRONMENTAL REVIEW**

It is recommended that the proposed tentative parcel map be determined to be Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315 for Minor Land Divisions, which consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The subject property and the proposed project meet the criteria for a Class 15 Categorical Exemption.

## **FINDINGS**

The proposed subdivision meets the required findings stated in Part VII (Subdivision Regulations) Section 9.139.090 of Chapter 139 (General Requirements) of the Bradbury Development Code. The findings are included in the attached draft Resolution No. 18-35.

## **CITY COUNCIL ALTERNATIVES**

The City Council is to open a public hearing and solicit testimony on the proposed subdivision. At that time, the City Council will have the following options:

**Option 1.** Close the public hearing and determine that the findings can be made for conditional approval of the proposed subdivision and that the project is Categorically Exempt under CEQA and approve a motion to adopt Resolution No. 18-35 as drafted or as modified by the City Council.

**Option 2.** Close the public hearing and determine that the findings cannot be made for approval of the proposed subdivision, with specific statements as to which finding(s) and the reason(s) why the finding(s) cannot be met and approve a motion to deny the proposed subdivision with direction to staff to draft the appropriate resolution for adoption at the next regular meeting.

**Option 3.** If it is determined that the proposed subdivision with certain limited revisions can satisfy the requisite findings for approval and a Categorical Exemption under CEQA, then the City Council may approve a motion to continue the public hearing as open to the next regular meeting with direction to the applicant to revise the proposal accordingly and submit a revised proposal to the City at least three weeks prior to the date of that next regular meeting for consideration by the City Council at that meeting.

## **RECOMMENDATION**

Option 1 is recommended; that the City Council adopt Resolution No. 18-35 as drafted with a determination that the subdivision is Categorically Exempt under CEQA. The requisite findings, and conditions of approval are included in the Resolution.

## **ATTACHMENTS**

Draft City Council Resolution No. 18-35

Planning Commission Resolution No. PC 18-279

Assessor's Map

Tentative Parcel Map No. 72325

## **CITY COUNCIL RESOLUTION NO. 18-35**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY BRADBURY, CALIFORNIA, SETTING FORTH ITS FINDINGS OF FACT AND DECISION WITH A CATEGORICAL EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) TO CONDITIONALLY APPROVE TENTATIVE PARCEL MAP NO. TPM 72325 FOR A TWO-FROM-ONE LOT SPLIT AT 147 SAWPIT LANE**

WHEREAS, Mr. Sanjeet Nijjar filed Tentative Parcel Map No. TPM 72325 to subdivide the 12.81-acre property at 147 Sawpit Lane into two lots of 7.77 acres and 5.04 acres; and

WHEREAS, the Planning Commission considered Tentative Parcel Map No. TPM 72325 at a duly-noticed public hearing at their regular meeting on November 28, 2018, and adopted Planning Commission Resolution No. PC 18-279, finding that the proposed subdivision meets the requisite findings for approval, qualifies as a Class 15 Categorical Exemption under the California Environmental Quality Act (CEQA) and to recommend to the City Council the conditional approval of the subdivision.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BRADBURY, DOES HEREBY RESOLVE, FIND, AND DETERMINE AS FOLLOWS:**

SECTION A. The City Council conducted a duly-noticed public hearing at the regular meeting of December 18, 2018, in accordance with the provisions of the Bradbury Municipal Code relative to this matter.

SECTION B. The City Council finds and declares that the information in the agenda report, and the testimony given at the public hearing are incorporated in this Resolution and comprises the bases on which the findings have been made.

SECTION C. The City Council declares that the project meets the required findings stated in Part VII, Section 9.139.090 of Chapter 139 of the Bradbury Development Code as follows:

1. That the proposed map is consistent with applicable general and specific plans and zoning code. The two new lots will be consistent with the City's General Plan. The new lots will meet the minimum five-acre requirement and will accommodate agricultural uses and/or large estate-style residences in compliance with the City's zoning requirements. The property is not subject to a specific plan.

2. That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans and zoning code. The two new lots will be consistent with the City's General Plan. The subdivision includes a new cul-de-sac street to enhance access to the new lots, the lots will meet the minimum five-acre requirement and will accommodate agricultural uses and/or large estate-style

residences in compliance with the City's zoning requirements. The property is not subject to a specific plan.

3. That the site is physically suitable for the type of development. The new lots will be at least five acres in area with more than adequate dimensions, and the property has an average slope of only 7.6%. The new lots will readily accommodate the allowed uses.

4. That the site is physically suitable for the proposed density of development. The property is over 12 acres in area and the two new lots will both meet the minimum five-acre requirement, which is consistent with the density limit set by the City's General Plan and zoning regulations.

5. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or will not substantially and avoidably injure fish or wildlife or their habitat. The configuration of the two new lots and the new cul-de-sac street will not necessitate significant alteration of the land or topography, and as such will not cause any environmental damage, nor will any fish or wildlife habitat be affected.

6. That the design of the subdivision or type of improvements is not likely to cause serious public health problems. All utility and safety services are available for the two new lots. Development of the new lots will not result in any serious public health problems.

7. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. There are not any public easements for access or use of the subject property.

8. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision. The configuration of the new lots and the setbacks required by the zoning regulations will provide ample opportunities for the development of the new lots to utilize passive or natural heating and cooling methodologies.

9. For subdivisions in the City which are located in a very high fire hazard severity zone as shown in the City's General Plan, additional findings must also be made. The property is not within the very high fire hazard severity zone.

10. The proposed subdivision has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA) and meets all the qualifications for a Class 15 (Minor Land Divisions) Categorical Exemption under CEQA. The two-lot subdivision is in an urbanized area zoned for residential use and conforms with the City's General Plan and zoning regulations without any variances or exceptions. All services and access to the new lots will be available in conformance



with local standards. The property was not involved in a division of a larger parcel within the previous two years, and the average slope of the property is less than 20%. The average slope is 7.6%.

SECTION D. The City Council finds that the proposed project is Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Class 15 – Minor Land Divisions) of the CEQA Guidelines.

SECTION E. The City Council hereby approves Tentative Parcel Map No. TPM 72325 for a two-from-one lot split at 147 Sawpit Lane subject to the following conditions, all of which shall be complied with to the satisfaction of the City Manager or designees:

1. Except as set forth in the subsequent conditions, all-inclusive, the subdivision shall be implemented substantially as shown on the tentative parcel map presented to the City Council on December 18, 2018.

2. The applicant/developer shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any claim, action, or proceeding, damages, costs (including, without limitation, attorney's fees), injuries, or liability against the City or its agents, officers, or employees arising out of the City's approval of Tentative Parcel Map No. TPM 72325. The City shall promptly notify the applicant/developer of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant/developer of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, the applicant/developer shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Although the applicant/developer is the real party in interest in an action, the City may, at its sole discretion, participate in the defense of any action with the attorneys of its own choosing, but such participation shall not relieve the applicant/developer of any obligation under this condition, including the payment of attorney's fees. Applicant/developer shall promptly pay any final judgment rendered against the City.

3. The final parcel map and any future developments of the two lots shall comply with all applicable City, County, State and federal regulations, and shall be subject to review and approval by the City's Building, Engineering, Fire, and Planning Departments.

4. A subdivision guarantee shall be provided, and it shall state all fee interest holders and encumbrances, and a current title report shall be provided before the final parcel map will be released for filing and recording with the County Recorder.

5. Any easements for access and/or utilities, including drainage facilities shall be provided to the satisfaction of the City Engineer, City Attorney, and the Bradbury Estates Community Services District.

6. Any on-site and/or off-site improvements, including drainage facilities that may be deemed necessary for the implementation of the subdivision and/or the developments of the new lots that have not been determined by approval of the tentative parcel map may be imposed and shall be subject to review and approval of complete improvement plans by all applicable agencies and City Departments prior to recordation of the final parcel map.

7. Any work within existing and/or new rights-of-way shall be subject to review and approval by the Bradbury Estates Community Services District, and all public improvements, private roads, dedicated roadways, easements, drainage facilities, parkways, fences and walls, signs, and any other improvements shall be constructed and installed to the standards of the Bradbury Estates Community Services District (CSD) prior to recordation of the final parcel map, and all such improvements shall be designed and constructed in accordance with plans prepared by, stamped and signed by a registered civil engineer, and shall be reviewed and stamped approved by the CSD. Completion of such improvements may be bonded for in accordance with the Subdivision Map Act at the discretion of the CSD and/or City Manager. All bonds for such improvements shall be in the amount of 110 percent of the approved cost estimates as determined by the Subdivision Agreement and the Subdivision Improvement Securities Policy, and as approved by the City Engineer. Prior to the release or reduction of any such bonds and prior to the acceptance of any such improvements by the CSD and/or the City, Record Drawing plans of the improvements shall be submitted to and accepted by the CSD and the City.

8. All public and/or private utilities for the subdivision, including sewers, gas, water, electricity, telephone, Internet, cable, and storm drains shall be installed underground in accordance with specifications deemed acceptable by the Bradbury Estates Community Services District and the City Engineer.

9. Any utilities or facilities that conflict with the subdivision and/or its improvement and/or the development of the new lots shall be relocated at the developer's expense to the satisfaction of the Bradbury Estates Community Services District and City Engineer.

10. Any easements or other accessways deemed unnecessary by the Bradbury Estates Community Services District and/or the City Engineer (e.g., Sycamore Lane) shall be abandoned, reclaimed and improved as part of this subdivision to the satisfaction of the Bradbury Estates Community Services District and/or City Engineer.

11. The subdivision, its improvements, and the future developments of the new lots shall comply with all Fire Department requirements as determined by review of the final parcel map and any future development plans. This includes, but is not limited to requirements regarding access, water supply and availability, and fuel modification.

12. Potable and fire flow water supplies shall be provided in accordance with the requirements of the water purveyor and Fire Department. Plans for the water system

facilities shall be submitted for the review and approval by the water purveyor serving the subdivision. The applicant and/or property owner(s) shall submit a copy of the agreement and any other evidence deemed necessary by the City Engineer of the contract between the property owner(s) and water purveyor guaranteeing payment and installation of the water system facilities.

13. Any building pads for future developments of the new lots shall be rough graded with drainage capabilities to the satisfaction of the City Engineer. Any and all grading of the property shall be balanced on site. Any import or export shall be subject to review and approval by the Planning Commission and Bradbury Estates Community Services District.

14. Landscaping and irrigation for all areas determined not to be potential future building pads or driveways shall be provided prior to the issuance of any building permits based on plans prepared by a licensed landscape architect and reviewed and approved by the City's landscape architect and subject to all applicable City, County and State regulations, including water efficiency, fire fuel modification, and slope stabilization requirements.

15. A certified arborist shall map and evaluate all mature trees on the property and shall provide a protection and maintenance plan for each tree prior to the issuance of any permits for grading or construction on the property. Any trimming, installation of protection measures, and grading within ten feet of the canopy of a preserved tree shall be supervised by a certified arborist.

16. No mature trees shall be removed from the properties except with the approval of the Bradbury Estates Homeowners Association and City. Replacements of oak trees shall be at a ratio of at least three to one, and replacements of other trees shall be at a ratio of at least two to one. Replacement trees and the locations of planting shall be determined by the City's landscape architect. A permit for all tree removals shall be obtained prior to removals from the City Manager.

17. Prior to or in conjunction with the filing of the final parcel map for review by the City Engineer, a statement from the water purveyor shall be provided that states that the subdivision complies with the Fire Department fire flow requirements.

18. Monumentation of the subdivision boundaries, street centerlines, and boundaries of the new lots shall be provided and shown on the final parcel map based on field surveys, and to the satisfaction of the City Engineer.

19. The applicant and/or property owner(s) shall pay a prorated share as determined by the Bradbury Estates Community Services District of the cost of the widening of Sawpit Lane adjacent to the property at 123 Sawpit Lane.

20. Following recordation of the final parcel map, one mylar copy of the recorded map shall be submitted to the City Engineer's office, and such submittal shall be provided before any building permits will be issued for development of the new lots.

SECTION F. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 18th day of December, 2018.

---

Mayor

ATTEST:

---

City Clerk

I, Claudia Saldana, City Clerk, hereby certify that the foregoing Resolution No. 18-35 was duly adopted by the City Council of the City of Bradbury, California, at a regular meeting held on the 18th day of December, 2018, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

## **PLANNING COMMISSION RESOLUTION NO. PC 18-279**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRADBURY, CALIFORNIA, SETTING FORTH ITS FINDINGS OF FACT AND DECISION WITH A CATEGORICAL EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) TO RECOMMEND TO THE CITY COUNCIL THE CONDITIONAL APPROVAL OF TENTATIVE PARCEL MAP NO. 72325 FOR A TWO-FROM-ONE LOT SPLIT AT 147 SAWPIT LANE**

WHEREAS, the Planning Commission considered Tentative Parcel Map No. 72325 that was filed by Mr. Sanjeet Nijjar to subdivide the property at 147 Sawpit Lane into two lots of 7.77 acres and 5.04 acres.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF BRADBURY, DOES HEREBY RESOLVE, FIND, AND DETERMINE AS FOLLOWS:

SECTION A. The Planning Commission finds that a duly-noticed public hearing has been conducted on November 28, 2018, in accordance with the provisions of the Bradbury Municipal Code relative to this matter.

SECTION B. The Planning Commission finds and declares that the information in the agenda report, and the testimony given at the public hearing are incorporated in this Resolution and comprises the bases on which the findings have been made.

SECTION C. The Planning Commission declares that the project meets the required findings stated in Part VII, Section 9.139.090 of Chapter 139 of the Bradbury Development Code as follows:

1. That the proposed map is consistent with applicable general and specific plans and zoning code. The two new lots will be consistent with the City's General Plan. The new lots will meet the minimum five-acre requirement and will accommodate agricultural uses and/or large estate-style residences in compliance with the City's zoning requirements. The property is not subject to a specific plan.

2. That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans and zoning code. The two new lots will be consistent with the City's General Plan. Including a new cul-de-sac street to enhance access to the new lots, the lots will meet the minimum five-acre requirement and will accommodate agricultural uses and/or large estate-style residences in compliance with the City's zoning requirements. The property is not subject to a specific plan.

3. That the site is physically suitable for the type of development. The new lots will be at least five acres in area with more than adequate dimensions, and the property has an average slope of only 7.6%. The new lots will readily accommodate the allowed uses.

4. That the site is physically suitable for the proposed density of development. The property is over 12 acres in area and the two new lots will both meet the minimum five-

acre requirement, which is consistent with the density limit set by the City's General Plan and zoning regulations.

5. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or will not substantially and avoidably injure fish or wildlife or their habitat. The configuration of the two new lots and the new cul-de-sac street will not necessitate significant alteration of the land or topography, and as such will not cause any environmental damage, nor will any fish or wildlife habitat be affected.

6. That the design of the subdivision or type of improvements is not likely to cause serious public health problems. All utility and safety services are available for the two new lots. Development of the new lots will not result in any serious public health problems.

7. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. There are not any public easements for access or use of the subject property.

8. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision. The configuration of the new lots and the setbacks required by the zoning regulations will provide ample opportunities for the developments to utilize passive or natural heating and cooling methodologies.

9. For subdivisions in the City which are located in a very high fire hazard severity zone as shown in the City's General Plan, additional findings must also be made. The property is not within the very high fire hazard severity zone.

10. The proposed subdivision has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA) and meets all the qualifications for a Class 15 (Minor Land Divisions) Categorical Exemption under CEQA. The two-lot subdivision is in an urbanized area zoned for residential use and conforms with the City's General Plan and zoning regulations without any variances or exceptions. All services and access to the new lots will be available in conformance with local standards. The property was not involved in a division of a larger parcel within the previous two years, and the average slope of the property is less than 20%. The average slope is 7.6%.

SECTION D. The Planning Commission finds that the proposed project is Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Minor Land Divisions) of the CEQA Guidelines.

SECTION E. The Planning Commission hereby recommends to the City Council the approval of Tentative Parcel Map No. 72325 for a two-from-one lot split at 147 Sawpit Lane subject to the following conditions, all of which shall be complied with to the satisfaction of the City Manager or designees:

1. Except as set forth in the subsequent conditions, all-inclusive, the subdivision shall be implemented substantially as shown on the tentative parcel map presented to the Planning Commission on November 28, 2018.

2. In accordance with Government Code Section 66474.9(b)(1), the applicant and/or property owner shall defend, indemnify, and hold harmless the City, and its officers, agents and employees, from any claim, action, or proceeding to attack, set-aside, void or annul, the approval of this project brought within the time period provided by Government Code Section 66499.37. In the event the City and/or its officers, agents and employees are made a party of any such action:

(a) Applicant and/or property owner shall provide a defense to the City defendants or at the City's option reimburse the City its costs of defense, including reasonable attorney's fees, incurred in defense of such claims.

(b) Applicant and/or property owner shall promptly pay any final judgment rendered against the City defendants. The City shall promptly notify the applicant of any claim, action of proceeding, and shall cooperate fully in the defense thereof.

3. The final parcel map and any future developments of the two lots shall comply with all applicable City, County, State and federal regulations, and shall be subject to review and approval by the City's Building, Engineering, Fire, and Planning Departments.

4. A subdivision guarantee shall be provided, and it shall state all fee interest holders and encumbrances, and a current title report shall be provided before the final parcel map will be released for filing and recording with the County Recorder.

5. Any easements for access and/or utilities, including drainage facilities shall be provided to the satisfaction of the City Engineer, City Attorney, and the Bradbury Estates Community Services District.

6. Any on-site and/or off-site improvements, including drainage facilities that may be deemed necessary for the implementation of the subdivision and/or the developments of the new lots that have not been determined by approval of the tentative map may be imposed and shall be subject to review and approval of complete improvement plans by all applicable agencies and City Departments prior to recordation of the final parcel map.

7. Any work within existing and/or new rights-of-way shall be subject to review and approval by the Bradbury Estates Community Services District, and all public improvements, private roads, dedicated roadways, easements, drainage facilities, parkways, fences and walls, signs, and any other improvements shall be constructed and installed to the standards of the Bradbury Estates Community Services District (CSD) prior to recordation of the final parcel map, and all such improvements shall be designed and constructed in accordance with plans prepared by, stamped and signed by a registered civil engineer, and shall be reviewed and stamped approved by the CSD. Completion of such improvements may be bonded for in accordance with the Subdivision Map Act at the discretion of the CSD and City Manager. All bonds for such improvements shall be in the amount of 110 percent of the approved cost estimates as determined by the Subdivision Agreement and the Subdivision Improvement Securities Policy, and as approved by the City Engineer. Prior to the release or reduction of any such bonds and prior to the acceptance of any such improvements by the CSD and/or the City, Record Drawing plans of the improvements shall be submitted to and accepted by the CSD and the City.

8. All public and/or private utilities for the subdivision, including sewers, gas, water, electricity, telephone, Internet, cable, and storm drains shall be installed underground in accordance with specifications deemed acceptable by the Bradbury Estates Community Services District and the City Engineer.

9. Any utilities or facilities that conflict with the subdivision and/or its improvement and/or the development of the new lots shall be relocated at the developer's expense to the satisfaction of the Bradbury Estates Community Services District and City Engineer.

10. Any easements or other accessways deemed unnecessary by the Bradbury Estates Community Services District and/or the City Engineer (e.g., Sycamore Lane) shall be abandoned, reclaimed and improved as part of this subdivision to the satisfaction of the Bradbury Estates Community Services District and/or City Engineer.

11. The subdivision, its improvements, and the future developments of the new lots shall comply with all Fire Department requirements as determined by review of the final parcel map and any future development plans. This includes, but is not limited to requirements regarding access, water supply and availability, and fuel modification.

12. Potable and fire flow water supplies shall be provided in accordance with the requirements of the water purveyor and Fire Department. Plans for the water system facilities shall be submitted for the review and approval by the water purveyor serving the subdivision. The applicant and/or property owner(s) shall submit a copy of the agreement and any other evidence deemed necessary by the City Engineer of the contract between the property owner(s) and water purveyor guaranteeing payment and installation of the water system facilities.

13. Any building pads for future developments of the new lots shall be rough graded with drainage capabilities to the satisfaction of the City Engineer. Any and all grading of the property shall be balanced on site. Any import or export shall be subject to review and approval by the Planning Commission and Bradbury Estates Community Services District.

14. Landscaping and irrigation for all areas determined not to be potential future building pads or driveways shall be provided prior to the issuance of any building permits based on plans prepared by a licensed landscape architect and reviewed and approved by the City's landscape architect and subject to all applicable City, County and State regulations, including water efficiency, fire fuel modification, and slope stabilization requirements.

15. A certified arborist shall map and evaluate all mature trees on the property and shall provide a protection and maintenance plan for each tree prior to the issuance of any permits for grading or construction on the property. Any trimming, installation of protection measures, and grading within ten feet of the canopy of a preserved tree shall be supervised by a certified arborist.

16. No mature trees shall be removed from the properties except with the approval of the Bradbury Estates Homeowners Association and City. Replacements of oak trees shall be at a ratio of at least three to one, and replacements of other trees shall be at a



ratio of at least two to one. Replacement trees and the locations of planting shall be determined by the City's landscape architect. A permit for all tree removals shall be obtained prior to removals from the City Manager.

17. Prior to or in conjunction with the filing of the final parcel map for review by the City Engineer, a statement from the water purveyor shall be provided that states that the subdivision complies with the Fire Department fire flow requirements.

18. Monumentation of the subdivision boundaries, street centerlines, and boundaries of the new lots shall be provided and shown on the final parcel map based on field surveys, and to the satisfaction of the City Engineer.

19. The applicant and/or property owner(s) shall pay a prorated share as determined by the Bradbury Estates Community Services District of the cost of the widening of Sawpit Lane adjacent to the property at 123 Sawpit Lane.


20. Following recordation of the final parcel map, one mylar copy of the recorded map shall be submitted to the City Engineer's office, and such submittal shall be provided before any building permits will be issued for development of the new lots.

SECTION F. The City Clerk shall certify to the adoption of this resolution.

PASSED, APPROVED, AND ADOPTED this 28th day of November 2018.

  
Chairperson

ATTEST:

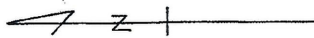
  
City Clerk

I, Claudia Saldana, City Clerk, hereby certify that the foregoing Resolution No. PC 18-279 was duly adopted by the Planning Commission of the City of Bradbury, California, at a regular meeting held on the 28th day of November 2018, by the following vote:

AYES: Chairperson Kuba, Vice-Chair Novodov,  
Commissioners Dunst, Hernandez and Jones  
NOES: None  
ABSTAIN: None  
ABSENT: None

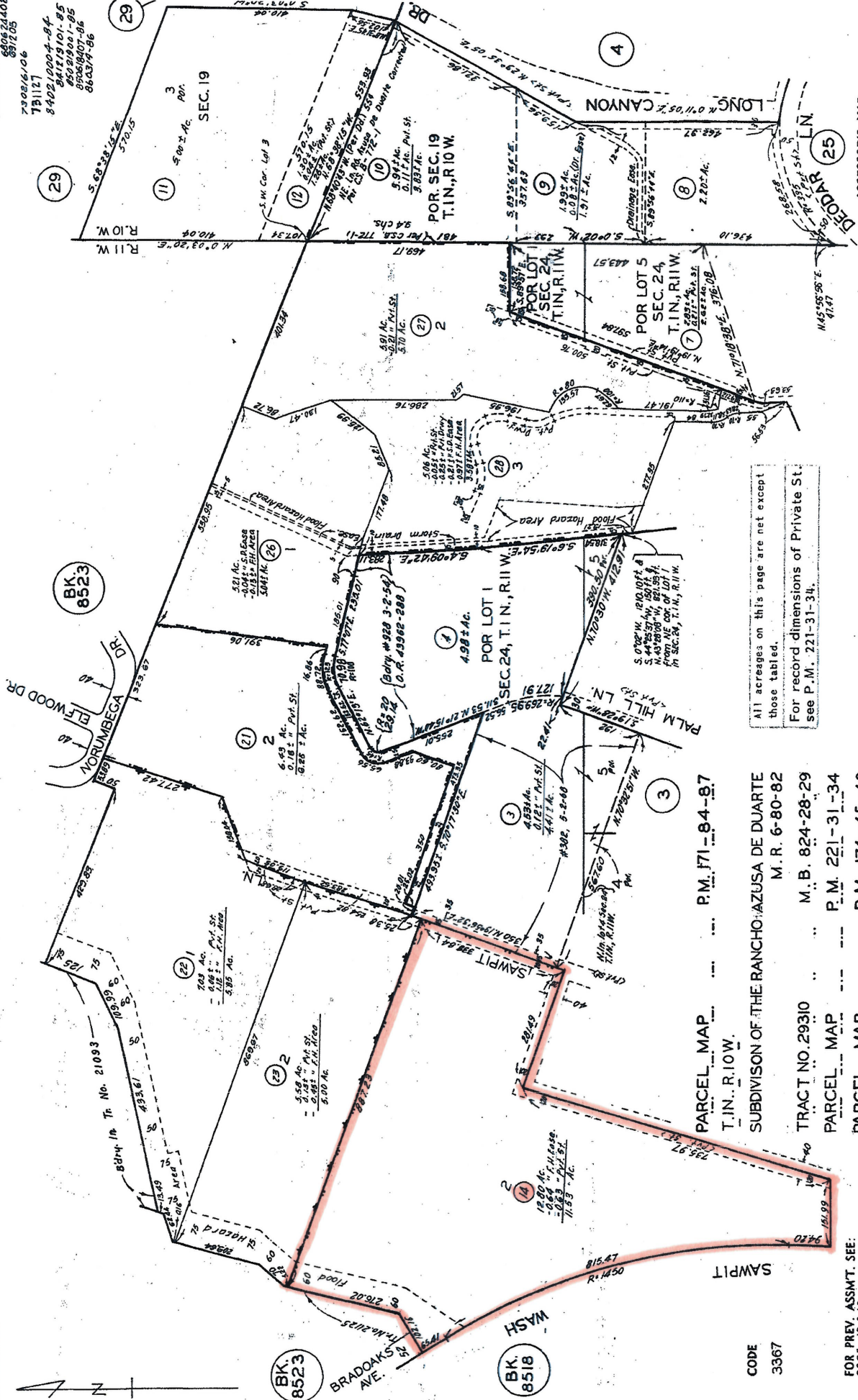
8527 2

SCALE 1" = 200'



89092528009203-05

7-6-65  
7-14-65  
8-2-65  
611204400  
890624401  
891205  
73081606  
731127  
840210004-84  
84119101-85  
85020001-85  
85040001-86  
86030001-86  
86030001-86



All acreages on this page are net except those tabled.  
For record dimensions of Private St. see P.M. 221-31-34.

PARCEL MAP ... P.M. 171-84-87  
SUBDIVISION OF THE RANCHO AZUSA DE DUARTE  
T.I.N., R.IOW.  
TRACT NO. 29310 ... M.B. 824-28-29  
PARCEL MAP ... P.M. 221-31-34  
PARCEL MAP ... P.M. 174-45-46

CODE  
3367

FOR PREV. ASSMT. SEE:  
8525-13-16  
8527-3  
8686-1 & 6

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

# TENTATIVE PARCEL MAP No. 72325

LOT 2 OF TRACT 29310, IN THE CITY OF BRADBURY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 824 PAGES 28 AND 29 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

OWNER:  
STY 47, LLC  
485 SANTA ANITA AVENUE, SUITE 2C  
EL MONTE, CA 91731

## EASEMENTS

1. 20' EASEMENT FOR RAINWATER AND UNDERGROUND UTILITY PURPOSES PER DCL RECORDED DEC. 3, 1988 IN OFFICIAL RECORDS, BOOK 11-3081 PAGE 437.
2. 4' EASEMENT FOR EXISTING UTILITY PURPOSES, GRANTED TO SOUTHERN CALIFORNIA Edison COMPANY, BOOK 13545 PAGE 338 OF OFFICIAL RECORDS.
3. 20' EASEMENT FOR ROAD AND UTILITY PURPOSES, GRANTED TO CALIFORNIA-AMERICAN WATER COMPANY, BOOK 13545 PAGE 338 OF OFFICIAL RECORDS.
4. 15' & 30' EASEMENT FOR LAINW, RELAYING, REPAIRING, MAINTAINING AND/OR REPLACING A WATER MAIN, GRANTED TO CALIFORNIA-AMERICAN WATER COMPANY, BOOK 13545 PAGE 338 OF OFFICIAL RECORDS.
5. 10' EASEMENT FOR PUBLIC UTILITIES PURPOSES, GRANTED TO SOUTHERN CALIFORNIA Edison COMPANY, BOOK 13545 PAGE 338 OF OFFICIAL RECORDS.

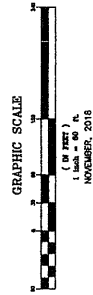
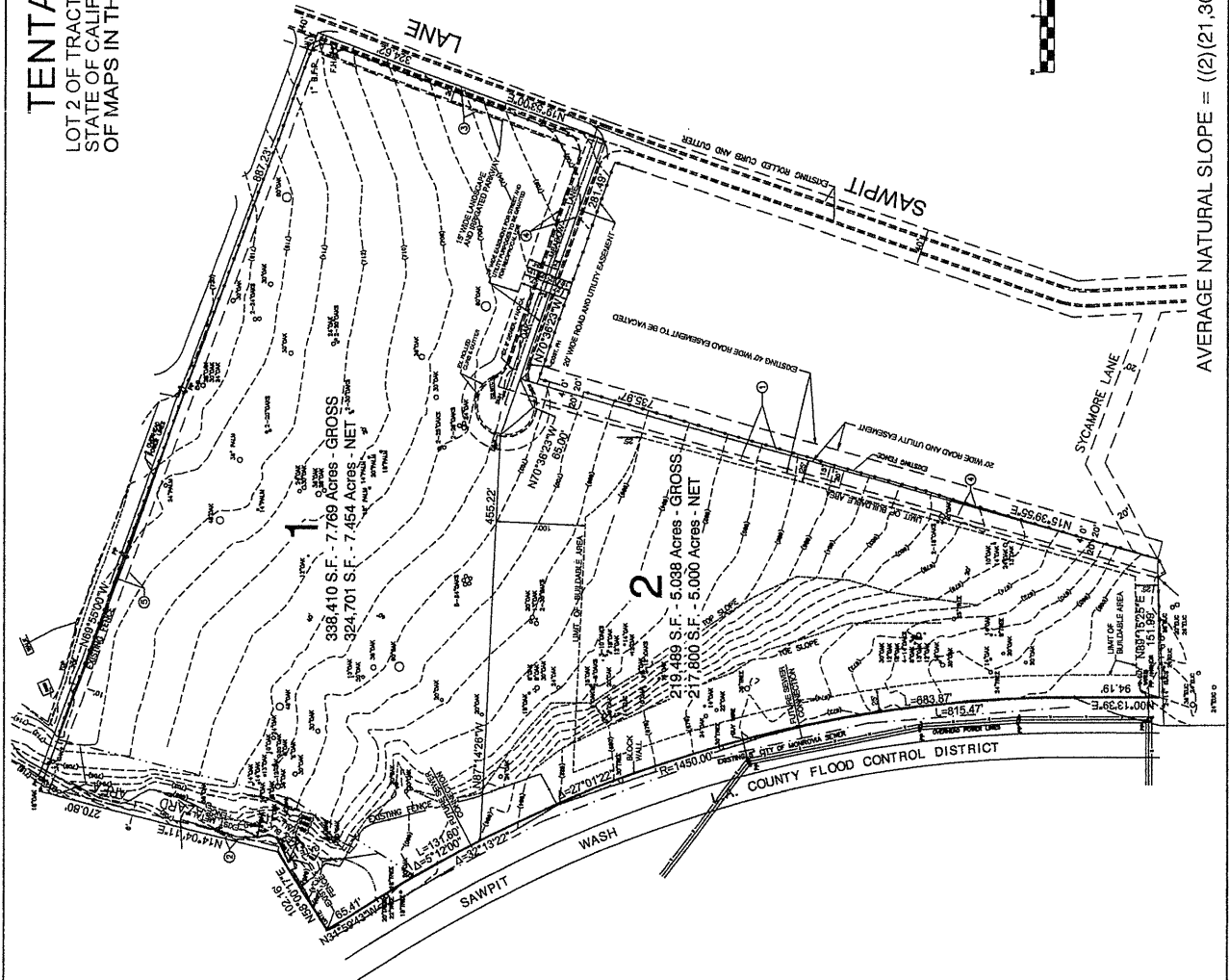
## UTILITIES

- EXISTING 37 GAS MAIN IN SAWPIT LANE
- SEWER IS AVAILABLE IN SAWPIT WASH (CITY OF MOHAWA)
- WATER IS AVAILABLE FROM EXISTING WATER MAIN
- ELECTRICITY AND TELEPHONE AVAILABLE FROM EXISTING OVERHEAD WIRES

## LEGEND

- (100) = EXISTING ELEVATION
- 100 = PROPOSED ELEVATION
- FL = FLOWLINE
- FS = FINISHED SURFACE
- FG = FINISHED GRADE
- HP = HIGH POINT
- C = TOP CURB
- FW = FIRE WATER
- WM = WATER METER
- BFP = BACKFLOW PREVENTER ASSEMBLY
- PP = POWER POLE

APN No. 8527-002-014



VICINITY MAP  
NO SCALE



PREPARED BY  
GILBERT ENGINEERING COMPANY, INC.  
288 EAST POLES 54, SUITE 200  
SANTA ANITA AVENUE  
EL MONTE, CALIFORNIA 91731  
TEL: 626-281-1111  
FAX: 626-281-1112  
WWW.GILBERT-ENGINEERING.COM

AVERAGE NATURAL SLOPE = ((2)(21,300)/(557,900))((100) = 7.6%