

AGENDA

**Regular Meeting of the Bradbury City Council
To be held on Tuesday, March 19, 2019
Closed Session Immediately Following
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 three 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 February 19, 2019
- B. Minutes – Special Meeting of March 4, 2019

- C. Resolution No. 19-05: Demands and Warrants for March 2019
- D. Monthly Investment Report for the month of February 2019
- E. Resolution No. 19-06: Electing to be Exempt from the Congestion Management Program
- F. Appointment of Applicant to Vacant Public Safety Committee Alternate Seat for District 2

2. PUBLIC HEARING: 406 Mount Olive Drive – AR 17-006 and NC 17-005

Resolution No. 19-07 – Request for Design Modifications

It is recommended that the City Council hold the public hearing and determine that the findings can be made to conditionally approve the requested design modifications with a Categorical Exemption under CEQA, and adopt Resolution No 19-07, as presented or as modified by the City Council.

3. Discussion on Annual Appreciation Event

In the past, the City Council has held an Annual Appreciation Event for Staff and volunteers. During the October 2018 meeting, the City Council directed Staff to look into different venue alternatives. Staff reached out to local restaurants to inquire about pricing, menu options and availability. Staff recommends that the City Council review the proposed options and provide Staff direction on how to move forward, including a time, date and location.

4. Matters from the City Manager

5. Matters from the City Attorney

6. 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*

7. Items for Future Agendas

CLOSED SESSION

CALL TO ORDER/ROLL CALL

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

PUBLIC COMMENT – REGARDING CLOSED SESSION ONLY

RECESS TO CLOSED SESSION REGARDING CITY ATTORNEY EVALUATION

- A. Public Employee Performance Evaluation**
Government Code Section 54957 (b)(4)
Title: City Attorney

ADJOURNMENT

The City Council will adjourn to a Regular Meeting at the Bradbury Civic Center, 600 Winston Ave., Bradbury, CA 91008 on Tuesday, April 16, 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, March 15, 2019, at 5:00 p.m."



CITY CLERK - CITY OF BRADBURY

**MINUTES OF A REGULAR MEETING OF THE
CITY COUNCIL OF THE CITY OF BRADBURY
HELD ON TUESDAY, FEBRUARY 19, 2019**

MEETING CALLED TO ORDER:

The Regular Meeting of the City Council of the City of Bradbury was called to order by Mayor Pro-Tem Hale at 7:00 p.m.

ROLL CALL:

PRESENT: Mayor Pro-Tem Hale, Councilmembers Bruny and Lathrop

ABSENT: Mayor Barakat and Councilmember Lewis

STAFF: City Manager Kearney, City Attorney Reisman, City Clerk Saldana and Management Analyst Santos Leon

**MAYOR BARAKAT AND COUNCIL-
MEMBER LEWIS EXCUSED:**

Councilmember Lathrop made a motion to excuse Mayor Barakat and Councilmember Lewis from the meeting. Mayor Pro-Tem Hale seconded the motion, which carried.

APPROVAL OF AGENDA:

Councilmember Lathrop made a motion to approve the agenda to proceed with City business. Councilmember Bruny seconded the motion which carried.

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

In compliance with the California Political Reform Act, each City Councilmember has the responsibility to disclose direct or indirect potential for a personal financial impact as a result of participation in the decision-making process concerning agenda items.

City Attorney Reisman stated that staff was aware of none.

PUBLIC COMMENT:

None

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 Councilmember 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 are deemed to "waive further reading and adopt."

- A. Minutes – Regular Meeting of January 15, 2019
- B. Resolution No. 19-02: Demands & Warrants for February 2019
- C. Monthly Investment Report for the month of January 2019

**MOTION TO APPROVE
CONSENT CALENDAR:**

Councilmember Lathrop made a motion to approve the Consent Calendar, as presented. Councilmember Bruny seconded the motion, which was carried by the following roll call vote:

APPROVED:

AYES: Mayor Pro-Tem Hale, Councilmembers Bruny and Lathrop

NOES: None

ABSENT: Mayor Barakat and Councilmember Lewis

Motion passed 3:0

**PRESENTATION BY SOUTHERN
CALIFORNIA GAS COMPANY:**

Bob Cruz with SoCalGas presented information regarding the Balanced Energy Statement. Mr. Cruz stated that he was here tonight to raise awareness of an ongoing issue in California. California wants to electrify everything. A recent proposal (AB 3232), which did not pass the Legislature this year, would have required all new buildings built after 2022 to be all-electric and would have required existing buildings to be retrofitted to be all-electric by 2030. While this proposal did not pass, similar proposals will be coming. Most homes have electricity and natural gas. This is balance. Californian residents enjoy this balance and expect this balance to continue. There is an alternative. Biogas or renewable natural gas is natural gas which comes from organic sources such as dairies, wastewater treatment plans, and food waste. Some of this methane which now goes into the atmosphere could be captured, cleaned and injected into SoCalGas pipelines. Mr. Cruz stated that if just 16% of the gas that is delivered to customers comes from renewable resources, it will have the same effect on greenhouse gas emissions as electrifying all of California, and at a much lower cost. This is a realistic goal to achieve by 2030.

Mr. Cruz stated that he will be sending a Resolution and additional materials regarding this issue to the City Manager.

**PRESENTATION BY DUARTE
UNIFIED SCHOOL DISTRICT:**

Dr. Gordon Amerson stated that he is honored to be the new Superintendent of the Duarte Unified School District (DUSD) since July 2018. Dr. Gordon stated that it is the Mission of the Duarte Unified School District to "provide the knowledge, skills and inspiration for each student to be successful in college, career and life." The Superintendent talked about his vision to use the natural skills and talents of the community to create a culture of achievement and opportunity within the school district by offering 21st century learning environments in a highly engaged learning community and his core values: Equity, Teaching & Learning, Team, and Continuous Improvement.

In closing Dr. Amerson shared some of the recent highlights:

- Easement with the City of Bradbury
- Duarte High School Culinary Arts Complex
- Partnership with City of Hope
- Sacramento Youth and Government Program

**ADOPTION OF THE BRADBURY
HAZARD MITIGATION PLAN:**

City Manager Kearney stated that the Federal Disaster Management Act of 2000 (DMA 2000) requires every local, county and state government to have an approved Hazard Mitigation Plan. In addition to minimizing the impact of major hazardous events on the community, completion of the Plan also maintains eligibility for future hazard mitigation funding following any significant disasters. As a result of the DMA 2000 legislation, hazard mitigation is now considered to be the first step in preparing for emergencies, rather than the final step in recovery. City Manager Kearney introduced Carolyn Harshman of Emergency Planning Consultants, who assisted with the drafting of the Plan.

**CAROLYN HARSHMAN,
HMP CONSULTANT:**

Emergency Planning Consultants (EPC) was contracted to assist the City in drafting the Plan and a Planning Team was formed consisting of representatives from the City Manager's office and Planning Department. The Team met a total of three times to examine hazards and impacts, update and develop mitigation actions, develop a strategy for public input, and review the First Draft Plan.

Ms. Harshman had prepared a power point presentation. She stated that information required for the Hazard Mitigation Plan was drawn from a variety of sources including the 2014 Los Angeles All-Hazards Mitigation Plan.

It was important to provide an opportunity for the general public as well as interested external agencies to participate in the planning process. This was accomplished by posting of the Second Draft Plan for input and solicitation for input by external agencies.

The core of the Plan is the Mitigation Strategy which outlines the City's blueprint for reducing the potential losses identified in the risk assessment, based on existing authorities, policies programs and resources, and its ability to expand and improve those existing tools.

RECOMMENDATION:

It is recommended that the City Council adopt the City of Bradbury Hazard Mitigation Plan and adopt City Council Resolution No. 19-03. Adoption is required for FEMA approval, legitimizes the plan and authorizes departments and their staffs to execute their responsibilities. The 2019 Plan is an update to the Council-adopted 2007 Plan.

DISCUSSION:

Councilmember Lathrop suggested to update the Emergency Response Committee (ERC) to Public Safety Committee (PSC). Councilmember Lathrop also wanted to add evacuation guidelines to the Plan. Ms. Harshman replied that the City is outsourcing to LASD and LA County County Fire and evacuation plans are not considered mitigation and suggested to address evacuation plans in the Community Wildfire Protection Plan (CWPP). The Hazard Mitigation Plan is meant for grants.

MOTION:

Councilmember Lathrop moved to adopt the City of Bradbury Hazard Mitigation Plan and City Council Resolution No. 19-03. updating the Emergency Response Committee (ERC) to Public Safety Committee (PHS). Councilmember Bruny seconded the motion, which was carried by the following roll call vote:

APPROVED:

AYES: Mayor Pro-Tem Hale, Councilmembers Bruny and Lathrop

NOES: None

ABSENT: Mayor Barakat and Councilmember Lewis

Motion passed 3:0

DISCUSSION – CSO PROGRAM:

City Manager Kearney stated that the City of Bradbury was in the process of renewing its contract for the shared Community Services Officer (CSO) Program with the City of Monrovia. Then on January 23 the City of Monrovia notified Bradbury that it would be terminating the CSO Program on January 27, 2019. Since there was no current up-to-date contract between the two cities, termination could occur at any time.

This discussion allows staff to provide an update to the City Council regarding the evaluation of the situation, its impacts and how to move forward with the program.

RECOMMENDATION:

It is recommended that the City Council direct staff on how to proceed with the CSO program.

DISCUSSION:

City Manager Kearney stated that apparently there has been a miscommunication because the City of Monrovia assumed that Bradbury no longer desired to be part of the CSO Program which could not be further from the truth.

Mayor Pro-Tem Hale stated that he talked to Monrovia and that they want to get back in at the cost of \$50,000 per fiscal year. Councilmember Lathrop inquired about a cost breakdown. City Manager Kearney stated that as of tonight he has not received a cost breakdown for the CSO Program and is still waiting for the green light from Monrovia.

Mayor Pro-Tem Hale stated that he doesn't want to wait another month and asked if the City Manager could sign the contract. City Attorney Reisman replied no and stated that the City Council would have to call a Special Meeting to approve the 5-year contract.

Councilmember Lathrop asked if the City could explore a CSO Program with the City of Duarte. Mayor Pro-Tem Hale replied that the City Council already discussed this in December and there was no consensus.

DIRECTION TO STAFF:

The City Council directed the City Manager to contact the City of Monrovia to speed up the process and call a Special Meeting to approve the CSO contract as soon as possible.

MATTERS FROM THE CITY MANAGER:

City Manager Kearney reminded the Council of the Community Meeting with the Department of Fish & Wildlife on Thursday, February 21st at 7:00 p.m.

MATTERS FROM THE CITY ATTORNEY:

Nothing to report.

MATTERS FROM THE CITY COUNCIL:

MAYOR BARAKAT:

Not present

MAYOR PRO-TEM HALE:

Mayor Pro-Tem Hale inquired if the Automated License Plate Readers (ALPRs) are up and running and if there is a report. City Manager Kearney replied that it's only been a month and a half and suggested to wait a while for a report.

COUNCILMEMBER LEWIS: Not present

COUNCILMEMBER BRUNY: Nothing to report

COUNCILMEMBER LATHROP: Nothing to report

ITEMS FOR FUTURE AGENDAS: The City Council would like to discuss additional traffic enforcement and asked the City Manager if we have COPS money available. City Manger Kearney replied yes. The Sheriff's liaison confirmed that the City pays overtime rates for additional traffic enforcement as the officers are borrowed from other cities.

ADJOURNMENT: At 8:10 p.m. Mayor Pro-Tem Hale adjourned the meeting to Thursday, February 21, 2019 at 7:00 p.m.

MAYOR PRO-TEM – CITY OF BRADBURY

ATTEST:

CITY CLERK – CITY OF BRADBURY

**MINUTES OF SPECIAL MEETING OF THE
CITY COUNCIL OF THE CITY OF BRADBURY
HELD ON MONDAY, MARCH 4, 2019**

MEETING CALLED TO ORDER:

The Special Meeting of the City Council of the City of Bradbury was called to order by Mayor Barakat at 1:00 p.m.

ROLL CALL:

PRESENT: Mayor Barakat, Mayor Pro-Tem Hale, Councilmembers Lewis (by phone), Bruny and Lathrop

ABSENT: None

STAFF: City Manager Kearney and City Clerk Saldana and

PUBLIC COMMENT:

None

**NEW PROPOSED MOU FOR BRADBURY'S
COMMUNITY SERVICES OFFICER (CSO)
PROGRAM AND RESOLUTION NO. 19-04
ALLOATING COPS FUNDS:**

City Manager Kearney stated that the City of Monrovia has provided a new contract to the City of Bradbury for the shared CSO Program between the two cities. Overall, the proposed Memorandum of Understanding mirrors the previous MOU, with the exception that Bradbury agrees to reimburse Monrovia half for the actual amount of the program with a not-to-exceed cap of \$52,000.

FINANCIAL ANALYSIS:

City Manager Kearney stated that the City receives \$100,000 a year in COPS funding from the State of California. In past years, the City expended these funds by providing the City of Duarte with \$50,000 for a special assignment deputy and \$50,000 to the Los Angeles County Sheriff's Department for extra traffic enforcement and patrol within the Bradbury community.

RECOMMENDATION:

It is recommended that the City Council adopt Resolution No. 19-04, which alters the current COPS Allocation to include \$52,000 for the CSO Program for Fiscal Year 2018-19. It is also recommended that the City Council amend the 2018-19 Budget to allocate an additional \$52,000 in COPS funds for the CSO Program and direct the City Manager to enter into an agreement with the City of Monrovia for the CSO Program.

DISCUSSION:

Councilmember Lathrop had a question regarding the amount of \$52,000 for the CSO Program in Resolution No. 19-04. City Manager Kearney stated that the amount in the Resolution is just an allocation for the budget, not the actual expenditure. City Manager Kearney also stated that the \$50,000 allocation for the City of Duarte has already been paid. And the \$1,500 Administrative Supplies allocation is for parking tickets.

Mayor Barakat stated that the City Council should discuss the various COPS allocations during the budget discussion for Fiscal Year 2019-2020.

Mayor Pro-Tem Hale stated that he would like to discuss contracting for Law Enforcement Services with the City of Monrovia again at some point in time.

Mayor Pro-Tem Hale inquired if COPS funds can be used to buy traffic signs. City Manager Kearney replied no.

MOTION:

Councilmember Lathrop made a motion to adopt Resolution No. 19-04, with the stipulation that the COPS allocation for the CSO Program be adjusted to \$44,000 and directed the City Manager to enter into an agreement with the City of Monrovia for the CSO Program. Mayor Pro-Tem Hale seconded the motion, which was carried by the following roll call vote:

APPROVED:

AYES: Mayor Barakat, Mayor Pro-Tem Hale, Councilmembers Lewis, Bruny and Lathrop

NOES: None

ABSENT: None

Motion passed 5:0

ITEMS FOR FUTURE AGENDAS:

Mayor Pro-Tem Hale would like to discuss placing “nice” stop signs throughout the City.

ADJOURNMENT:

Mayor Barakat adjourned the meeting to Tuesday, March 19, 2019 at 7:00 p.m.

MAYOR – CITY OF BRADBURY

ATTEST:

CITY CLERK – CITY OF BRADBURY

RESOLUTION NO. 19-05

**A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF BRADBURY, CALIFORNIA,
APPROVING DEMANDS AND WARRANTS NO. 15387 THROUGH NO. 15403
(PRE-RELEASED CHECKS)
AND DEMANDS AND WARRANTS NO. 15404 THROUGH NO. 15426
(REGULAR CHECKS)**

The City Council of the City of Bradbury does hereby resolve as follows:

Section 1. That the demands as set forth hereinafter are approved and warrants authorized to be drawn for payment from said demands in the amount of \$11,874.51 (pre-released Checks) and \$53,390.06 at March 19, 2019 from the General Checking Account.

PRE-RELEASED CHECKS (due before City Council Meeting):

<u>Check</u>	<u>Name and (Due Date)</u>	<u>Description</u>	<u>Amount</u>	
15387	Time Warner Cable (3/5/19)	Spectrum Business Internet Acct. #101-16-6230	\$348.96	
15388	Fusion (formerly MegaPath) (2/1/19)	Telephone/VOIP Acct. #101-16-6440	\$664.64	
15389	Molly Maid (2/13/19)	City Hall Cleaning Service for February 6, 2019 Acct. #101-16-6460	\$105.00	
15390	Safe Step Walk in Tub Co. (n/a)	Refund of Permit Fees (#3102 & 3103) for 2330 Freeborn Street Acct. #101-120-7220	\$136.26	
15391	Delta Dental (3/1/19)	<u>Dental Insurance:</u>		
		City Manager (family) Acct. #101-12-5100	\$131.43	
		City Clerk Acct. #101-13-5100	\$42.88	
		Management Analyst Acct. #101-16-5100	<u>\$42.88</u>	\$217.19
15392	Vision Service Plan (3/1/19)	<u>Vision Insurance:</u>		
		City Manager (family) Acct. #101-12-5100	\$61.07	
		City Clerk Acct. #101-13-5100	\$23.66	
		Management Analyst Acct. #101-16-5100	<u>\$23.66</u>	\$108.39

15393	The Standard (3/1/19)	<u>Basic Life and AD&D:</u> City Manager Acct. #101-12-5100 City Clerk Acct. #101-13-5100 Management Analyst Acct. #101-16-5100	\$9.25 \$9.25 <u>\$9.25</u>	\$27.75
15394	California American Water (3/5/19) (3/7/19)	<u>Water Service for:</u> 600 Winston (City Hall) Acct. #101-16-6400 1775 Woodlyn (Royal Oaks Trail) 301 Mt Olive Drive Irrigation 2410 Mt Olive Lane Irrigation 2256 Gardi Street Acct. #200-48-6400	\$11.26 \$230.88 \$82.06 \$26.30 <u>\$28.38</u>	\$378.88
15395	Southern California Edison (3/14/19)	City Hall utilities 12/21/18 to 01/23/19 01/23/19 to 02/22/19 Acct. #101-16-6400	\$181.85 <u>\$184.09</u>	\$365.94
15396	Southern California Edison (3/14/19)	Street Lights for Mt. Olive/Gardi Acct. #200-48-6400		\$32.64
15397	Staples Credit Plan (3/15/19)	Office Supplies Acct. #101-16-6200 Technology Expense Acct. #101-16-6200	\$63.84 <u>\$54.24</u>	\$118.08
15398	Frontier Communications (3/18/19)	Telephone Service (fire alarm line) Acct. #101-23-7420		\$113.18
15399	V O I D	Send voided Check to LA County Auditor-Controller to set up Direct Deposit		\$0.00
15400	LA County Public Works (2/28/19)	Annexation Fee – Sewer Maintenance Mount Olive Drive Sewer Acct. #206-		\$8,878.00
15401	The Gas Company (3/18/19)	City Hall Utilities Acct. #101-16-6400		\$49.60
15402	Molly Maid (3/7/19)	City Hall Cleaning Service for February 29 & March 6, 2019 Acct. #101-16-6460		\$210.00
15403	SGVCMA (3/20/19)	San Gabriel Valley City Managers' Association March 20, 2019 Meeting Acct. #101-12-6020		\$30.00

Total Pre-Released Checks **\$11,784.51**

REGULAR CHECKS:

<u>Check</u>	<u>Name and (Due Date)</u>	<u>Description</u>	<u>Amount</u>
15404	Wallin, Kress, Reisman & Kranitz (3/12/19)	<u>City Attorney:</u> Retainer for Feb 2019 Acct. #101-15-7020 Chadwick Ranch Acct. #103-00-2039 Oak View Estates Acct. #103-00-2038 Code Enforcement Acct. #101-23-7450	\$2,450.00 \$1,102.50 \$63.00 <u>\$470.00</u> \$4,085.50
15405	Sanders Lock & Key (3/12/19)	Code Enforcement at 243 Barranca Acct. #101-23-7450	\$120.00
15406	U.S. Bank (2/28/19)	Custody Charges for February 2019 Safekeeping Fee for 4 CDs Acct. #101-14-7010	\$33.00
15407	LA County Sheriff's Dept. (3/6/19)	Feb 2019 Law Enforcement Services Acct. #101-23-7410	\$9,372.12
15408	Claudia Saldana (3/12/19)	Mileage Reimbursement Acct. #101-13-6050	\$8.70
15409	Scarlett Santos Leon (3/8/19)	Mileage Reimbursement Acct. #101-16-6050	\$27.96
15410	Emergency Planning Consultants (2/21/19)	Hazard Mitigation Plan Consultant: Carolyn Harschman Acct. #101-24-7030	\$5,000.00
15411	Area D (3/4/19)	Membership Dues Acct. #101-24-6030	\$360.00
15412	Michael Baker International (2/19/19)	Oak View Estates Acct. #103-00-2038	\$20.00
15413	City of Monrovia (2/22/19)	Bradbury Transportation Services for February 2019 Acct. #203-40-7625 (Prop C)	\$704.07
15414	Post Alarm Systems (3/5/19)	City Hall Monitoring for April 2019 Fire & Intrusion Systems Acct. #101-23-7420	\$104.21

15415	Burrtec Waste Services (2/28/19)	Street Sweeping for Feb 2019 Acct. #200-48-7290		\$313.14
15416	Southern California Edison (3/2/19)	Street Lights Acct. #200-48-6410		\$718.05
15417	TeamLogic IT of Pasadena (3/1/19)	Computer Services & Supplies Acct. #101-16-6230		\$617.50
15418	Pasadena Humane Society (2/28/19)	Animal Control Services for Feb 2019 Acct. #101-25-7000		\$338.85
15419	Priority Landscape Services (2/1/19)	<u>Feb 2019 Landscape Services:</u> Bradbury Civic Center Acct. #101-21-7020 Royal Oaks Drive North Acct. #101-21-7015 Lemon Trail Acct. #101-21-7045 Mt. Olive Drive Entryway and Trail Acct. #101-21-7035	\$175.00 \$345.00 \$115.00 <u>\$465.00</u>	 \$1,100.00
15420	RKA Consulting Group (2/12/19)	Development Projects Acct. #101-19-7230 TTM 73567 (Oak View Estates) Acct. #103-00-2038 NPDES Coordination Acct. #102-42-7630 City Engineering Services Acct. #101-19-7230 119 Furlong Slope Abatement Acct. #101-19-7230 (2/25/19) 2018-2019 Slurry Seal Project Acct. #200-48-7755	\$5,559.75 \$1,249.50 \$770.00 \$735.00 \$1,344.00 <u>\$4,383.75</u>	 \$14,042.00
15421	San Gabriel Valley Newspaper Group (2/28/19)	Classified Ad: Notice of Bid 2018-2019 Slurry Seal Project Acct. #200-48-7755		\$1,060.00
15422	VCA Code Group (2/12/19)	<u>Professional Services from Dec 30, 2018 to Feb 2, 2019:</u> Planning Services (Retainer) Acct. #101-20-7210 Planning Services (Hourly) Acct. #101-20-7240 Plan Check Services Acct. #101-20-7220	\$3,900.00 \$618.75 <u>\$8,028.70</u>	 \$12,547.45

PAYROLL for March 2019:

ACH	Kevin Kearney (March 2019)	Salary: City Manager	\$8,866.25	
		Acct. #101-12-5010		
		Withholdings	<u>(1,804.87)</u>	\$7,061.38
		Acct. #101-00-2011		
ACH	Claudia Saldana (March 2019)	Salary: City Clerk	\$4,984.08	
		Acct. #101-13-5010		
		Withholdings	<u>(1,234.59)</u>	\$3,749.49
		Acct. #101-00-2011		
ACH	Scarlett Santos Leon (March 2019)	Salary: Management Analyst	\$3,919.83	
		Acct. #101-16-5010		
		Withholdings	(838.64)	
		Acct. #101-00-2011		
		PERS Employee Share	<u>(244.99)</u>	\$2,836.20
		Acct. #101-16-5010		
ACH	Lisa Bailey (March 2019)	Finance Director (Feb 2019)		
		21.33 x \$80.76/hour	\$1,944.88	
		Acct. #101-14-5010		
		Withholdings	<u>(291.23)</u>	\$1,653.65
		Acct. #101-00-2011		
Total Payroll			\$15,300.72	

ELECTRONIC FUND TRANSFER (EFT) PAYMENTS for March 2019:

EFT	Aetna (March 2019)	<u>Health Insurance for March 2019:</u>		
		City Manager	\$1,571.55	
		Acct. #101-12-5100		
		City Clerk	\$896.07	
		Acct. #101-13-5100		
		Management Analyst	<u>\$411.47</u>	\$2,879.09
		Acct. #101-16-5100		
EFT	EDD (March 2019)	State Tax Withholdings	\$643.45	
		SDI	<u>\$197.15</u>	\$840.60
		Acct. #101-00-2011		
EFT	Dept. of Treasury Internal Revenue Service (March 2019)	Federal Tax Withholdings	\$1,820.53	
		Social Security	\$2,444.66	
		Medicare	<u>\$571.74</u>	\$4,836.93
		(Employee's portion of Social Security and Medicare is matched by the City)		
		Acct. #101-00-2011		

EFT	California PERS (March 2019)	City Manager Acct. #101-12-5100	\$1,288.15	
		City Clerk Acct. #101-13-5100	\$720.03	
		Management Analyst Acct. #101-16-5100	<u>\$513.18</u>	\$2,521.36
EFT	California PERS (March 2019)	UAL Payment (Unfunded Accrued Liability) Acct. #101-16-6240		\$172.32

MAYOR – CITY OF BRADBURY

ATTEST:

CITY CLERK – CITY OF BRADBURY

"I, Claudia Saldana, City Clerk, hereby certify that the foregoing Resolution, being Resolution No. 19-05, was duly adopted by the City Council of the City of Bradbury, California, at a regular meeting held on the 19th day of March, 2019 by the following roll call vote:"

AYES:

NOES:

ABSENT:

CITY CLERK – CITY OF BRADBURY

BILL TO:
Acct: 6011 1000 5337 241
CITY OF BRADBURY

SHIP TO:
SCARLETT SANTOS LEON
CITY OF BRADBURY
600 WINSTON ST
BRADBURY CA 91008

Amount Due:	Trans Date:	DUE DATE:	Invoice #:
\$113.71	02/14/19	03/15/19	2244439751
PO:		Store: 100088887, WESTBORO, MA	

PRODUCT	SKU #	QUANTITY	UNIT PRICE	TOTAL PRICE
LOGITECH R400 910001354 P	807870	1.0000 EA	\$49.99	\$49.99
STAPLES JUMBO VINYL COATE	480109	1.0000 EA	\$12.09	\$12.09
STAPLES 1 SIZE PAPER CLIP	472480	1.0000 EA	\$5.29	\$5.29
SHARPIE PEN FELT PENS FIN	729593	1.0000 EA	\$9.99	\$9.99
PENTEL ENERGEL DELUXE RTX	639712	1.0000 EA	\$23.49	\$23.49
BIC ROUND STIC GRIP XTRAC	219244	1.0000 EA	\$8.49	\$8.49
COUPONDISCOUNT	558099	1.0000 ST	-\$5.49	-\$5.49

Purchased by: SCARLETT SANTOS LEON
Order #: 9796733584

SUBTOTAL	\$103.85
TAX	\$9.86
TOTAL	\$113.71

BILL TO:
Acct: 6011 1000 5337 241
CITY OF BRADBURY

SHIP TO:
SCARLETT SANTOS LEON
CITY OF BRADBURY
600 WINSTON ST
BRADBURY CA 91008

Amount Due:	Trans Date:	DUE DATE:	Invoice #:
\$4.37	02/14/19	03/15/19	2244477631
PO:		Store: 100088887, WESTBORO, MA	

PRODUCT	SKU #	QUANTITY	UNIT PRICE	TOTAL PRICE
DURACELL 2032 3V LITHIUM	273151	1.0000 EA	\$3.99	\$3.99

Purchased by: SCARLETT SANTOS LEON
Order #: 9796733584

SUBTOTAL	\$3.99
TAX	\$0.38
TOTAL	\$4.37

see Check # 15397

2244439751





U.S. BANCORP SERVICE CENTER
P. O. Box 6343
Fargo, ND 58125-6343

CITY OF BRADBURY

ACCOUNT NUMBER 4246-0446-0277-2711

STATEMENT DATE 02-22-19

TOTAL ACTIVITY \$ 657.60

000006063 01 SP 0.560 106481922951970 P

KEVIN KEARNEY
CITY OF BRADBURY
600
WINSTON AVENUE
BRADBURY CA 91008-1123

"MEMO STATEMENT ONLY"
DO NOT REMIT PAYMENT

MAR 04 2019

see Check# 15425

NEW ACCOUNT ACTIVITY

POST DATE	TRAN DATE	TRANSACTION DESCRIPTION	REFERENCE NUMBER	MCC	AMOUNT
02-04	01-31	PARKING CONCEPTS L654 GLENDALE CA	24755429032640323054760	7523	13.00
02-07	02-06	PAYPAL *ANNAT INC 402-935-7733 CA PUR ID: 62573207 TAX: 0.00	24492159038894625732079	1520	28.95
02-12	02-11	USPS PO 0522740820 DUARTE CA PUR ID: None TAX: 0.00	24445009043000714127795	9402	23.25
02-18	02-15	INTERCONTINENTAL SAN DIE SAN DIEGO CA 121874 ARRIVAL: 02-13-19	24431069047708580707989	3512	592.40

APPROVED

DATE

ACCOUNT

3/12/19

101-12-6025 → 13.00

101-23-6210 → 28.95

101-23-7450 → 23.25

101-12-6020 → 592.40

Default Accounting Code:

CUSTOMER SERVICE CALL 800-344-5696	ACCOUNT NUMBER 4246-0446-0277-2711		ACCOUNT SUMMARY	
	STATEMENT DATE	DISPUTED AMOUNT		
SEND BILLING INQUIRIES TO: C/O U.S. BANCORP SERVICE CENTER, INC U.S. BANK NATIONAL ASSOCIATION P.O. BOX 6335 FARGO, ND 58125-6335	02-22-19	\$.00	PREVIOUS BALANCE	\$.00
			PURCHASES & OTHER CHARGES	\$657.60
			CASH ADVANCES	\$.00
			CASH ADVANCE FEE	\$.00
			CREDITS	\$.00
		AMOUNT DUE \$ 0.00 DO NOT REMIT	TOTAL ACTIVITY	\$657.60



U.S. BANCORP SERVICE CENTER
P. O. Box 6343
Fargo, ND 58125-6343



CITY OF BRADBURY

ACCOUNT NUMBER 4246-0400-8040-6665
STATEMENT DATE 02-22-19
TOTAL ACTIVITY \$ 189.54



000006062 01 SP 0.560 106481922951969 P

CLAUDIA A SALDANA
CITY OF BRADBURY
600 WINSTON AVENUE
BRADBURY CA 91008-1123

"MEMO STATEMENT ONLY"
DO NOT REMIT PAYMENT

MAR 04 2019

see Check #15425

NEW ACCOUNT ACTIVITY

POST DATE	TRAN DATE	TRANSACTION DESCRIPTION	REFERENCE NUMBER	MCC	AMOUNT
01-23	01-23	MYFAX *PROTUS IP SOLN 866-563-9212 CA PUR ID: 33324634 TAX: 0.00	24692169023100353140533	5968	20.00
01-29	01-28	TOPS PRODUCTS 800-282-7261 TN PUR ID: 6463B8F1DAD279580 TAX: 0.00	24492159029027956116171	2741	18.99
01-30	01-29	USPS PO 0522740820 DUARTE CA PUR ID: None TAX: 0.00	24445009030000652929710	9402	17.60
01-31	01-30	BIG LOTS STORES - #4170 DUARTE CA PUR ID: TAX: 1.14	24445009030300306022932	5310	13.09
02-11	02-08	CALIFORNIA SOCIETY OF MUN 916-2312137 CA	24559309039900015433192	8398	110.00
02-13	02-12	BIG LOTS STORES - #4170 DUARTE CA PUR ID: TAX: 0.86	24445009043300346215392	5310	9.86

APPROVED

DATE

ACCOUNT

3/12/19
101-16-6230 → 20.00
101-14-6210 → 18.99
101-16-6120 → 1.15
101-20-6120 → 2.05
101-23-7450 → 14.40
101-16-6450 → 13.09
101-30-6030 → 110.-

17.60

Default Accounting Code:

101-16-6450 → 9.86

CUSTOMER SERVICE CALL 800-344-5696	ACCOUNT NUMBER 4246-0400-8040-6665		ACCOUNT SUMMARY	
	STATEMENT DATE	DISPUTED AMOUNT	PREVIOUS BALANCE \$.00	
SEND BILLING INQUIRIES TO: C/O U.S. BANCORP SERVICE CENTER, INC U.S. BANK NATIONAL ASSOCIATION P.O. BOX 6335 FARGO, ND 58125-6335	02-22-19	\$.00	PURCHASES & OTHER CHARGES \$189.54	
	AMOUNT DUE \$ 0.00 DO NOT REMIT		CASH ADVANCES \$.00	
			CASH ADVANCE FEE \$.00	
			CREDITS \$.00	
			TOTAL ACTIVITY \$189.54	

Revenues

Acct. Number	Account Description	2016-17 Actual	2017-18 Actual	Amended 2018-19 Budget	2018-19 YTD @ 02/28/19	
Transporation Development Act Fund:						
205-48-4260	TDA Funds	-	7,362	30,000	20,556	69%
205-48-4600	TDA Interest	-	(2)	-	#DIV/0!	
		-	7,360	30,000	20,556	69%
Sewer Fund:						
206-00-4000	Transfers In	481,229	1,100,000		#DIV/0!	
206-50-4600	Sewer Fund Interest	-	9,700		#DIV/0!	
206-50-4605	Lemon Ave. Assessment Phase I (Monrovia)	-			#DIV/0!	
206-50-4606	Winston Ave. Assessment	-			#DIV/0!	
206-50-4730	Mount Olive Drive Assessment	25,000	43,140		#DIV/0!	
		506,229	1,152,840	-	-	#DIV/0!
STPL Fund:						
208-00-4260	STPL Funds	18,828	-		#DIV/0!	
208-00-4600	STPL Interest	166	316		#DIV/0!	
		18,994	316	-	-	#DIV/0!
Recycling Grant Fund:						
209-00-4260	Recycling Grant Funds	5,000	(803)	5,000	4,198	84%
209-00-4600	Recycling Grant Interest	62	90		#DIV/0!	
		5,062	(713)	5,000	4,198	84%
Measure R Fund:						
210-48-4260	Measure R Funds	12,342	13,014	12,000	9,439	79%
210-48-4600	Measure R Interest	311	692	350		0%
		12,653	13,706	12,350	9,439	76%
Measure M Fund						
212-48-4260	Measure M Funds		11,795	11,500	10,624	92%
212-48-4600	Measure M Interest		69	50		0%
		-	11,864	11,550	10,624	92%
Citizen's Option fo Public Safety (COPS) Fund:						
215-23-4260	COPs Funds	116,750	145,020	100,000	106,716	107%
215-23-4600	COPs Interest	539	1,383	300		0%
		117,289	146,403	100,300	106,716	106%
County Park Grant:						
217-00-4210	County Park Grant	48			#DIV/0!	
217-00-4600	Grant Fund Interest Income	-	85		#DIV/0!	
		48	85	-	-	#DIV/0!
Fire Safe Grant 14-USFS-SFA-0053:						
219-00-4260	Fire Safe Grant 14-USFS-SFA-0053	-			#DIV/0!	
219-00-4270	HOA Contribution	-			#DIV/0!	
219-00-4600	Fire Safe Grant Interest Income	57	101		#DIV/0!	
		57	101	-	-	#DIV/0!
Total Revenues		<u>2,739,039</u>	<u>3,270,429</u>	<u>1,637,860</u>	<u>1,149,117</u>	<u>70%</u>



U.S. BANCORP SERVICE CENTER
P. O. Box 6343
Fargo, ND 58125-6343

CITY OF BRADBURY

ACCOUNT NUMBER 4246-0446-2235-1074
STATEMENT DATE 02-22-19
TOTAL ACTIVITY \$ 687.01

000006064 01 SP 0.560 106481922951971 P

SCARLETT L SANTOS LEON
CITY OF BRADBURY
600 WINSTON AVENUE
BRADBURY CA 91008-1123

"MEMO STATEMENT ONLY"
DO NOT REMIT PAYMENT

MAR 04 2019

see Check #15425

NEW ACCOUNT ACTIVITY

POST DATE	TRAN DATE	TRANSACTION DESCRIPTION	REFERENCE NUMBER	MCC	AMOUNT
01-28	01-25	SANDERS LOCK AND KEY 909-599-2030 CA PUR ID: 41405 TAX: 0.00	24247609026500738763648	7399	313.80
01-29	01-28	MUNICIPAL MANAGEMENT ASSO 877-3147080 CA PUR ID: 4500790389 TAX: 0.00	74207859028171600283503	7399	35.00CR
01-29	01-28	MUNICIPAL MANAGEMENT ASSO 877-3147080 CA PUR ID: 4500688621 TAX: 0.00	24207859028171600283490	7399	35.00
01-29	01-28	INTERNATION 202-289-4262 DC PUR ID: 29308425 TAX: 0.00	24492159028894293084250	8398	175.00
02-11	02-08	BOTTEGA AT BELLA SERA MONROVIA CA	24342859039017072459303	5812	25.64
02-18	02-15	BROADVOICE 888-325-5875 CA PUR ID: 0000157905 TAX: 0.00	24453519046017051159607	4814	172.57

APPROVED

3/12/19

ACCOUNT

101-23-7420 → 313.80
101-30-6030 → 175.-
101-24-6020 → 25.64
101-16-6440 → 172.57

Default Accounting Code:

CUSTOMER SERVICE CALL 800-344-5696	ACCOUNT NUMBER 4246-0446-2235-1074		ACCOUNT SUMMARY	
	STATEMENT DATE 02-22-19	DISPUTED AMOUNT \$.00	PREVIOUS BALANCE \$.00	
			PURCHASES & OTHER CHARGES \$722.01	
SEND BILLING INQUIRIES TO: C/O U.S. BANCORP SERVICE CENTER, INC U.S. BANK NATIONAL ASSOCIATION P.O. BOX 6335 FARGO, ND 58125-6335	AMOUNT DUE \$ 0.00 DO NOT REMIT		CASH ADVANCES \$.00	
			CASH ADVANCE FEE \$.00	
			CREDITS \$35.00	
			TOTAL ACTIVITY \$687.01	

City of Bradbury Monthly Investment Report for the month of February 2019

CASH ON DEPOSIT BY ACCOUNT

Bank Accounts:
Wells Fargo Bank - General Checking

Amount	Maturity	Interest Rate
\$ 555,489.02	n/a	0%

Investments:

Local Agency Investment Fund (LAIF)

\$ 3,327,710.84	n/a	2.39%
-----------------	-----	-------

Ally Bank CD

\$ 248,000.00	9/9/2019	1.35%
---------------	----------	-------

American Express Centurion CD

\$ 247,000.00	12/7/2020	2.10%
---------------	-----------	-------

Citibank NA CD

\$ 246,000.00	6/7/2021	3.00%
---------------	----------	-------

Discover Bank

\$ 246,000.00	9/7/2021	3.00%
---------------	----------	-------

Total

\$ 4,870,199.86

CASH & INVESTMENTS ON DEPOSIT BY FUND

Funds

General Fund (101)

\$2,905,726.37

Utility Users Tax Fund (102)

\$750,921.21

Deposits Fund (103)

\$29,024.97

Long Term Planning Fee Fund (112)

\$23,748.53

Technology Fee Fund (113)

\$40,120.05

Gas Tax Fund (200)

\$112,850.50

SB 1 Gas Tax Fund (201)

\$14,695.51

Prop A Fund (203)

\$13,551.62

Prop C Fund (204)

\$67,958.09

TDA Fund (205)

(\$9,555.02)

Sewer Fund (206)

\$580,236.30

STPL Fund (208)

\$33,086.39

Recycling Grant Fund (209)

\$6,155.32

Measure R Fund (210)

\$81,861.89

Measure M Fund (212)

\$10,421.35

COPS Fund (215)

\$189,813.28

Grant Fund-Other (217)

\$8,947.14

Fire Safe Grant Fund (219)

\$10,636.36

Total

\$ 4,870,199.86

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 November 21, 2017

Submitted By:



Reviewed By:

Kevin Kearney
City Manager

Laurie Silver
City Treasurer

Revenues

Acct. Number	Account Description	2016-17 Actual	2017-18 Actual	Amended 2018-19 Budget	2018-19 YTD @ 02/28/19	
General Fund:						
101-00-4010	Property Tax-Current Secured	397,293	438,658	432,600	271,978	63%
101-00-4030	Property Tax-Current Unsecur	16,148	3,941	4,000	16,447	411%
101-00-4060	Public Safety Augmentation F	9,922	10,323	9,700	7,081	73%
101-00-4070	Delinquent Taxes	6,408	6,624	5,900	5,380	91%
101-00-4100	Sales & Use Tax	7,465	4,114	4,500	1,167	26%
101-00-4110	Franchise Fee-Cable TV	17,736	18,708	17,500	17,182	98%
101-00-4120	Franchise Fee-SC Edison	17,658	17,722	17,800	-	0%
101-00-4130	Franchise Fee-SC Refuse	34,025	33,402	34,000	18,511	54%
101-00-4140	Franchise Fee-SC Gas Co.	2,426	2,574	2,600	-	0%
101-00-4150	Franchise Fee-Cal Am Water	27,483	31,388	32,000		0%
101-00-4160	AB939 Refuse Admin. Fee	17,514	17,952	17,500		0%
101-00-4190	Real Property Transfer Tax	32,492	31,081	30,000	11,847	39%
101-00-4200	Motor Vehicle In-Lieu	123,481	130,646	132,000	69,027	52%
101-00-4210	Dist & Bail Forfeiture	4,996	2,867	4,000	961	24%
101-00-4220	Fines-City	-	21,906	2,000	2,174	109%
101-00-4350	Business License	41,296	44,063	40,000	26,221	66%
101-00-4360	Movie & TV Permits	7,000	3,030	3,000		0%
101-00-4370	Bedroom License Fee	30,900	10,301	9,000	5,150	57%
101-00-4410	Variances & CUPs	-	1,635	1,400	1,635	117%
101-00-4420	Lot Line Adjustment/Zone Changes	1,902	3,805	2,000		0%
101-00-4440	Subdivisions/Lot Splits	3,312	4,844	3,000	4,844	161%
101-00-4460	Planning Dept. Review	100,020	50,073	45,000	13,121	29%
101-00-4470	Building Construction Permit	309,178	179,175	175,000	127,078	73%
101-00-4480	Building Plan Check Fees	270,669	260,790	200,000	125,309	63%
101-00-4485	Landscape Plan Check Permit	28,204	10,627	8,000	5,113	64%
101-00-4490	Green Code Compliance	40,268	26,871	24,000	18,052	75%
101-00-4500	Civic Center Rental Fee	-	1,050	-		#DIV/0!
101-00-4530	Environmental & Other Fees	4,450	8,612	7,500	371	5%
101-00-4540	City Engineering Plan Check	173,070	140,793	95,000	98,952	104%
101-00-4600	Interest Income	17,136	20,081	20,000	52,293	261%
101-00-4700	Sales of Maps & Publications	446	317	300	294	98%
101-00-4800	Other Revenue	9	-	200	152	76%
101-00-4850	Cal-Am Loan Repayment	4,820	-	4,820		0%
101-00-4900	Reimbursements	4,323	65	-	20,755	#DIV/0!
101-00-4920	Sale of Prop. A Funds	-	56,000	-		#DIV/0!
101-23-4950	Vacant Property Registry Fee		50		50	#DIV/0!
101-24-4610	Donations				500	#DIV/0!
Total General Fund Revenues		1,752,050	1,594,088	1,384,320	921,645	67%

Revenues

Acct. Number	Account Description	2016-17 Actual	2017-18 Actual	Amended 2018-19 Budget	2018-19 YTD @ 02/28/19	
Utility Users Tax Fund:						
102-00-4600	Interest	2,902	7,099	4,000	-	
102-00-4810	Water	40,212	47,920	-		
102-00-4820	Trash	22,815	22,991	-		
102-00-4830	Electric	94,765	108,595	-	18	
102-00-4840	Natural Gas	15,426	14,930	-		
102-00-4850	UUT - Cable	19,850	21,642	-		
102-00-4855	Telecom-Minors	14,505	12,990	-		
102-00-4856	Telecom-AT&T	449	434	-		
102-00-4857	Telecom-Verizon	5,650	5,235	-		
102-00-4858	Telecom-Sprint Nextel	4,288	991	-		
102-00-4900	Reimbursements	-	364	-		
		220,862	243,191	4,000	18	0%
Civic Center Fund:						
111-00-4000	Transfer In from General Fund	4,544				
111-00-4500	Civic Center Rental Fee	900				
		5,444	-	-		
Long Term Planning Fee Fund:						
112-00-4490	Long-Term Planning Fee	11,637	10,647	9,000	5,580	62%
112-00-4600	LTP Fee Interest Income	29	143	40		0%
		11,666	10,790	9,040	5,580	62%
Technology Fee Fund:						
113-00-4520	Technology Fee	24,453	14,466	14,000	10,994	79%
113-00-4600	Technology Fee Interest Income	217	498	750		0%
		24,670	14,964	14,750	10,994	75%
Gas Tax Fund:						
200-00-4000	Transfers In	-				#DIV/0!
200-00-4200	TCRA Funds		1,258		1,206	#DIV/0!
200-48-4260	Gas Tax	26,788	34,031	27,500	15,714	57%
200-00-4600	Gas Tax Interest	552	1,045	300		0%
		27,340	36,334	27,800	16,920	61%
SB1 Gas Tax Fund:						
201-00-4000	Transfers In				6,623	
201-48-4260	Gas Tax				8,073	
201-00-4600	Gas Tax Interest					
				-	14,696	
Prop. A Fund:						
203-40-4260	Prop. A Transit Funds	19,835	20,948	21,050	15,158	72%
203-40-4600	Prop. A Transit Interest	293	95	50		0%
		20,128	21,043	21,100	15,158	72%
Prop. C Fund:						
204-48-4260	Prop. C Funds	16,295	17,532	17,550	12,573	72%
204-48-4600	Prop. C Interest	252	524	100		0%
		16,547	18,056	17,650	12,573	71%

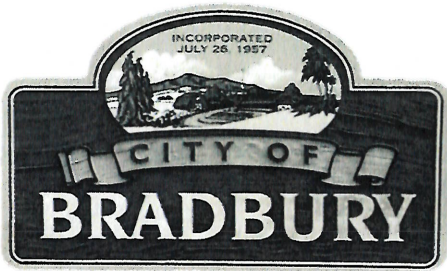
		Expenditures			
Account Description		2016-17 Actual	2017-18 Actual	Amended 2018-19 Budget	2018-19 YTD @ 02/28/19
General Fund:					
101-00-5000	Transfers Out	485,773	1,100,000		
City Council Division:					
101-11-6500	Community Support (homelessness)	3,000	3,000	3,000	3,000 100%
101-11-6100	Events and awards	57	7,662	4,700	5,579 119%
101-11-6110	City Newsletter	215	225	-	- #DIV/0!
		3,272	10,887	7,700	8,579 111%
City Manager Division:					
101-12-5010	Salaries	93,641	102,500	106,395	70,930 67%
101-12-5100	Benefits	26,424	41,806	42,300	29,343 69%
101-12-6020	Meetings & Conferences	854	2,027	2,500	2,425 97%
101-12-6025	Expense Account	237	1,130	1,500	187 12%
101-12-6050	Mileage	488	1,023	1,200	437 36%
101-12-6210	Special Department Supplies	23,097	-	-	- #DIV/0!
101-12-6440	Cell Phone	350	900	900	600 67%
		145,091	149,386	154,795	103,922 67%
City Clerk Division:					
101-13-5010	Salaries	56,104	60,741	59,809	39,873 67%
101-13-5100	Benefits	22,469	24,294	24,100	16,489 68%
101-13-6020	Meetings & Conferences	-	-	100	- 0%
101-13-6040	Transportation & Lodging	-	-	100	- 0%
101-13-6050	Mileage	156	142	150	22 15%
101-13-6210	Special Department Supplies	290	-	250	122 49%
101-13-6220	Election Supplies	-	473	500	- 0%
101-13-6225	Codification	8,317	2,317	1,500	4,949 330%
101-13-7000	Contract Election Services	-	-	12,000	- 0%
		87,336	87,967	98,509	61,455 62%
Finance Division:					
101-14-5010	Salaries	13,746	14,230	15,043	8,976 60%
101-14-5100	Benefits	1,198	1,299	1,250	683 55%
101-14-6210	Special Department Supplies	351	94	350	446 127%
101-14-6230	Contracted Computer Services	711	1,459	2,000	357 18%
101-14-7010	Contracted Banking Services	4,034	4,726	4,600	2,056 45%
101-14-7020	Contracted Audit Services	10,000	18,523	14,700	1,546 11%
101-14-7040	GASB Reports	1,300	350	350	700 200%
		31,340	40,681	38,293	14,764 39%
City Attorney Division:					
101-15-7020	City Attorney Retainer	36,385	29,400	29,400	17,150 58%
101-15-7070	City Attorney Special Servic	5,333	2,702	6,000	1,331 22%
101-15-7080	Seminars & Training	1,008	1,211	1,000	- 0%
		42,726	33,313	36,400	18,481 51%
General Government Division:					
101-16-5010	Salaries	40,785	37,219	47,038	28,550 61%
101-16-5100	Benefits	12,277	9,524	12,700	10,510 83%
101-16-6010	Seminars & Training	-	375	500	- 0%
101-16-6020	Meetings & Conferences	-	195	150	- 0%
101-16-6040	Transportation & Lodging	-	-	500	- 0%
101-16-6050	Mileage	195	215	500	160 32%
101-16-6120	Postage	227	267	500	151 30%
101-16-6200	Office Supplies	1,652	1,324	2,500	1,480 59%

Expenditures

Account Description		2016-17 Actual	2017-18 Actual	Amended 2018-19 Budget	2018-19 YTD @ 02/28/19	
101-16-6210	Special Departmental Supplies	-	1,622	1,622	397	24%
101-16-6230	Computer & Website Services	9,149	7,232	18,000	7,282	40%
101-16-6240	PERS UAL Payment	-	2,259	2,068	1,379	67%
101-16-6241	PERS Replacement Benefit Contribution				2,385	
101-16-6250	Copier & Duplications	1,767	2,216	2,216	6,192	279%
101-16-6300	Insurance	36,431	54,738	47,201	55,553	118%
101-16-6400	Utilities	4,051	2,953	5,000	2,372	47%
101-16-6440	Telephone	7,118	6,714	7,000	3,647	52%
101-16-6450	Building Operations	1,047	1,132	1,000	412	41%
101-16-6460	Building & Cleaning Service	2,565	2,795	2,500	1,670	67%
101-16-6470	Maintenance & Supplies	152	-	500	293	59%
101-16-7600	Operating Contingency	241	-	-		#DIV/0!
		117,657	130,780	151,495	122,433	81%
Engineering Division:						
101-19-7230	Contracted Engineering Services	149,888	138,463	125,000	47,428	38%
101-19-7238	Annexation	1,630	59,350	-		#DIV/0!
101-19-7310	Woodlyn Lane/Mt. Olive Drainage	128,365		-		#DIV/0!
		279,883	197,813	125,000	47,428	38%
Planning, Zoning & Development Division:						
101-20-6120	Postage	(77)	332	300	669	223%
101-20-6210	Special Department Supplies	-	210	500	430	86%
101-20-6240	Environmental Filing Fees	-	-	500	-	0%
101-20-7210	City Planner Retainer	46,800	46,800	46,800	23,443	50%
101-20-7220	Contracted Building & Safety	291,247	232,115	290,000	110,805	38%
101-20-7240	City Planner Special Service	8,957	15,592	10,000	13,282	133%
101-20-7245	General Plan update	-	406	406	4,828	1189%
		346,927	295,455	348,506	153,457	44%
Parks & Landscape Maintenance Division:						
101-21-7015	Royal Oaks Trail Maintenance	8,210	7,305	10,000	7,125	71%
101-21-7020	City Hall Grounds Maintenance	2,920	2,670	19,830	6,395	32%
101-21-7025	Trail Maintenance	23,960	1,777	7,000	5,358	77%
101-21-7035	Mt.Olive Entrance & Trail	4,998	7,349	5,500	3,613	66%
101-21-7045	Lemon/RO Horse Trail	910	1,380	27,500	18,473	67%
101-21-7060	Street Tree Trimming	11,300	11,098	10,000	10,857	109%
		52,298	31,579	79,830	51,821	65%
Public Safety Division:						
101-23-6210	Special Departmental Services	67		20,000	15,670	
101-23-7410	Contract Services Sheriff	95,970	117,875	113,315	65,605	58%
101-23-7420	City Hall Security	2,643	2,582	2,600	2,099	81%
101-23-7450	Code Enforcement	2,771	4,499	5,600	2,867	51%
101-23-7757	AED Purchase			3,278	1,578	
		101,451	124,956	144,793	87,819	61%
Emergency Preparedness Division:						
101-24-6010	Seminars & Training	-	-			
101-24-6020	Meetings & Conferences	-	55	50	37	74%
101-24-6030	Memberships & Dues	-	360	360		0%
101-24-6470	Maintenance & Supplies	2,404	869	2,500	478	19%
101-55-7030	Hazardous Mitigation Plan	10,000	16	15,000	63	0%
101-24-7245	CA Wildfire Protection Plan					
101-24-6480	Civic Center Generator	342		-		#DIV/0!
		12,746	1,300	17,910	578	3%

		Expenditures			
Account Description		2016-17 Actual	2017-18 Actual	Amended 2018-19 Budget	2018-19 YTD @ 02/28/19
Animal & Pest Control Division:					
101-25-7000	Animal Control Services	2,411	2,745	4,777	1,909 40%
101-25-7010	Pest Control Services	-	175	300	- 0%
		2,411	2,920	5,077	1,909 38%
Intergovernmental Relations Division:					
101-30-6030	Memberships & Dues	8,452	8,610	8,700	2,616 30%
General Fund Totals		1,717,363	2,215,647	1,217,008	675,262 55%
Utility Users Tax Fund:					
102-42-7630	NPDES Stormwater Compliance	78,602	36,081	100,000	29,695 30%
Long Term Planning Fee Fund:			1,350		#DIV/0!
Technology Fee Fund:					
113-20-4500	Technology expense		8,631	16,677	17,383 104%
113-20-7730	Website	468	-	8,000	- 0%
101-20-7040	Non-Capitalized Equipment - Sonic Firewall	-	-		#DIV/0!
113-20-8120	Capital Equipment-Server & Copier	-	7,470		1,188 #DIV/0!
113-20-4500	Technology expense (e-Plan)	-			#DIV/0!
		468	16,101	24,677	18,571 75%
Gas Tax Fund:					
200-48-5000	Transfers Out				6,623
200-48-6400	Utilities-Select System	7,518	11,272	12,000	6,238 52%
200-48-6410	Street Lights	7,752	9,293	9,000	4,310 48%
200-48-6555	Street Tree Maintenance	-		-	#DIV/0!
200-48-7000	PW Contract Services	1,741	1,474	2,000	326 16%
200-48-7290	Street Sweeping	3,765	4,071	4,000	2,192 55%
200-48-7745	Royal Oaks North Curb Extension			45,658	- 0%
200-48-7750	Woodlyn Lane Pavement Rehab.	3,114	-	-	#DIV/0!
200-48-7755	City Wide Slurry Seal			44,000	- 0%
		23,890	26,110	116,658	19,689 17%
Prop. A Fund:					
203-00-7600	Sale of Prop. A Funds		80,000		#DIV/0!
203-40-7625	Transit Services			9,000	4,928 55%
		-	80,000	9,000	4,928 55%
Prop. C Fund:					
	Staffing	-			
204-20-6030	Memberships & Dues	514	642		833 #DIV/0!
204-40-7325	Transit Services	8,449	8,449	-	- #DIV/0!
204-48-7755	City Wide Slurry Seal	-		70,000	- 0%
		8,963	9,091	70,000	833 1%
Transporation Development Act Fund:					
205-48-7720	Lemon/RO Horse Trail Project	-	7,142	30,000	30,000 100%
205-00-7760	Return of Funds		220		#DIV/0!
		-	7,362	30,000	30,000 100%
Sewer Fund:					
206-50-7600	Mt. Olive Drive Sewer Project	323,075			9,760 #DIV/0!
206-50-7601	Mt. Olive Lane Sewer Project	31,530	13,695	-	1,827 #DIV/0!
206-50-7605	Lemon Ave. Project Phase I (Monrovia)	7,810	103,816	-	#DIV/0!
206-50-7606	Winston Ave Project	44,696	25,813	-	492,582 #DIV/0!

		Expenditures			
Account Description		2016-17 Actual	2017-18 Actual	Amended 2018-19 Budget	2018-19 YTD @ 02/28/19
		407,111	143,324	-	504,169 #DIV/0!
STPL Fund:					
208-48-7745	Royal Oaks North Curb Extension			32,774	0%
Recycling Grant Fund:					
209-35-7300	Recycling Education	1,500	4,500		5,000 #DIV/0!
Measure R Fund:					
210-48-7755	City Wide Slurry Seal			35,936	0%
210-00-7760	Return of Funds				3,990
		-	-	35,936	- 0%
Measure M Fund					
212-48-6555	Citywide Slurry Seal		-		#DIV/0!
212-48-xxxx	Bridge Repair			18,900	12,066 64%
		-	-	18,900	12,066 64%
Citizen's Option fo Public Safety (COPS) Fund:					
215-23-7410	Contract Services Sheriff	116,750	145,020	88,500	73,198 83%
Total Expenditures		2,354,647	2,684,586	1,743,453	1,373,411 79%



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

City of Bradbury Agenda Memo

TO: Honorable Mayor and Members of the City Council

FROM: Scarlett Santos Leon, Management Analyst

DATE: March 19, 2019

SUBJECT: **Resolution No. 19-06 Electing to be Exempt from the Congestion Management Program**

ATTACHMENTS: 1. Resolution No. 19-06
2. List of Cities Opted Out from CMP

SUMMARY

It is recommended that the City Council adopt the resolution electing to be exempt from the Congestion Management Program (CMP) in accordance with the CMP State statute.

BACKGROUND

The CMP is a state-mandated performance-based planning program that attempts to link land use and transportation decisions. The CMP process was established as part of a 1990 legislative package to implement Proposition 111, which increased the state gas tax from 9 to 18 cents. The program's intent was to tie the appropriation of new tax revenues to congestion reduction efforts by improving land use/transportation coordination.

While the CMP requirement was one of the pioneering efforts to conduct performance-based planning, the approach has become antiquated and expensive. CMP primarily uses a level of service (LOS) performance metric which is a measurement of vehicle delay that is inconsistent with new state-designated performance measure, such as vehicle miles travelled (VMT), enacted by SB 743 for California Environmental Quality Act (CEQA) transportation analysis.

Under the CMP, the 88 incorporate cities plus the County of Los Angeles share various statutory responsibilities, including monitoring traffic count locations on select arterials, implementing transportation improvements, adoption of travel demand management and land use ordinances, and mitigating congestion impacts. The City of Bradbury has reported every other year via City Council action on the LOS based on the total size and type of development approvals in the City.

DISCUSSION

An agency cannot opt out of the CMP requirement alone. California Government Code §65088.3 provides for jurisdictions within a county to opt out of the CMP requirement without penalty, if a majority of local jurisdictions representing a majority of the county's population formally adopt resolutions requesting to opt out of the program. A majority consensus of 45 jurisdictions representing approximately 5.1 million people in the County of Los Angeles is required to opt out formally. To date, twenty (20) cities within the County have elected to opt out from the CMP (Attachment 2).

A number of counties have elected to opt out of the CMP over the years including: San Diego, Fresno, Santa Cruz, and San Luis Obispo counties. The reasons for doing so are varied but generally concern redundant, expensive, administrative processes that come with great expense, little to no congestion benefit and continue to mandate the use of LOS to determine deficiencies.

On June 28, 2018, the LA County Metro Board approved a recommendation to initiate the process to opt out of the CMP. The Board action allows Metro staff to provide public agencies with the option to opt out of the CMP.

Opting out of the CMP provides the following benefits:

- Eliminates the risk of losing state gas tax funds.
- Removes the administrative and fiscal burden for monitoring and preparation of reporting documents to demonstrate compliance with the CMP.
- Eliminates the need to use Level of Service (LOS) to evaluate CMP locations in CEQA documents.

Staff recommends approval of a resolution electing to be exempt from the CMP. It is important to note that the City of Bradbury cannot unilaterally opt out of the CMP. Formal opt out will occur after a majority of cities in the region opt out and Metro notifies the State Controller, Caltrans and SCAG that Los Angeles County has opted out of the CMP in accordance with the statutory requirements.

FINANCIAL ANALYSIS

There is no cost associated with this action. There may be a positive effect in future years when the costs associated with monitoring and preparation of CMP compliance documents are no longer necessary.

STAFF RECOMMENDATION

It is recommended that the City Council adopt the resolution electing to be exempt from the Congestion Management Program (CMP) in accordance with the CMP State statute.

ATTACHMENT #1

RESOLUTION NO. 19-06

**A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF BRADBURY, CALIFORNIA,
ELECTING TO BE EXEMPT FROM THE CONGESTION MANAGEMENT PROGRAM**

WHEREAS, in 1990 the voters of California passed Proposition 111 and the requirement that urbanized counties develop and implement a Congestion Management Program; and

WHEREAS, the legislature and governor established the specific requirements of the Congestion Management Program by passage of legislation which was a companion to Proposition 111 and is encoded in California Government Code Section 65088 to 65089.10; and

WHEREAS, the Los Angeles County Metropolitan Transportation Authority (Metro) has been designated as the Congestion Management Agency responsible for Los Angeles County's Congestion Management Program; and

WHEREAS, California Government Code Section 65089.3 allows urbanized counties to be exempt from the Congestion Management Program based on resolutions passed by local jurisdictions representing a majority of a county's jurisdictions with a majority of the county's population; and

WHEREAS, the Congestion Management Program is outdated and increasingly out of step with current regional, State, and federal planning processes and requirements, including new State requirements for transportation performance measures related to greenhouse gas reduction; and

WHEREAS, on June 28, 2018 the Metro Board of Directors took action to direct Metro staff to work with local jurisdictions to prepare the necessary resolutions to exempt Los Angeles County from the Congestion Management Program.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BRADBURY, CALIFORNIA, DOES NOT RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

1. That the above recitations are true and correct.
2. That the City of Bradbury hereby elects to be exempt from the Congestion Management Program as described in California Government Code Section 65088 to 65089.10.

MAYOR – CITY OF BRADBURY

ATTEST:

CITY CLERK – CITY OF BRADBURY

"I, Claudia Saldana, City Clerk, hereby certify that the foregoing Resolution, being Resolution No. 19-06, was duly adopted by the City Council of the City of Bradbury, California, at a regular meeting held on the 19th day of March, 2019 by the following roll call vote:"

AYES:

NOES:

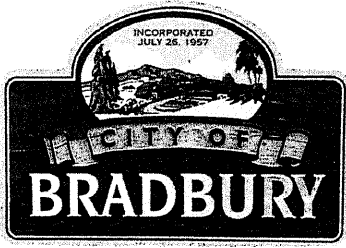
ABSENT:

CITY CLERK – CITY OF BRADBURY

ATTACHMENT #2

Cities Opted Out From CMP

1. Bell Gardens
2. Cerritos
3. Diamond Bar
4. Duarte
5. Glendale
6. Glendora
7. Hawthorne
8. La Canada Flintridge
9. La Verne
10. Manhattan Beach
11. Pasadena
12. San Dimas
13. San Gabriel
14. Santa Monica
15. Sierra Madre
16. South Pasadena
17. Temple City
18. Walnut
19. West Hollywood
20. Westlake Village



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

City of Bradbury Agenda Memo

TO: Honorable Mayor and Members of the City Council

FROM: Scarlett Santos Leon, Management Analyst

DATE: March 19, 2019

SUBJECT: **Appointment of Applicant to Vacant Public Safety Committee
Alternate Seat for District 2**

SUMMARY

Currently, there are seat vacancies for alternate members in the PSC for each district. There has been expressed interest from a community member to fill the District 2 alternate seat. Staff recommends that the City Council fill this vacancy by appointing Ms. Priscilla Hervey to fill the term ending June 2019.

ANALYSIS

According to Ordinance No. 361, the Public Safety Committee (PSC) shall consist of five (5) primary and five (5) alternate members: two (2) members from each district, appointed by the member of the City Council representing the district.

On February 19, 2019, Staff received Ms. Priscilla Hervey's application expressing her interest to be an alternate member for District 2 in the PSC. This appointment is to fill the vacancy for the remainder of the term, which ends June 2019. The application has been reviewed and endorsed by the District 2 Councilmember.

FINANCIAL REVIEW

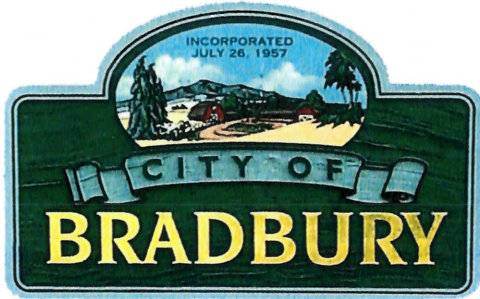
The appointment of a new PSC member for District Two will have no financial impact on the City.

STAFF RECOMMENDATION

It is recommended that the City Council confirm the appointment of Ms. Priscilla Hervey to the PSC for District 2, term ending June 2019.

FOR CITY COUNCIL AGENDA 3-19

AGENDA ITEM # 1.F



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: March 19, 2019

**SUBJECT: 406 MOUNT OLIVE DRIVE – AR 17-006 AND NC 17-005
RESOLUTION NO. 19-07 – REQUEST FOR DESIGN MODIFICATIONS**

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 MODIFY THE LEVEL OF THE GARAGES FOR THE NEW HOUSE, REMOVE A DYING OAK TREE, RETAIN THE EXISTING SEMI-CIRCULAR DRIVEWAY IN FRONT OF THE EXISTING RESIDENCE, AND RETAIN TWO DRIVEWAY APPROACHES FOR THE PROJECT CONDITIONALLY APPROVED BY CITY COUNCIL RESOLUTION NO. 17-21 FOR ARCHITECTURAL REVIEW NO. AR 17-006 AND NEIGHBORHOOD COMPATIBILITY REVIEW NO. NC 17-005 FOR A NEW TWO-STORY SPANISH-STYLE SINGLE-FAMILY RESIDENCE AND REMODELING OF THE EXISTING ONE-STORY RESIDENCE TO A SPANISH-STYLE ACCESSORY LIVING QUARTER AT 406 MOUNT OLIVE DRIVE

AGENDA ITEM NO. ____

SUMMARY

City Council Resolution No. 19-07 (Attachment 1) has been drafted to conditionally approve modifications of the plans approved by City Council Resolution No. 17-21 (Attachment 2) for Architectural Review No. AR 17-006 and Neighborhood Compatibility

Review No. NC 17-005, for a new, two-story, 6,232 square-foot, Spanish-style, single-family residence, and the remodeling of the existing, one-story, 1,704 square-foot, residence to a Spanish-style, accessory living quarter at 406 Mount Olive Drive. The homeowner provided a letter (Attachment 3) requesting to remove a mature oak tree to accommodate the raising of the level of the garages, and to retain the existing semi-circular driveway configuration. The architect prepared plans (Attachment 10) to illustrate the requested changes. It is recommended that the City Council adopt Resolution No. 19-07 to conditionally approve the requested design modifications.

INTRODUCTION

Architectural Review No. AR 17-006 and Neighborhood Compatibility Review No. NC 17-005 were conditionally approved on appeal by the City Council on December 19, 2017, with the adoption of Resolution No. 17-21 for the aforementioned project at 406 Mount Olive Drive. The project conforms to the City's General Plan and Development Code. Analyses of the project are presented in the agenda reports from the December 19, 2017 City Council meeting (Attachment 4) and the November 22, 2017 Planning Commission meeting (Attachment 5).

A one-year extension of the approval was granted by the City Council with the adoption of Resolution No. 18-33 (Attachment 6) at the November 20, 2018, regular meeting. The extension was requested to provide time for the homeowners and the architect to reevaluate the layout of the project. The homeowners have decided to request modifications of the approved design to raise the level of the garages so that stairs are not necessary to access the house from the garages. In order to be able to do this, an oak tree needs to be removed. This oak tree was to be preserved based on the April 14, 2016 arborist report (Attachment 7) but a January 21, 2019 report (Attachment 8) found that it has deteriorated and should be removed. Additionally, the homeowners are requesting to retain the existing semi-circular driveway with the two driveway approaches. The homeowner's modification requests are explained by the attached letter and are shown on the attached architectural plans. Attachment 9 is the Assessor's Map and an Aerial Photo of the subject property.

The plans approved by City Council Resolution No. 17-21 require that the subject oak tree be preserved, that the southerly driveway approach be removed and replaced with standard curb and gutter, and that the southerly portion of the semi-circular driveway be removed and replaced with landscaping.

MODIFICATION REQUESTS

The homeowner, Dr. De Los Santos submitted the attached, "Request to Modify and Amend Approved Plans" dated January 25, 2019, for the following modifications:

1. Allow the applicant to remove an existing mature oak tree; and
2. Allow the applicant to retain the existing semi-circular driveway configuration.

Oak Tree Removal and Raising of the Level of the Garages

The removal of the oak tree is to accommodate the raising of the level of the garages to eliminate the need for stairs between the house and garages. To raise the level of the garages, additional grading/fill will be needed, and the grading would encroach upon an oak tree that was to be preserved. When the plans for the new house were initially being developed, the oak tree was evaluated (April 14, 2016 Report – Attachment 7) and found to be a specimen that should be preserved. In preparation for the modification requests, an updated evaluation was performed. This evaluation (January 21, 2019 Report – Attachment 8) determined that the oak tree is dying and should be removed.

Based on the updated arborist report, the oak tree should be removed. It is recommended that the removal be done in accordance with the arborist report, and that replacement trees and/or foliage at the location of this tree be done as determined by the City Landscape Architect. With the removal of the oak tree, there is no reason to preclude the raising of the garages to eliminate the stairs between the house and garages.

Retain Existing Semi-Circular Driveway Configuration

The existing semi-circular driveway and its two driveway approaches serve the existing residence that is to be remodeled into an accessory living quarter. This driveway configuration appears to have been part of the original development, and as the homeowner states, is a convenience and provides a safer way to exit the property than having to back out onto Mount Olive Drive. The reconfiguration of the driveway and elimination of the southerly driveway approach were included in the initial design that was presented to the Planning Commission based on advice that the designer had been given to avoid controversy and opposition from neighbors who had similarly reconfigured the plans for their developments.

As the homeowner states, there is not a regulation in the Development Code that prohibits semi-circular driveways and/or second driveway approaches. A review of the request raises the following points for consideration:

A. Regulatory – Code Section 9.85.020(7) is as follows:

"A minimum of one on-site parking space shall be provided for the accessory living quarters, in addition to the parking requirement for the primary unit. The additional space need not be covered, but shall be paved and accessible from a single, common driveway for both primary and accessory units. Tandem parking is permitted to meet this off-street parking requirement."

Based on prior projects having been required to eliminate semi-circular driveways and second driveway approaches, it may have been that the City Council and/or Planning Commission had in the past interpreted this Code Section as a prohibition of semi-circular driveways and second driveway approaches for properties developed with accessory living quarters. The provision requiring that there be, ". . . a single, common driveway for both the

primary and accessory units” would dissuade the units from being used independently.

B. Pros:

1. Safety – on lots too small to accommodate a turnaround space, a semi-circular driveway allows for the exiting of a property without having to back into the street.
2. Convenience – if multiple cars are parked in a driveway, a semi-circular driveway helps avoid having to perform ‘musical’ cars to enable a vehicle to exit the property. A ‘hammerhead’ style turnaround area, however, could also provide the same maneuverability.

C. Cons:

1. Safety – each driveway approach is a potential vehicular and/or pedestrian point of conflict, especially on curved and/or hillside roadways – Mount Olive Drive is both.
2. Storm water control – on hillside roads, each driveway approach could allow for storm water to breach the gutter and enter private property; either the subject property and/or the adjacent property. Additional grading/fill could be needed to prevent and/or deal with such a storm water breach.
3. ADA compliance – in general, driveway approaches conflict with or hinder sidewalk alignments in compliance with the ADA. However, there are not any plans for a sidewalk on this side of Mount Olive Drive.
4. Aesthetics – on properties with minimal front yard setbacks, semi-circular driveways result in most of the front yard being pavement. The Development Code does not regulate how much of a front yard or of a property in general can be paved.
5. Aesthetics – semi-circular driveways are often used to park/store vehicles in front of the house, which can be considered visually unappealing. This could be addressed by a separate regulation that prohibits or limits parking in the front yard or in front of houses.

If Code Section 9.85.020(7) is to be interpreted as a prohibition of second driveway approaches for properties with an accessory living quarter, the homeowner’s request to retain the semi-circular driveway and southerly driveway approach should be denied. If the Code Section is not such a prohibition, it is recommended that the homeowner’s request be approved with a condition that the configuration of the southerly driveway approach and the grading of that area both on- and off-site be examined by the City Engineer, and that any changes or installations of drainage facilities be provided by the homeowner as determined to be necessary by the City Engineer.

ENVIRONMENTAL REVIEW

The project was determined to qualify for a Class 32 Categorical Exemption as an in-fill development project under the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332 of the CEQA Guidelines, and it is recommended that the requested design modifications are also Categorically Exempt under CEQA for an in-fill development project.

NOTICING

Notice of the public hearing for these modification requests was posted at City Hall, and mailed to the property owners within 500 feet of the subject property no later than Friday, March 8, 2019.

FINDINGS

The project with the requested design modifications complies with the standards and requirements of the Bradbury General Plan and Development Code. The requisite Architectural Design Review and Neighborhood Compatibility findings, and applicable conditions of approval are stated in the attached City Council Resolution No. 19-07 (Attachment 1).

CITY COUNCIL ACTIONS

The City Council is to open a public hearing and solicit testimony on the design modification requests. At that time, the City Council will have the following choice of actions:

Option 1. Close the public hearing and determine that the findings can be made to conditionally approve the requested design modifications, and that the project with the design modifications is Categorically Exempt under CEQA and approve a motion to adopt the attached Resolution No. 19-07 as presented or as modified by the City Council.

Option 2. Close the public hearing and determine that the findings cannot be made to approve the requested design modifications and/or a Categorical Exemption and approve a motion to deny the design modification requests, and direct staff to prepare the appropriate resolution for adoption at the next regular meeting.

Option 3. If the City Council feels that the modification requests as presented cannot be granted, but determines that the requests with additional information could 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 regular meeting of Tuesday, April 16, 2019, and direct the applicant and/or property owner to provide the necessary information to the City by Monday, April 8, 2019.

RECOMMENDATION

Option 1 is recommended; that the City Council close the public hearing and determine that the findings can be made to conditionally approve the requested design modifications with a Categorical Exemption under CEQA, and approve a motion to adopt Resolution No. 19-07, as presented or as modified by the City Council.

ATTACHMENTS

1. City Council Resolution No. 19-07
2. City Council Resolution No. 17-21
3. Modifications Request Letter
4. December 19, 2017 City Council Agenda Report
5. November 22, 2017 Planning Commission Agenda Report
6. City Council Resolution No. 18-33
7. April 14, 2016 Arborist Report
8. January 21, 2019 Arborist Report
9. Assessor's Parcel Map and Aerial Photo
10. Modified Architectural Plans

ATTACHMENT 1

City Council Resolution No. 19-07

CITY COUNCIL RESOLUTION NO. 19-07

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 MODIFY THE LEVEL OF THE GARAGES FOR THE NEW HOUSE, REMOVE A DYING OAK TREE, RETAIN THE EXISTING SEMI-CIRCULAR DRIVEWAY IN FRONT OF THE EXISTING RESIDENCE, AND RETAIN TWO DRIVEWAY APPROACHES FOR THE PROJECT CONDITIONALLY APPROVED BY CITY COUNCIL RESOLUTION NO. 17-21 FOR ARCHITECTURAL REVIEW NO. AR 17-006 AND NEIGHBORHOOD COMPATIBILITY REVIEW NO. NC 17-005 FOR A NEW TWO-STORY SPANISH-STYLE SINGLE-FAMILY RESIDENCE AND REMODELING OF THE EXISTING ONE-STORY RESIDENCE TO A SPANISH-STYLE ACCESSORY LIVING QUARTER AT 406 MOUNT OLIVE DRIVE

WHEREAS, applications were filed by Mr. John Sheng, Architect, on behalf of the property owner, Dr. Victor De Los Santos, for Architectural Review No. AR 17-006, and Neighborhood Compatibility Review No. NC 17-005, for a new, two-story, 6,232 square-foot, Spanish-style, single-family residence, and the remodeling of the existing, one-story, 1,704 square-foot, residence to a Spanish-style, accessory living quarter (the "Project") at 406 Mount Olive Drive, which is zoned A-2; and

WHEREAS, the Planning Commission considered the applications for the Project, at a duly-notice public hearing conducted on November 22, 2017, and adopted Planning Commission Resolution No. PC 17-269, setting forth the Commission's findings of fact and decision to conditionally approve the applications and architectural plans for the Project; and

WHEREAS, an appeal of the Planning Commission decision was timely filed by Fitzgerald-Yap-Kreditor, LLP, on behalf of Mr. Hon K. Shing, the owner of the neighboring property at 412 Mount Olive Drive; and

WHEREAS, the City Council of the City of Bradbury conducted a duly-noticed public hearing on December 19, 2017, to consider the appeal of the Planning Commission decision, and did adopt City Council Resolution No. 17-21, which incorporates the information in the December 19, 2017, agenda report, and the testimony given at the public hearing, and comprised the bases on which the City Council found; 1) that the Project meets the required findings stated in Section 9.34.050 of Chapter 34 (Architectural Review, Significant) of the Bradbury Development Code; 2) that the Project meets the required findings stated in Section 9.40.040 of Chapter 40 (Neighborhood Compatibility) of the Bradbury Development Code; and 3) that the Project is Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-fill Development) of the CEQA Guidelines; and denied the appeal and approved

the Project, subject to the criteria and information shown on the submitted plans and the conditions of approval enumerated in Resolution No. 17-21; and

WHEREAS, the homeowner requested a nine-month extension of the approval of the Project, and the Development Code of the City of Bradbury provides for the granting of an extension not to exceed one year; and

WHEREAS, the City Council conducted a duly-noticed public hearing at the regular meeting on November 20, 2018, in accordance with the provisions of the Bradbury Municipal Code relative to an extension request, and the City Council found that the homeowner had been proceeding in good faith and exercised due diligence to submit construction plans for the Project to the Building Department for plan check, and granted a one-year extension of the Project and adopted Resolution No. 18-33.

WHEREAS, the homeowner, Dr. Victor De Los Santos submitted a request to modify and amend the approved plans to allow a mature oak tree to be removed to accommodate the raising of the level of the garages, and to retain the existing semi-circular driveway and two driveway approaches.

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 on March 19, 2019, in accordance with the provisions of the Bradbury Municipal Code relative to the request to modify and amend the approved plans.

SECTION B. The City Council finds and declares that the information in the agenda reports, 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 finds and declares that conditional approval of the requested modifications and amendments of the approved plans for the Project meets the following required findings stated in Section 9.34.050 of Chapter 34 (Architectural Review, Significant) of the Bradbury Development Code:

1. That the proposed development is designed and will be developed to preserve to the greatest extent practicable the natural features of the land, including the existing topography and landscaping. The portion of the subject property at which the proposed new house is to be situated is a sloped area and will be graded to provide a relatively level building area. The grading, including the raising of the level of the garages will not require any import fill and will be achieved within City guidelines. The area is toward the rear of the property at an area that is amongst several mature trees that are to be

preserved.

2. That the proposed development is designed and will be developed in a manner which will be reasonably compatible with the existing neighborhood character in terms of scale of development in relation to surrounding residences and other structures. The proposed new house is large and expansive, but is similar in scale to other new houses in this area of the City. The new house will be situated at the rear of the subject property so as not to impose upon the streetscape of the neighborhood. The raising of the level of the garages and the retaining of the semi-circular driveway configuration will be compatible with the existing character of the neighborhood.

3. That the proposed development is designed and will be developed in a manner which will preserve to the greatest extent practicable the privacy of persons residing on adjacent properties. The proposed new house will be situated in an area that is buffered from neighboring properties by mature trees that are to be preserved. The floor plans of the proposed new house are designed to limit views towards the neighboring properties. The area of the oak tree that is to be removed shall be landscaped with trees and/or foliage to replace the screening and privacy that the oak tree may have been providing.

4. The requirements of the ridgeline and view preservation regulations have been met. The proposed new house will be situated in an area that is buffered from neighboring properties by mature trees that are to be preserved. The proposed new house will comply with the maximum building height limit of 28 feet, and the elevation of the site is such that this height will not interfere with any important views of the neighboring properties. The raising of the level of the garages will be in compliance with the maximum building height limit and will not affect any views of the neighboring properties.

5. That the proposed development is designed and will be developed in a manner to the extent reasonably practicable so that it does not unreasonably interfere with neighbors' existing view, view of ridgelines, valleys or vistas. The proposed new house will be situated in an area that is buffered from neighboring properties by mature trees that are to be preserved. The proposed new house will comply with the maximum building height limit of 28 feet, and the elevation of the site is such that this height will not interfere with any important views of the neighboring properties. The raising of the level of the

garages will be in compliance with the maximum building height limit and will not affect any views of the neighboring properties.

6. The requirements of the tree preservation and landscaping regulations have been met. The proposed landscaping plan provides a layout of plants and materials that are appropriate for the proposed project and site, and appears to comply with City requirements. The removal of the oak tree is in accordance with Chapter 118. The City's Landscape Architect provided comments and recommendations, and the City's Landscape Architect will oversee the removal and the applicant has stated that they will comply with these recommendations, which are conditions of approval.

SECTION D. The City Council finds and declares that conditional approval of the requested modifications and amendments of the approved plans for the Project meets the following standards stated in Section 9.40.040 of Chapter 40 (Neighborhood Compatibility) of the Bradbury Development Code:

1. Natural amenities. Improvements to residential property shall respect and preserve to the greatest extent practicable the natural features of the land, including the existing topography and landscaping. The site of the proposed new house is sloped, and a level building area will be provided by grading that is within City guidelines, and will not necessitate any import of fill. The site is at an area that is buffered from neighboring properties by mature trees that will be preserved. The grading, including the raising of the level of the garages will not require any import fill and will be achieved within City guidelines. And, the area of the oak tree that is to be removed shall be landscaped with trees and/or foliage to replace the screening and privacy that the oak tree may have been providing.

2. Neighborhood character. Proposals shall be reasonably compatible with the existing neighborhood character in terms of the scale of development of surrounding residences, particularly those within 500 feet of the proposed development parcel boundaries. While many elements can contribute to the scale of a residential structure, designs should minimize the appearance of over or excessive building substantially in excess of existing structures in the neighborhood. The height of the structures shall maintain to the extent reasonably practicable, some consistency with the height of

structures on neighboring properties. The Spanish style architecture of the proposed new house is well executed and thoroughly articulated to reduce the appearance of bulk and mass. The scale of the design, including the design modifications are in character with other new houses in the area, and the proposed new house will be situated in an area that is buffered from neighboring properties by mature trees that are to be preserved and that are much taller than the maximum 28-foot height limit for the proposed new house, which is the same height of most new two-story houses in the area.

3. Privacy. Design proposals shall respect the existing privacy of adjacent properties by maintaining an adequate separation between the proposed structure and adjacent properties and the design of balconies, decks and windows shall respect the existing privacy of adjacent properties. The proposed new house and accessory features are in compliance with all setback requirements and will be situated in an area that is buffered from neighboring properties by mature trees that are to be preserved. The floor plans of the proposed new house and accessory features are designed to limit views towards the neighboring properties. The area of the oak tree that is to be removed shall be landscaped with trees and/or foliage to replace the screening and privacy that the oak tree may have been providing.

SECTION E. The City Council finds that the requested design modifications and amendments of the approved plans for the Project are Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-fill Development) of the CEQA Guidelines.

SECTION F. The City Council hereby approves Architectural Design Review Application No. AR 17-006, and Neighborhood Compatibility Application No. NC 17-005, for the proposed project based on the information depicted on the submitted plans and 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 subsequent conditions, all-inclusive, development shall take place and be constructed substantially as shown on the submitted plans and material board presented to the City Council on December 19, 2017, with the design modifications and architectural plans presented to the City Council on March 19, 2019.

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 to modify the design of the Project as conditionally approved by Resolution No. 17-21. 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 attorney 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 proposed development shall comply with all applicable City regulations, including requirements of the Building, Fire, Planning, and Engineering Departments, and the applicant shall verify with the water purveyor and the Los Angeles County Fire Department that adequate domestic service and fire flow are available to serve the proposed development and shall provide such required service and flow.

4. A pre-construction meeting shall be held with representatives of the City Development Team. The builder shall present a construction timeline, emergency contact information, and other information as may be required.

5. All utilities for the proposed project shall be installed underground and services shall be obtained from the closest existing facilities.

6. For plan check submittal, all existing and proposed utility connections shall be shown, and final connections shall be provided in the manners required by the City.

7. All exterior building and/or landscape lighting shall be low-voltage, non-glare, and shall be hooded and/or shielded to not direct lighting off of the subject property.

8. The applicant and owner of the subject property must file an Agreement of Acceptance of the conditions set forth in this City Council Resolution prior to the submission of the plans to the Department of Building and Safety.

9. Pursuant to Development Code Section 9.07.050 (Time limits and extensions), if the applicant and/or property owner has not exercised this entitlement (i.e., submitted plans to the Department of Building and Safety) by December 19, 2019, this entitlement shall expire and be null, void, and of no effect.

10. At plan check submittal, the landscaping and irrigation plans shall comply with all City requirements, including, but not limited to the Tree Preservation and Protection provisions of Chapter 118 of the Bradbury Development Code, the Water Efficient Landscaping requirements of Chapter 121 of the Bradbury Development Code, and shall include, but not be limited to the following:

(a) Water use calculations to determine the exact water budget for the landscaping, and a Planting Plan and Palette that is in accordance with Los Angeles County Fire Department requirements per an approved Fuel Modification Plan, and that ensures that plants with different plant factors (i.e., water use requirements) are not situated together in a particular hydrozone.

(b) An updated Arborist Report that lists and describes all protected Oak trees on the property and any other existing trees proposed for removal, relocation, or protection. The City requires a Tree Removal Permit for all trees to be removed, not just protected species (e.g., all Oaks) and replacement trees will be required.

(c) Oak tree protection fencing per the updated Arborist report, and no planting within at least a five-foot radius area around trunks of new Oak trees with these areas on separate irrigation valves to prevent overwatering of the Oaks.

(d) The project Landscape Architect and project Civil Engineer shall coordinate to indicate all existing trees, and note which trees are to be removed or relocated and to what location, and which trees are to remain in place and be protected. Existing grade at the bases and root zones of trees to remain shall not be altered or disturbed as any cut or fill in excess of one-to-two-inches could destabilize or kill the trees.

(e) The final Landscaping and Grading Plans shall reflect coordination between landscaping and grading as related to manufactured/graded slope areas with drainage and storm water treatment facilities, and erosion-controlling landscaping for slope protection.

(f) The final Landscaping and Grading Plans shall include clear depictions and statements as to whether the meters are dedicated to irrigation, and if not, that flow meters and master valves are being utilized as sub-meters.

(g) The final Landscaping and Grading Plans shall include replacement trees and/or foliage for the area of the oak tree removal as determined to be appropriate by the City's Landscape Architect.

11. At plan check submittal, the grading and erosion control plans shall comply with all City requirements, including, but not limited to storm water control and treatment, and shall identify and depict all existing improvements on neighboring properties that are adjacent to and/or within 25 feet of the property lines, and any encroachments shall be resolved as required by the City, including that the configuration of the southerly driveway approach and the grading of that area both on- and off-site be examined by the City Engineer, and that any changes or installations of drainage facilities be provided by the homeowner as determined to be necessary by the City Engineer.

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

PASSED, APPROVED, AND ADOPTED this 19th day of March, 2019.

Mayor

ATTEST:

City Clerk

I, Claudia Saldana, City Clerk, hereby certify that the foregoing Resolution No. 19-07 was duly adopted by the City Council of the City of Bradbury, California, at a regular meeting held on the 19th day of March, 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTACHMENT 2

City Council Resolution No. 17-21

CITY COUNCIL RESOLUTION NO. 17-21

A RESOLUTION OF THE CITY COUNCIL OF THE CITY BRADBURY, CALIFORNIA, SETTING FORTH ITS FINDINGS OF FACT AND DECISION TO DENY AN APPEAL AND UPHOLD THE PLANNING COMMISSION DECISION TO ADOPT PLANNING COMMISSION RESOLUTION NO. PC 17-269 TO CONDITIONALLY APPROVE ARCHITECTURAL REVIEW APPLICATION NO. AR 17-006 AND NEIGHBORHOOD COMPATIBILITY APPLICATION NO. NC 17-005 FOR A NEW TWO-STORY 6,232 SQUARE-FOOT SPANISH-STYLE SINGLE-FAMILY RESIDENCE AND REMODELING OF THE EXISTING ONE-STORY 1,704 SQUARE FOOT RESIDENCE TO A SPANISH-STYLE ACCESSORY LIVING QUARTER/GUEST HOUSE AT 406 MOUNT OLIVE DRIVE

WHEREAS, the Planning Commission considered, at a duly-notice public hearing conducted on November 22, 2017, Architectural Design Review Application No. AR 17-006, and Neighborhood Compatibility Application No. NC 17-005, that were filed by Mr. John Sheng, Architect, on behalf of the property owner, Dr. Victor De Los Santos, for approval of a proposed new, two-story, 6,232 square-foot, Spanish-style, single-family residence, and the remodeling of the existing, one-story, 1,704 square-foot, residence to a Spanish-style, accessory living quarter/guest house.

WHEREAS, the Planning Commission adopted Planning Commission Resolution No. PC 17-269, setting forth its findings of fact and decision to conditionally approve Architectural Design Review Application No. AR 17-006, and Neighborhood Compatibility Application No. 17-005.

WHEREAS, an appeal of the Planning Commission decision was timely filed by Fitzgerald-Yap-Kreditor, LLP, on behalf of Mr. Hon K. Shing, the owner of the neighboring property at 412 Mount Olive Drive.

WHEREAS, the City Council considered the appeal of the Planning Commission decision to adopt Planning Commission Resolution No. PC 17-269 to conditionally approve Architectural Design Review Application No. AR 17-006, and Neighborhood Compatibility Application No. NC 17-005.

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

SECTION A. The City Council finds that a duly-noticed public hearing has been conducted on December 19, 2017, 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 staff 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 following required findings stated in Section 9.34.050 of Chapter 34 (Architectural Review, Significant) of the Bradbury Development Code:

1. That the proposed development is designed and will be developed to preserve to the greatest extent practicable the natural features of the land, including the existing topography and landscaping. The portion of the subject property at which the proposed new house is to be situated is a sloped area and will be graded to provide a relatively level building area. The grading will not require any import fill and will be achieved within City guidelines. The area is toward the rear of the property at an area that is amongst several mature trees that are to be preserved.

2. That the proposed development is designed and will be developed in a manner which will be reasonably compatible with the existing neighborhood character in terms of scale of development in relation to surrounding residences and other structures. The proposed new house is large and expansive, but is similar in scale to other new houses in this area of the City. The new house will be situated at the rear of the subject property so as not to impose upon the streetscape of the neighborhood.

3. That the proposed development is designed and will be developed in a manner which will preserve to the greatest extent practicable the privacy of persons residing on adjacent properties. The proposed new house will be situated in an area that is buffered from neighboring properties by mature trees that are to be preserved. The floor plans of the proposed new house are designed to limit views towards the neighboring properties.

4. The requirements of the ridgeline and view preservation regulations have been met. The proposed new house will be situated in an area that is buffered from neighboring properties by mature trees that are to be preserved. The proposed new house will comply with the maximum building height limit of 28 feet, and the elevation of the site is such that this height will not interfere with any important views of the neighboring properties.

5. That the proposed development is designed and will be developed in a manner to the extent reasonably practicable so that it does not unreasonably interfere with neighbors' existing view, view of ridgelines, valleys or vistas. The proposed new house will be situated in an area that is buffered from neighboring properties by mature trees that are to be preserved. The proposed new house will comply with the maximum building height limit of 28 feet, and the elevation of the site is such that this height will not interfere with any important views of the neighboring properties.

6. The requirements of the tree preservation and landscaping regulations have been met. The proposed landscaping plan provides a layout of plants and materials that are appropriate for the proposed project and site, and appears to comply with City requirements. The City's Landscape Architect provided comments

and recommendations, and the applicant has stated that they will comply with these recommendations, which are included as conditions of approval.

SECTION D. The City Council declares that the project meets the following standards stated in Section 9.40.040 of Chapter 40 (Neighborhood Compatibility) of the Bradbury Development Code:

1. Natural amenities. Improvements to residential property shall respect and preserve to the greatest extent practicable the natural features of the land, including the existing topography and landscaping. The site of the proposed new house is sloped, and a level building area will be provided by grading that is within City guidelines, and will not necessitate any import of fill. The site is at an area that is buffered from neighboring properties by mature trees that will be preserved.

2. Neighborhood character. Proposals shall be reasonably compatible with the existing neighborhood character in terms of the scale of development of surrounding residences, particularly those within 500 feet of the proposed development parcel boundaries. While many elements can contribute to the scale of a residential structure, designs should minimize the appearance of over or excessive building substantially in excess of existing structures in the neighborhood. The height of the structures shall maintain to the extent reasonably practicable, some consistency with the height of structures on neighboring properties. The Spanish style architecture of the proposed new house is well executed and thoroughly articulated to reduce the appearance of bulk and mass. The scale of the design is in character with other new houses in the area, and the proposed new house will be situated in an area that is buffered from neighboring properties by mature trees that are to be preserved and that are much taller than the maximum 28-foot height limit for the proposed new house, which is the same height of most new two-story houses in the area.

3. Privacy. Design proposals shall respect the existing privacy of adjacent properties by maintaining an adequate separation between the proposed structure and adjacent properties and the design of balconies, decks and windows shall respect the existing privacy of adjacent properties. The proposed new house and accessory features are in compliance with all setback requirements and will be situated in an area that is buffered from neighboring properties by mature trees that are to be preserved. The floor plans of the proposed new house and accessory features are designed to limit views towards the neighboring properties.

SECTION E. The City Council finds that the proposed project is Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-fill Development) of the CEQA Guidelines.

SECTION F. The City Council hereby denies the appeal, and upholds the Planning Commission decision, and approves Architectural Design Review Application No. AR 17-006, and Neighborhood Compatibility Application No. NC 17-005, for the proposed project based on the information depicted on the submitted

plans and 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 subsequent conditions, all-inclusive, development shall take place and be constructed substantially as shown on the submitted plans and material board presented to the City Council on December 19, 2017.

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 proposed development shall comply with all applicable City regulations, including requirements of the Building, Fire, Planning, and Engineering Departments, and the applicant shall verify with the water purveyor and the Los Angeles County Fire Department that adequate domestic service and fire flow are available to serve the proposed development and shall provide such required service and flow.

4. A pre-construction meeting shall be held with representatives of the City Development Team. The builder shall present a construction timeline, emergency contact information, and other information as may be required.

5. All utilities for the proposed project shall be installed underground and services shall be obtained from the closest existing facilities.

6. For plan check submittal, all existing and proposed utility connections shall be shown, and final connections shall be provided in the manners required by the City.

7. All exterior building and/or landscape lighting shall be low-voltage, non-glare, and shall be hooded and/or shielded to not direct lighting off of the subject property.

8. The applicant and owner of the subject property must file an Agreement of Acceptance of the conditions set forth in this City Council Resolution prior to the submission of the plans to the Department of Building and Safety.

9. Pursuant to Development Code Section 9.07.050 (Time limits and extensions), if the applicant and/or property owner has not exercised this entitlement (i.e., submitted plans to the Department of Building and Safety) within one (1) year of the date of this approval (December 19, 2018), this entitlement shall expire and be null, void, and of no effect. In accordance with Chapter 7 of the Bradbury Development Code, a request for an extension of the time period for exercising this entitlement may be filed with the City 30 days prior to its expiration, and one (1) extension of up to one (1) year may be granted by the applicable review authority.

10. At plan check submittal, the landscaping and irrigation plans shall comply with all City requirements, including, but not limited to the Tree Preservation and Protection provisions of Chapter 118 of the Bradbury Development Code, the Water Efficient Landscaping requirements of Chapter 121 of the Bradbury Development Code, and shall include, but not be limited to the following:

(a) Water use calculations to determine the exact water budget for the landscaping, and a Planting Plan and Palette that is in accordance with Los Angeles County Fire Department requirements per an approved Fuel Modification Plan, and that ensures that plants with different plant factors (i.e., water use requirements) are not situated together in a particular hydrozone.

(b) An updated Arborist Report that lists and describes all protected Oak trees on the property and any other existing trees proposed for removal, relocation, or protection. The City requires a Tree Removal Permit for all trees to be removed, not just protected species (e.g., all Oaks) and replacement trees will be required.

(c) Oak tree protection fencing per the updated Arborist report, and no planting within at least a five-foot radius area around trunks of new Oak trees with these areas on separate irrigation valves to prevent overwatering of the Oaks.

(d) The project Landscape Architect and project Civil Engineer shall coordinate to indicate all existing trees, and note which trees are to be removed or relocated and to what location, and which trees are to remain in place and be protected. Existing grade at the bases and root zones of trees to remain shall not be altered or disturbed as any cut or fill in excess of one-to-two-inches could destabilize or kill the trees.

(e) The final Landscaping and Grading Plans shall reflect coordination between landscaping and grading as related to manufactured/graded slope areas with drainage and storm water treatment facilities, and erosion-controlling landscaping for slope protection.

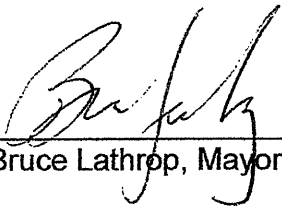
(f) The final Landscaping and Grading Plans shall include clear depictions and statements as to whether the meters are dedicated to irrigation, and if not, that flow meters and master valves are being utilized as sub-meters.

11. At plan check submittal, the grading and erosion control plans shall comply with all City requirements, including, but not limited to storm water control and

treatment, and shall identify and depict all existing improvements on neighboring properties that are adjacent to and/or within 25 feet of the property lines, and any encroachments shall be resolved as required by the City.


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

PASSED APPROVED AND ADOPTED this 19th day of December, 2017.



Bruce Lathrop, Mayor

ATTEST:



City Clerk

I, Claudia Saldana, City Clerk, hereby certify that the foregoing Resolution No. 17-21 was duly adopted by the City Council of the City of Bradbury, California, at a regular meeting held on the 19th day of December, 2017 by the following vote:

AYES: Mayor Lathrop, MPT Rycz, Councilmembers Barakat,
NOES: None Hale and Lewis
ABSTAIN: None
ABSENT: None

ATTACHMENT 3

Modifications Request Letter

City of Bradbury
City Council
600 Winston Avenue
Bradbury, CA 91008

**SUBJECT: ARCHITECTURAL REVIEW APPLICATION NO. 17-006
RE. 406 MOUNT OLIVE DRIVE
REQUEST TO MODIFY AND AMEND APPROVED PLANS**

On November 22, 2017 the Planning Commission adopted its Resolution No. 17-269 conditionally approving the applicant's request to construct a new 6,232 square foot Spanish-style single-family residence, and to remodel the existing one-story, 1,704 square foot, residence to a Spanish-style, accessory living quarter/guesthouse.

Subsequent to the Planning Commission's conditional approval of the project the adjoining property owner filed an appeal of the Planning Commission's decision citing the allegation that the proposed dwelling unit would significantly impact the existing view of the mountains. The matter was placed on the City Council Agenda of December 19, 2017. The City Council reviewed the proposed project and concluded that the Planning Commission's decision was consistent the City's General Plan Goals and Objectives and the regulations as set forth in the City's Zone Code. The City Council adopted its Resolution No. 17-21 denying the appeal of the Planning Commission's decision and conditionally approving the applicant's proposed project (AR 17-006 and NC 17-005).

On November 20, 2018 the City Council entertained a request from the property owner/applicant to grant an extension to the time period to submit plans to the Building Department. After review and consideration the City Council adopted its Resolution No. 18-33 granting a one year conditional approval of Architectural Review No. 17-006 and Neighborhood Compatibility Review No. NC 17-005. The time extension was contingent upon compliance with the conditions of approval as set forth in the City Council Resolution No. 17-21.

REQUESTED CITY COUNCIL ACTION

The property owner is requesting that the City Council approve the following modifications to the approved development plans:

1. Allow the applicant to remove an existing mature oak tree; and
2. Allow the applicant to retain the existing semi-circular driveway configuration.

The following information is provided in support of the applicant's request:

1. OAK TREE REMOVAL:

The project architect in his effort to protect the existing mature oak tree designed the new dwelling and associated garages in a split level configuration. The proposed garages are located over three feet below the finish floor elevation of the dwelling unit. Well into the design and approval process the owners became acutely aware of this design character.

After giving the situation ample consideration the owners concluded that this split level configuration is totally unacceptable.

The project architect and civil engineer have advised the owners that in order to raise the finish floor elevation of the garages the proposed site grading must be significantly modified. In order to raise the finished floor level of the garages approximately three feet it will be necessary to grade within the canopy drip line of the existing mature Oak tree. The project arborist indicates that the existing Oak tree (identified as tree number 20) is in "Fair" condition which means that the tree has minor defects or structural problems. The arborist stated that lowering or raising the grade within the drip line can damage or kill the tree.

The owner and the project architect are of the opinion that the proposed dwelling is located in the optimum position. Relocating the proposed dwelling in order to avoid impacting the canopy of the existing Oak tree is not a viable alternative. The site configuration and setback constraints severely limit options regarding the placement of the proposed structure.

As part of the project construction Fifty-five (55) new trees will be planted on site. Five of the new Fifty-five trees will be Oak trees. This mitigation measure has historically been acceptable to the City of Bradbury.

2. PRESERVATION OF EXISTING SEMI-CIRCULAR DRIVEWAY.

The existing semi-circular driveway provides the opportunity for vehicles to avoid backing out on to Mount Olive Drive which is a high volume collector street. The driveway was constructed in 1957 as part of the original site development. The driveway has operated successfully without incident for the past 61 years. The driveway configuration provides space for visitors to park On-Site and avoid congestion on the public street.

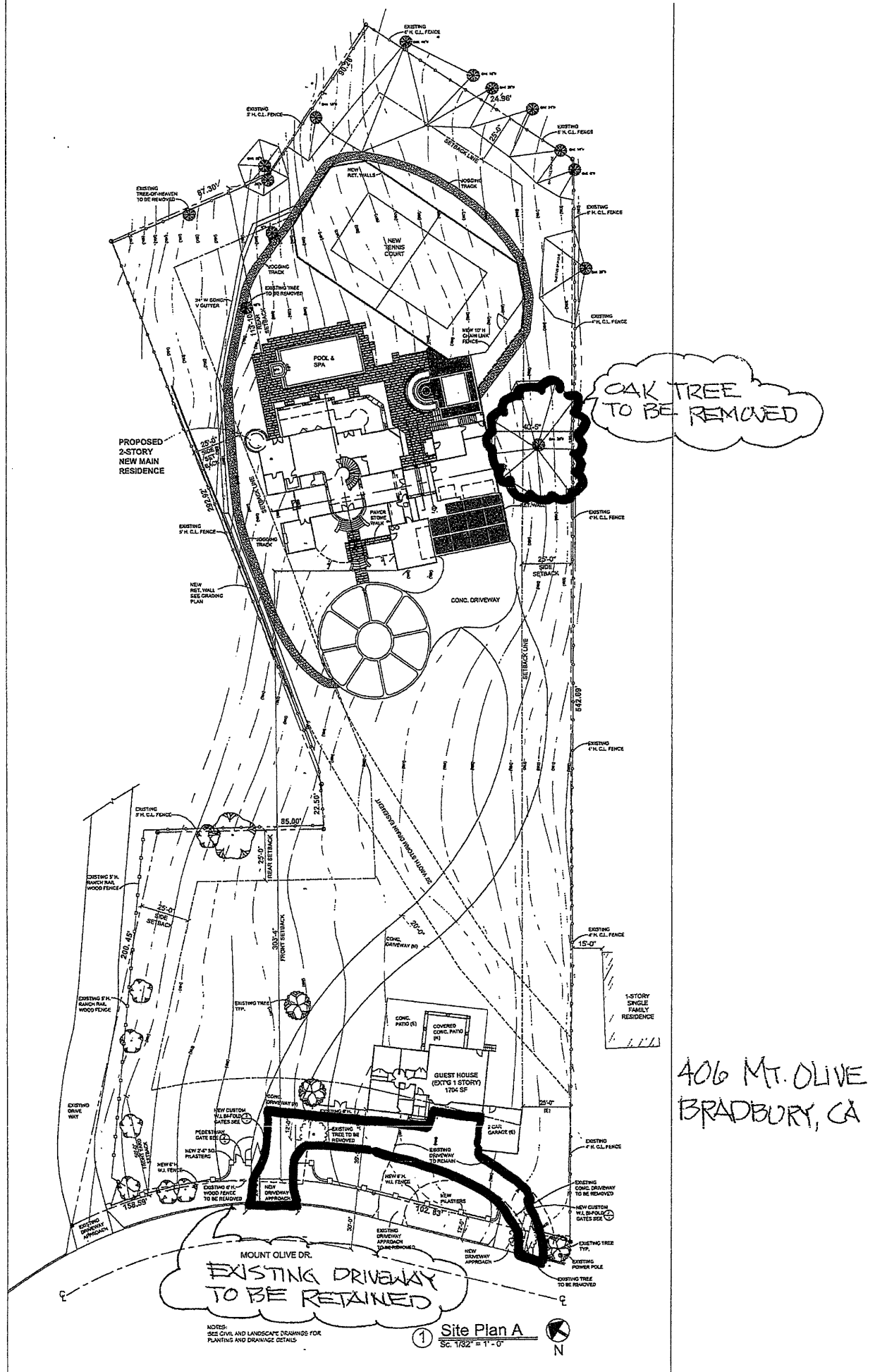
The use of semi-circular driveways is a standard and traditional design solution for residential dwelling units that front on high volume and high speed collector streets such as Mount Olive Drive. We have been unable to find any Bradbury Zoning Regulations that prohibit semi-circular driveways. The driveway configuration exists and the owners desire to retain the existing configuration.

The owner/applicant respectfully requests that the City Council consider and approve the requested plan modifications Thank you for your consideration.

Sincerely<

Dr. Victor De Los Santos
406 Mount Olive Drive
Bradbury, CA 91008

Attachments:



ATTACHMENT 4

December 19, 2017 City Council Agenda Report



Bruce Lathrop, Mayor (District 4)
Richard Pycz, Mayor Pro Tem (District 5)
Monte Lewis, Council Member (District 2)
Richard Barakat, Council Member (District 3)
Richard Hale, Council Member (District 1)

City of Bradbury City Council Agenda Report

TO: Honorable Mayor and Council Members

FROM: Jim Kasama, City Planner

DATE: December 19, 2017

SUBJECT: 406 MOUNT OLIVE DRIVE – APPEAL OF PLANNING COMMISSION APPROVAL OF ARCHITECTURAL REVIEW NO. AR 17-006 AND NEIGHBORHOOD COMPATIBILITY APPLICATION NO. NC 17-005 (PLANNING COMMISSION RESOLUTION NO. PC 17-269)

CITY COUNCIL RESOLUTION NO. 17-21 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY BRADBURY, CALIFORNIA, SETTING FORTH ITS FINDINGS OF FACT AND DECISION TO DENY AN APPEAL AND UPHOLD THE PLANNING COMMISSION DECISION TO ADOPT PLANNING COMMISSION RESOLUTION NO. PC 17-269 TO CONDITIONALLY APPROVE ARCHITECTURAL REVIEW APPLICATION NO. AR 17-006 AND NEIGHBORHOOD COMPATIBILITY APPLICATION NO. NC 17-005 FOR A NEW TWO-STORY 6,232 SQUARE-FOOT SPANISH-STYLE SINGLE-FAMILY RESIDENCE AND REMODELING OF THE EXISTING ONE-STORY 1,704 SQUARE FOOT RESIDENCE TO A SPANISH-STYLE ACCESSORY LIVING QUARTER/GUEST HOUSE AT 406 MOUNT OLIVE DRIVE

AGENDA ITEM NO.: 2

INTRODUCTION

The proposed project is to build a new, two-story, 6,232 square-foot, Spanish-style, single-family residence with accessory features, and includes the remodeling of the existing, one-story, 1,704 square-foot residence to a Spanish-style, accessory living quarter/guest house.

BACKGROUND

The applicant, Mr. John Sheng, Architect, on behalf of the property owner, Dr. Victor De Los Santos, applied for Conceptual Plan Review No. CPR 16-011 on July 7, 2016, which was concluded on August 22, 2016. The applicant was advised about applying for formal Architectural Review and Neighborhood Compatibility review, and that was done on May 12, 2017. Upon completion of review by the City's Development Team and adjustments to the proposed plans, the applications were considered by the Planning Commission at a public hearing on November 22, 2017. The Planning Commission voted 4 to 0 with one Commissioner absent to adopt the attached Planning Commission Resolution No. PC 17-269 for the conditional approval of the proposed project. On December 1, 2017, the law firm of Fitzgerald-Yap-Kreditor, LLP, on behalf of Mr. Hon K. Shing, the owner of the neighboring property at 412 Mount Olive Drive, did timely file the attached letter of appeal of the Planning Commission decision. The applicant's representative, Mr. David Meyer, has provided the attached letter in response to the appeal.

ENVIRONMENTAL REVIEW

The proposed project is Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-fill Development) of the CEQA Guidelines.

NOTICING

Notice of the public hearing for this appeal was mailed to the property owners within 500 feet of the subject property on December 6, 2017.

FINDINGS

The proposed project complies with the standards and requirements of the Bradbury Development Code. The details and analyses of the proposed project are contained in the attached Planning Commission staff report. Staff concurs with Mr. Meyer's responses to the issues enumerated in the appeal letter.

Architectural Review and Neighborhood Compatibility. A series of findings must be satisfied when issuing decisions on Architectural Review and Neighborhood Compatibility applications. The recommended findings and justifications are included in the attached draft Resolution No. 17-21. The City of Bradbury Design Guidelines are intended to create aesthetically pleasing and well-designed structures. Architectural styles are not dictated to applicants, but the architectural character of every building on a lot should be clear and consistent with unifying features. The City's Ridgeline Preservation standards provide for the maintenance of views of mountain ridgelines and hills. New buildings are to be situated with consideration for the best and most important views.

The Spanish architectural style of the proposed project is well executed, and compatible with the neighborhood. The proposed new house is thoroughly articulated

with consistent architectural features. The site of the proposed new house is on a sloped area with level building areas to be provided by grading that is within the City's guidelines, and will not necessitate any import of fill. The site is also amongst an area that is buffered from neighboring properties by mature trees, which are proposed to be preserved. The existing residence that is to become an accessory living quarter/guest house, will be remodeled to match the Spanish style of the new residence. Most of the existing landscaping at the front of the subject property will be maintained. The only significant change to the existing streetscape will be the new front yard fence and gates.

Staff believes that the proposed project is of high architectural quality and compatible with the neighborhood, and is situated so as not to affect any significant views. The project meets the required purposes and findings stated in Section 9.34.050 of Chapter 34 (Architectural Review, Significant), Section 9.40.040 of Chapter 40 (Neighborhood Compatibility), and Section 9.43.020 of Chapter 43 (Ridgeline Preservation) of the Bradbury Development Code. The requisite findings and justifications, and recommended conditions of approval are included in the attached draft Resolution No. 17-21.

It is recommended that the City Council determine that the findings can be made for approval of the project and a determination that the project is Categorically Exempt under CEQA, and deny the appeal and uphold the approval of Architectural Review No. AR 17-006 and Neighborhood Compatibility No. NC 17-005.

Additional department/agency review. No additional reviews are needed at this time. Fully-detailed plans will be reviewed by all relevant agencies and departments during plan check and will ensure complete compliance with all required codes and regulations.

CITY COUNCIL ALTERNATIVES

The City Council is to open a public hearing and solicit testimony on the appeal and proposed project. At that time, the City Council will have the following choice of actions:

Option 1. Close the public hearing and determine that the findings can be made for approval of the project and a determination that the project is Categorically Exempt under CEQA, and approve a motion to deny the appeal and uphold the approval of Architectural Review No. AR 17-006 and Neighborhood Compatibility No. NC 17-005, and adopt Resolution No. 17-21 as presented 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 project, and approve a motion to sustain the appeal and deny Architectural Review No. AR 17-006 and/or Neighborhood Compatibility No. NC 17-005, and direct staff to prepare the appropriate resolution for adoption at the next regular meeting.

Option 3. If the City Council feels that the project as proposed cannot be approved,

but determines that the project with certain limited design modifications 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 regular meeting of Tuesday, February 20, 2018, and direct the applicant to revise the plans accordingly and submit such plans to the City by Monday, January 29, 2018.

RECOMMENDATION

It is recommended that the City Council select Option 1 to close the public hearing and determine that the findings can be made for approval of the project and a determination that the project is Categorically Exempt under CEQA, and approve a motion to deny the appeal and uphold the approval of Architectural Review No. AR 17-006 and Neighborhood Compatibility No. NC 17-005, and adopt Resolution No. 17-21.

ATTACHMENTS

City Council Resolution No. 17-21

Planning Commission Resolution No. PC 17-269

Appeal Letter

Applicant's Response to Appeal

Graphics and Photos submitted by Applicant at Planning Commission Meeting

Planning Commission Staff Report with the following attachments:

- Draft Resolution No. PC 17-269

- Assessor's Map

- Aerial Photo

- Landscape Architect's Memo

- Color and Materials Board

- Proposed Plans

ATTACHMENT 5


November 22, 2017 Planning Commission Agenda Report



Darlene Kuba, Chairperson (District 3)
Karen Dunst, Vice-Chairperson (District 5)
Susan Esparza, Commission Member (District 4)
Frank Hernandez, Commission Member (District 1)
Bill Novodor, Commission Member (District 2)

City of Bradbury Planning Commission Agenda Report

TO: Honorable Chairperson and Members of the Planning Commission

FROM: Jim Kasama, City Planner 

DATE: November 22, 2017

SUBJECT: 406 MOUNT OLIVE DRIVE – RESOLUTION NO. PC 17-269

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY BRADBURY, CALIFORNIA, SETTING FORTH ITS FINDINGS OF FACT AND DECISION TO APPROVE ARCHITECTURAL REVIEW APPLICATION NO. AR 17-006 AND NEIGHBORHOOD COMPATIBILITY APPLICATION NO. NC 17-005 FOR A NEW TWO-STORY 6,232 SQUARE-FOOT SPANISH-STYLE SINGLE-FAMILY RESIDENCE AND REMODELING OF THE EXISTING ONE-STORY 1,704 SQUARE FOOT RESIDENCE TO A SPANISH-STYLE ACCESSORY LIVING QUARTER/GUEST HOUSE AT 406 MOUNT OLIVE DRIVE

AGENDA ITEM NO.: 6.A

PROJECT DESCRIPTION

The proposed project is to build a new, two-story, 6,232 square-foot, Spanish-style, single-family residence with accessory features, including a swimming pool, tennis court, outdoor living area, and putting green. Also included, is the remodeling of the existing, one-story, 1,704 square-foot residence to a Spanish-style, accessory living quarter/guest house. The new residence is to be built toward the rear of the property at an area that is sloped. The area will be graded to provide a relatively level building area. The proposed project will improve the subject property with the following building areas:

New, two-story, single-family residence

<u>Feature</u>	<u>Square-footage</u>
First floor	3,491
Second floor	2,741
Garages	1,226
Porches	102
Covered patio	848
Breezeway	248
Balconies	636
Second floor deck	420
Total	9,712

Remodeled, one-story, guest house

<u>Feature</u>	<u>Square-footage</u>
Floor area	1,704
Garage	400
Porch	100
Covered patio	382
Total	2,586

ENVIRONMENTAL REVIEW

The proposed project is Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-fill Development) of the CEQA Guidelines.

NOTICING

Notice of the public hearing for this item was mailed to the property owners within 500 feet of the subject property on November 9, 2017.

PROJECT ANALYSIS

Planning and Zoning. The property is zoned A-2 and allows for the proposed project with approvals of a Significant Architectural Review and a Neighborhood Compatibility determination by the Planning Commission. The following is a summary of the site characteristics and proposed improvements:

Assessor Parcel Number	8527-16-21
Zone	A-2
General Plan Designation	Estate – 2 acre lots
Gross site area	2.39 acres / 104,108.40 sq. ft.
Gross lot width	254'-5"
Gross lot depth	603'-4"
Net area of site (i.e., less easements for road/utilities)	2.21 acres / 96,267.60 sq. ft.
Lot coverage	8.17% gross / 8.8% net
Landscaping area	76,646 sq. ft.
Average lot slope	8.3%
Surrounding land uses and zoning	All single-family residential. The easterly area is in the City of Duarte.
Gross Building Areas:	
New Main Residence	9,712 sq. ft.
Remodeled Guest House	2,586 sq. ft.

The following table indicates that the proposed project meets the development standards for the A-2 zone:

Development Feature	A-2 Zone Requirements	Proposed Project	Meets Requirement
Minimum Lot Area	2 acres	2.39 acres	Yes
Residential Density	1-Single-Family Dwelling, 1-Second Dwelling Unit & Accessory Uses	1 new Single-Family Dwelling & 1 Accessory Living Quarter & Accessory Uses	Yes
Second Dwelling Unit	Permitted	Use existing dwelling	Yes
Setbacks Required from Property Lines			
New Residence			
Front	50 feet	303 feet	Yes
Sides (each)	25 feet	25 feet	Yes
Rear	25 feet	25 feet	Yes
Guest House (existing)			
Front	50 feet	32 feet	Legal Nonconforming
Sides (each)	25 feet	25 feet & 140 feet	Yes
Rear	25 feet	110 feet	Yes
Height Limit	28 feet	28 feet	Yes
Tree Preservation & Landscaping	As required by Chapters 118 & 121	Will comply 2 non-Oak trees to be removed	Yes
Retaining Walls & Fences	6'-0" Maximum Height	6'-0" Maximum Height	Yes
Parking	3 garage spaces for new main dwelling & 1 uncovered space for guest house	5 garage spaces for new main dwelling & 2 garage spaces for guest house	Yes

Architectural Review and Neighborhood Compatibility. The Planning Commission must make a series of findings when issuing decisions on Architectural Review and Neighborhood Compatibility applications. The recommended findings and justifications are included in the attached draft Resolution. The City of Bradbury Design Guidelines are intended to create aesthetically pleasing and well-designed structures. Architectural styles are not dictated to applicants, but the architectural character of every building on a lot should be clear and consistent with unifying features. The City's Ridgeline Preservation standards provide for the maintenance of views of mountain ridgelines and hills. New buildings are to be situated with consideration for the best and most important views.

It is recommended that the Planning Commission conditionally approve the proposed project. The Spanish architectural style of the proposed project is well executed, and compatible with the neighborhood. The proposed new house is thoroughly articulated with consistent architectural features. The site of the proposed new house is on a sloped area with level building areas to be provided by grading that is within the City's guidelines, and will not necessitate any import of fill. The site is also amongst an area that is buffered from neighboring properties by mature trees, which are proposed to be preserved. The existing residence that is to become an accessory living quarter/guest house, will be remodeled to match the Spanish style of the new residence. Most of the existing landscaping at the front of the subject property will be maintained, and provided that the hardscape and paving in front of the existing residence is kept to a minimum, the only significant change to the existing streetscape will be the new front yard fence and gates. The design of the new front yard fence and gates should be revised to have the pilasters and solid portions of the fence finished with stucco that matches the remodeled accessory living quarter/guest house.

Landscaping. The proposed landscaping plans show a layout of plants and materials that are appropriate for the proposed project and site, and appear to comply with City requirements, including the Tree Preservation and Protection provisions and Water Efficient Landscaping requirements. Detailed plans will be provided at plan check, and a comprehensive review will ensure full compliance. The plans show 49 new trees to be planted, 16 existing trees to be preserved, and two non-Oak trees to be removed. An updated arborists report will be required to verify the conditions of the trees, their viability for preservation, and protective measures that are to be installed prior to any construction. Tree removals shall be done in accordance with the City's tree removal permit policies and procedures. The City's Landscape Architect has provided numerous comments and recommendations – see the attached Memo dated July 17, 2017. The recommended conditions of approval are included in the attached draft Resolution.

Engineering. There will be a significant amount of grading to prepare the building site. The conceptual grading and drainage plan estimates that there will be 1,780 cubic yards of cut, 1,013 cubic yards of fill, and 767 cubic yards of export. The plan indicates that grading for the building area will be achieved in accordance with the City's guidelines. Detailed plans will be provided at plan check, and a comprehensive review will ensure full compliance. The City Engineer has recommended several conditions to provide guidance to the project designers. These are included in the attached draft Resolution.

Additional department/agency review. No additional reviews are needed at this time. Fully-detailed plans will be reviewed by all relevant agencies and departments during plan check and will ensure complete compliance with all required codes and regulations.

FINDINGS

Staff believes that the proposed project is of high architectural quality and compatible with the neighborhood, and is situated so as not to affect any significant views. The project meets the required purposes and findings stated in Section 9.34.050 of Chapter 34 (Architectural Review, Significant), Section 9.40.040 of Chapter 40 (Neighborhood

Compatibility), and Section 9.43.020 of Chapter 43 (Ridgeline Preservation) of the Bradbury Development Code. The required determinations and findings are stated in the attached draft Resolution.

PLANNING COMMISSION ALTERNATIVES

The Planning Commission is to open a public hearing and solicit testimony on the proposed project. At that time, the Planning Commission will have the following choice of actions:

Option 1. Close the public hearing and determine that the findings can be made for approval of the project and a determination that the project is Categorically Exempt under CEQA, and approve a motion to approve Architectural Review No. AR 17-006 and Neighborhood Compatibility No. NC 17-005, and adopt Resolution No. PC 17-269.

Option 2. Close the public hearing and determine that the findings cannot be made for approval of the project, and approve a motion to deny Architectural Review No. AR 17-006 and/or Neighborhood Compatibility No. NC 17-005, and direct staff to draft the appropriate Resolution for adoption at the next meeting.

Option 3. If it is determined that the project with certain limited design modifications can satisfy the requisite findings for approval and a Categorical Exemption under CEQA, then the Planning Commission is to approve a motion to continue the public hearing as open to the next regular meeting, and direct the applicant to revise the plans accordingly and submit such plans to the City at least three weeks prior to the date of the next regular meeting.

RECOMMENDATION

It is recommended that the Planning Commission select Option 1. The requisite findings and justifications, and recommended conditions of approval are included in the draft Resolution.

ATTACHMENTS

Draft Resolution No. PC 17-269
Assessor's Map
Aerial Photo
Landscape Architect's Memo
Color and Materials Board
Proposed Plans

ATTACHMENT 6

City Council Resolution No. 18-33

CITY COUNCIL RESOLUTION NO. 18-33

A RESOLUTION OF THE CITY COUNCIL OF THE CITY BRADBURY, CALIFORNIA, SETTING FORTH ITS FINDINGS OF FACT AND DECISION TO GRANT A ONE-YEAR EXTENSION OF THE CONDITIONAL APPROVAL OF ARCHITECTURAL REVIEW NO. AR 17-006 AND NEIGHBORHOOD COMPATIBILITY REVIEW NO. NC 17-005 FOR THE ARCHITECTURAL PLANS APPROVED BY CITY COUNCIL RESOLUTION NO. 17-21 FOR A NEW TWO-STORY 6,232 SQUARE-FOOT SPANISH-STYLE SINGLE-FAMILY RESIDENCE AND REMODELING OF THE EXISTING ONE-STORY 1,704 SQUARE-FOOT RESIDENCE TO A SPANISH-STYLE ACCESSORY LIVING QUARTER AT 406 MOUNT OLIVE DRIVE

WHEREAS, applications were filed by Mr. John Sheng, Architect, on behalf of the property owner, Dr. Victor De Los Santos, for Architectural Review No. AR 17-006, and Neighborhood Compatibility Review No. NC 17-005, for a new, two-story, 6,232 square-foot, Spanish-style, single-family residence, and the remodeling of the existing, one-story, 1,704 square-foot, residence to a Spanish-style, accessory living quarter (the "Project") at 406 Mount Olive Drive, which is zoned A-2; and

WHEREAS, the Planning Commission considered the applications for the Project, at a duly-notice public hearing conducted on November 22, 2017, and adopted Planning Commission Resolution No. PC 17-269, setting forth the Commission's findings of fact and decision to conditionally approve the applications and architectural plans for the Project; and

WHEREAS, an appeal of the Planning Commission decision was timely filed by Fitzgerald-Yap-Kreditor, LLP, on behalf of Mr. Hon K. Shing, the owner of the neighboring property at 412 Mount Olive Drive; and

WHEREAS, the City Council of the City of Bradbury conducted a duly-noticed public hearing on December 19, 2017, to consider the appeal of the Planning Commission decision, and did adopt City Council Resolution No. 17-21, which incorporates the information in the December 19, 2017, agenda report, and the testimony given at the public hearing, and comprised the bases on which the City Council found; 1) that the Project meets the required findings stated in Section 9.34.050 of Chapter 34 (Architectural Review, Significant) of the Bradbury Development Code; 2) that the Project meets the required findings stated in Section 9.40.040 of Chapter 40 (Neighborhood Compatibility) of the Bradbury Development Code; and 3) that the Project is Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-fill Development) of the CEQA Guidelines; and denied the appeal and approved the Project, subject to the criteria and information shown on the submitted plans and the conditions of approval enumerated in Resolution No. 17-21; and

WHEREAS, the applicant has requested a nine-month extension of the approval of the Project, and the Development Code of the City of Bradbury provides for the granting of an extension not to exceed one year.

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 on November 20, 2018, in accordance with the provisions of the Bradbury Municipal Code relative to the extension request.

SECTION B. The City Council finds and declares that the information in the agenda reports, 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 finds that the applicant has proceeded in good faith and has exercised due diligence to submit construction plans for the Project to the Building Department for plan check.

SECTION D. The City Council finds that the proposed project and subject property are in conformance with the City's General Plan and Zoning, and with the requisite findings prescribed by the Development Code, and thereby remains Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-fill Development) of the CEQA Guidelines.

SECTION E. 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 and extension 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:


1. 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; and

2. 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 or proceeding, and shall cooperate fully in the defense thereof.

SECTION F. The City Council hereby grants a one-year extension of the conditional approval of Architectural Review No. AR 17-006 and Neighborhood Compatibility Review No. NC 17-005 for the Project based on the information depicted on the submitted plans and subject to the provisions of this Resolution No. 18-33 and Resolution No. 17-21, all of which shall be complied with to the satisfaction of the City Manager or designees.


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

PASSED, APPROVED, AND ADOPTED this 20th day of November, 2018.



Mayor

ATTEST:



City Clerk

I, Claudia Saldana, City Clerk, hereby certify that the foregoing Resolution No. 18-33 was duly adopted by the City Council of the City of Bradbury, California, at a regular meeting held on the 20th day of November, 2018, by the following vote:

AYES: Mayor Barakat, Mayor Pro-Tem Hale,
NOES: None Councilmembers Lewis, Bruny, Lathrop
ABSTAIN: None
ABSENT: None

ATTACHMENT 7

April 14, 2016 Arborist Report

JTL Consultants

Consulting Arborists and Biologists

952 Buena Vista Street • Duarte, CA 91010
(626) 358-5690 • info@JTLconsultants.com

Tree Preservation Report 406 Mount Olive Drive Bradbury, CA 91008

Prepared For:

Victor De Los Santos
Post Office Box 1121
Bradbury, CA 91009
(626) 862-2842



Prepared By:

Ted Lubeshkoff, ASCA Registered Consulting Arborist #513
Jeannine Lubeshkoff, ASCA Registered Consulting Arborist #500

April 14, 2016

TABLE OF CONTENTS

Summary	1
Introduction.....	1
Background.....	1
Assignment.....	2
Limits of Assignment.....	2
Purpose and Use of the Report	2
Observations.....	2
Tree Locations, Tree Survey Map, and Aerial Image.....	2
Site Description	2
Tree Descriptions.....	3
Discussion.....	4
Change in Grade.....	4
Mechanical Damage	5
Trenching	5
Soil Compaction.....	5
Pavement.....	5
Planting under Oaks	6
Irrigation under Oaks	6
<i>Ailanthus altissima</i>	6
Conclusion	6
Recommendations.....	7
Glossary	8
Bibliography	8
Appendix A – Tree Survey Map	9
Appendix B – Aerial Image.....	10
Appendix C – Photos	11
Appendix D – Assumptions and Limiting Conditions	19
Appendix E – Certificate of Performance	20
Tree Protection Plan.....	Attachment

Summary

John Sheng contacted us requesting a Tree Preservation Plan, required by the City of Bradbury, for a property owned by Victor De Los Santos at 406 Mount Olive Drive, Bradbury, CA 91008. John is building a two-story house with garages on the two-acre property. An existing house is on the property and will remain as a guest house. There are two coast live oaks (*Quercus agrifolia*) on the property and eight coast live oaks and one black elderberry (*Sambucus nigra*) off-site on neighboring properties that could be impacted by the proposed construction. There is also one blue gum eucalyptus (*Eucalyptus globulus*) that is proposed to be removed. The trees are protected by the City of Bradbury's Tree Preservation and Protection Ordinance. No coast live oaks will be removed and all the oaks will be protected during the construction.

The potential impacts of construction and development to the trees include, but are not limited to, a change in grade, mechanical damage, trenching, soil compaction, pavement, and planting under oaks. Protective fencing will be installed as close as possible to the edge of each tree's **dripline**¹ as shown on the Tree Protection Plan (Attachment).

Recommendations are made to protect the trees during construction and include returning the soil to the natural grade level within the dripline of Trees #20 and OS-1, installing protective fencing, and not trenching or compacting the soil within the dripline of the oaks. The project arborist will be present when the natural grade level is restored, the protective fencing is installed, and the footings are dug for the retaining walls near Trees #20 and OS-8. Setback requirements were recommended for house and retaining wall near Tree #20 and the tennis court and retaining wall near Tree OS-8.

Introduction

Background

John Sheng, Architect and Contractor, contacted us on March 28, 2016 requesting a Tree Preservation Report, required by the City of Bradbury's Tree Preservation and Protection Ordinance, for a property owned by Victor De Los Santos and located at 406 Mount Olive Drive, Bradbury, CA 91008. John is building a 6,232 square-foot two-story house with a two-car and a three-car garage on the two-acre property. There is an existing single-story 1,689 square-foot house with a 400 square-foot two-car garage that will remain and be used as a guest house. The existing house is located on the western part of the property next to Mount Olive Drive and the new house will be located on the eastern part of the property. There are two coast live oaks on the property and eight coast live oaks and one black elderberry off-site on neighboring properties that could potentially be impacted by the proposed construction. There is also one blue gum eucalyptus that is proposed to be removed. The trees and site were inspected on April 11, 2016.

¹ Terms appearing in boldface type are defined in the Glossary.

Assignment

In a signed proposal with Victor De Los Santos dated April 8, 2016, we agreed that our assignment is to locate, measure, and photograph all coast live oak trees on the property and any coast live oak trees off-site on neighboring properties that could be affected by the construction and to write a Tree Preservation Report. Included in the report are recommendations required to protect the trees during construction and steps to improve their health and condition.

Limits of Assignment

The findings in this report are based solely on a visual inspection of the site and trees conducted on April 11, 2016 and review of construction plans provided by John Sheng. The tree inspections were limited to ground level visual observations; root crown inspections and aerial inspections were not conducted. The off-site trees were assessed from the 406 Mount Olive Drive property.

Purpose and Use of the Report

The purpose of this report is to provide an accurate depiction of the trees that will be protected during the construction of the property. This report is intended to be used by John Sheng to implement the recommendations outlined in this report. Upon submission, this report will become the property of Victor De Los Santos and its use will be at his discretion.

Observations

Tree Locations, Tree Survey Map, and Aerial Image

The tree locations on Tree Survey Map (Appendix A) were determined by marking the trees on the property as waypoints using a Garmin GPS map 62s hand-held GPS unit and then downloading the waypoints into the Garmin Base Camp mapping program. The Aerial Image (Appendix B) was made by downloading the data from Garmin Base Camp into Google Earth.

Site Description

This property is located at 406 Mount Olive Drive. The lot is two acres and is oriented southwest to northeast. There is an existing one-story house and garage on the property. There are neighboring homes to the north, east and south of the property. The area where the new house will be built is an open vacant field with mature oaks along the perimeter bordering the property line (Appendix A – Tree Survey Map, Appendix B – Aerial Image, and Attachment – Tree Preservation Plan). The grade has been raised within the dripline of Trees #20 and OS-1, resulting in erosion and silt deposit around Tree #20. There are two mature coast live oaks on the property and eight on neighboring properties that overhang the property line. There is also an off-site black elderberry overhanging the property line and one blue gum eucalyptus on the property. A Tree-of-Heaven, an invasive tree species, is growing along the northeast property line.

Tree Descriptions

A metal tag with a tree number was attached to the trunk of each tree on the property, but not the off-site trees (OS). The tree numbers appear on the Tree Survey Map, the Aerial Image, and the Tree Protection Plan. The photo letter corresponds to the photos in Appendix C. All the trees are coast live oaks, except for OS-2, which is a black elderberry, and Tree #22, which is a blue gum eucalyptus.

Tree #	DBH	Height	Width	Cond.	Photo	Comments
20	24"+29"	40'	55'x60'	Fair	C,D,E	Grade has been raised and fill soil added within dripline. Runoff silt deposited around trunk burying the root crown. Large 12" DBH scaffold limb removed on north side of tree reducing crown size by approximately 20'; limb torn on underside of cut. Codominant limbs with included bark. Deadwood throughout canopy. Watersprouts on pruned limbs. Woodpecker holes on some branches. Frass and shotholes on old wound on south side of tree.
OS-1	25"+25"	40'	45'x45'	Fair	F	Grade has been raised and fill soil added within dripline. Canopy extends 20' from property line fence. Deadwood throughout canopy. Watersprouts throughout canopy.
OS-2	24"	30'	20'x20'	Fair	G	<i>Sambucus nigra</i> Canopy extends 10' from property line fence. Deadwood throughout canopy. Wooden shed within dripline.
OS-3	7.5"	35'	15'x15'	Poor	H	Canopy extends 10' from property line fence. Fence embedded into trunk.
OS-4	5" + 6"	30'	20'x20'	Poor	H	Canopy extends 20' from property line fence. Fence embedded into trunk. Limited growing space between two chain-link fences.

Tree #	DBH	Height	Width	Cond.	Photo	Comments
OS-5	28"	45'	30'x40'	Fair	I, J	Canopy extends 20' from property line fence. Branches laying on fence. Watersprouts throughout canopy. Utility lines through canopy.
OS-6	30"+20"	50	40'x60'	Fair	I, J	Canopy extends 20' from property line fence. Watersprouts throughout canopy. Utility lines through canopy.
OS-7	30"	50'	30'x40'	Fair	I, J	Canopy extends 18' from property line fence. Codominant limbs. Watersprouts throughout canopy. Utility lines through canopy.
OS-8	60"	60'	60'x60'	Fair	I, K	Canopy extends 45' from property line fence. Two limbs laying on fence. Low clearance. Utility lines through canopy.
OS-9	30"	50'	40'x40'	Fair	K	Canopy extends 15' from property line fence. Utility lines through canopy.
21	19"+15"	20'	35'x30'	Poor	L,M,N	Leans to southeast at 45 degree angle. Shelf fungus growing on east limb. Deadwood throughout canopy.
22	50"	30'	40'x40'	Poor	O	<i>Eucalyptus globulus</i> Branches mostly dead. Tree is in decline.

Discussion

Change in Grade

The grade has been raised within the dripline of Trees #20 and OS-1. There are no plans to raise the grade within the dripline of the other trees.

The lowering or raising of the grade within the dripline can damage or kill a tree. The normal exchange of moisture and gases within the root zone is disrupted with the change in grade. The original grade should be maintained as far out from the trunk as possible. As little as four inches of soil placed over the root system can kill some species. The change in grade can have immediate or long term adverse effects on the tree (Matheny and Clark, 1998).

Mechanical Damage

The clearance is low for the overhanging branches of most of the oaks and mechanical damage to the trees could occur from machinery used in the construction of the project.

Wounds to tree branches and trunks, caused by mechanical damage, may reduce tree stability by decreasing the wood strength, the internal movement of water and nutrients, and the ability to **compartmentalize** against decay. Enclosing the dripline with protective fencing will help prevent damage from construction equipment (Fite and Smiley, 2008).

Trenching

There will be no trenching within the dripline of the oaks, especially for the footings for the retaining walls near Trees #20 and OS-8.

Trenching within the dripline can damage the root system of a tree and lead to tree decline or death. Ninety percent of the fine roots that absorb water and minerals are found in the upper few inches of soil. Roots require space, air, and water, and grow best where these requirements are met, which is usually at or near the soil surface. (Matheny, et al, 1998).

Soil Compaction

A jogging track made of compacted decomposed granite is proposed for the perimeter of the property line within the dripline of most of the oaks. There is potential for soil compaction within the dripline caused by construction equipment, storage of building materials, and foot or vehicle traffic.

Soil compaction occurs when the pore space between soil particles is greatly reduced. This causes the reduction of oxygen available to the roots and can lead to decline in trees. Use of equipment, grading, digging, and heavily used walking paths can cause soil compaction in a construction area. Using protective fencing and placing mulch helps to minimize soil compaction (Matheny, et al, 1998).

Pavement

A tennis court is planned to be built within a section of the dripline of Tree OS-8.

Pavement restricts movement of water and air in the root zone. A tree's survival depends on water and air reaching the root zone. If excavating for pavement occurs within the dripline, major damage to the tree's root system can occur and decline and death of the tree may follow (Matheny, et al, 1998).

Planting under Oaks

There are no plans to landscape within the dripline of the oaks.

The best treatment under oaks is a layer of organic mulch, not understory plants. If there is to be landscaping within the dripline of native oaks, the plants should have the same water requirements as the oaks, needing no summer watering. Coast live oaks are susceptible to root rot if overwatered, especially during the summer months (Costello, Hagan, and Jones, 2011).

Irrigation under Oaks

There is no existing irrigation within the dripline of the oaks.

The ground around the base of an oak should not become moist during periods of warm weather because this promotes crown and root rot. The best months for supplemental watering would be May and September, leaving the soil under the oak dry during June, July, and August. (Costello, et al, 2011)

Ailanthus altissima

There is a Tree-of-heaven (*Ailanthus altissima*) in the northeast corner of the property.

Tree-of-Heaven is an invasive plant that responds to injury by reproducing seed and re-sprouting vigorously. It also has an allelopathic or herbicidal effect on other plants by releasing a chemical into the soil to which local plants have no resistance. All of these responses help the plant spread and establish. The roots can damage sewer lines and structures. The eradication of Tree-of-Heaven involves removing the roots and seedlings by hand. If the seedlings are just cut off with a string trimmer or lawn mower, the seedlings will produce more seedlings and the number of seedlings will multiply.

Conclusion

John Sheng is building a 6,232 square-foot house on the two-acre property. There is an existing single-story 1,689 square-foot existing house that will remain and be used as a guest house. There are two mature coast live oaks on the property, eight on neighboring properties, and a black elderberry that could be impacted by the proposed construction. One blue gum eucalyptus on the property is proposed to be removed. All the coast live oaks will remain and be protected during the construction.

John Sheng will follow the recommendations of this report to protect the trees during construction, to minimize the impacts on the trees by the development, and to change the site conditions to improve the health and vigor of the trees.

Recommendations

1. Remove all deposited soil within the dripline of Trees #20 and OS-1 and return the soil level to the natural grade.
2. The new retaining wall and house near Tree #20 will not be built any closer than 40 feet from the south property line.
3. The new retaining wall and tennis court will not be built within the dripline of Tree OS-8.
4. The jogging track will not be constructed within the dripline of the oaks.
5. Install protective tree fencing around the trees as close to the edge of the dripline of the trees as possible, as shown on the Tree Protection Plan.
 - a. Chain-link fencing will be at least five feet tall and will be mounted on two inch diameter galvanized iron posts. This fencing will remain in place throughout the duration of the construction and will not be moved during construction. Orange flexible fencing will not be used.
 - b. Within the fenced enclosures, no digging, trenching, soil compaction, or other soil disturbance will be allowed and the fenced enclosures will be kept clear of building materials, waste, and excess soil.
6. Any landscaping within the dripline of the oaks will be done using plants that do not require summer watering. New lawn will not be planted within the dripline of the oaks.
7. Any clearance pruning needed will be performed by an International Society of Arboriculture Certified Arborist.
8. Remove the Tree-of-Heaven in the northeast corner of the property.
9. The project arborist will be present when:
 - the protective fencing is installed
 - the excess soil is removed from within the driplines of Trees #20 and OS-1
 - clearance pruning is performed
 - footings are dug for the retaining walls near Trees #20 and OS-8
 - work occurs within or near the dripline of the oaks
 - work is conducted that is expected to encounter tree roots.

Glossary

Codominant limb: Forked branches nearly the same size and diameter arising from a common junction and lacking a normal branch union.

Condition: one of four possible ratings:

Good - no apparent **defects** or structural problems

Fair - minor defects or structural problems

Poor - major defects or structural problems

Dead - extreme defects or structural problems

Compartmentalize: the natural process of defense in trees by which they wall off decay.

DBH: diameter of a tree trunk measured at 4 ½ feet above ground.

Defect: an internal or external point of weakness which can reduce the stability of the tree and include cracks, splits, cankers, galls, girdling, codominant limbs, and wounds.

Dripline: The edge or perimeter of the canopy and represents a point where water will drip down to the ground and is an indicator of where the structural and lateral roots can be found.

Frass: Fecal material or wood shavings produced by insect.

Included bark: Bark that becomes embedded in a union between branch and trunk or between codominant limbs.

Scaffold limbs: Permanent or structural branches that form the structure of a tree.

Watersprouts: Upright adventitious shoots arising from the trunk or branches of a plant. Incorrectly called suckers.

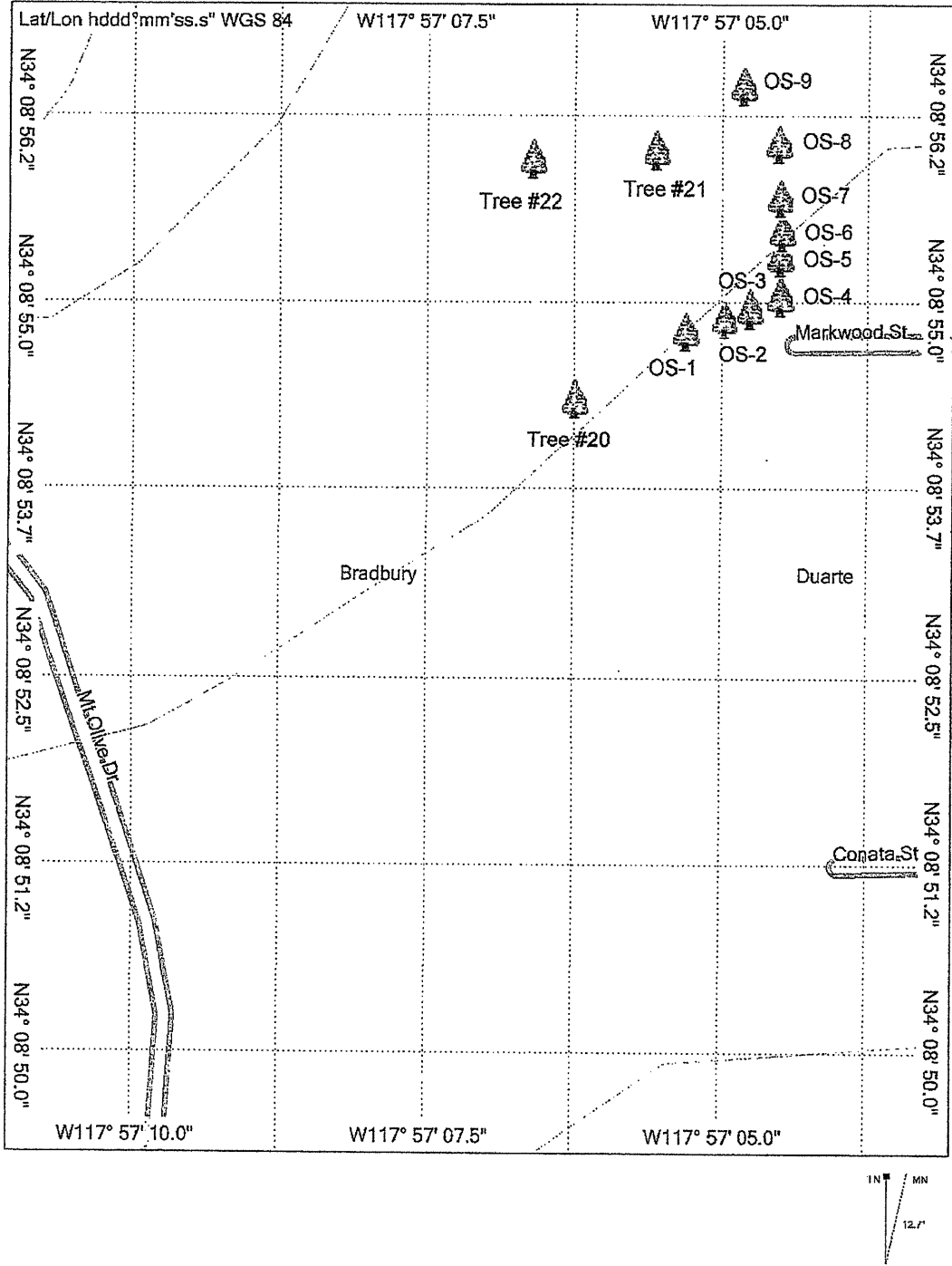
Bibliography

Costello, Laurence R., Hagen, Bruce W., Jones, Katherine S., *Oaks in the Urban Landscape: Selection, Care, and Preservation*, University of California, Agricultural and Natural Resources, Publication 3518, Richmond, CA 2011.

Fite, Kelby, and Smiley, Thomas E., Best Management Practices, *Managing Trees during Construction*, International Society of Arboriculture, Champaign, IL 2008.

Matheny, Nelda and Clark, James R., *Trees and Development: A Technical Guide to Preservation of Trees during Land Development*, International Society of Arboriculture, Champaign, IL 1998.

Appendix A – Tree Survey Map



Appendix B – Aerial Image

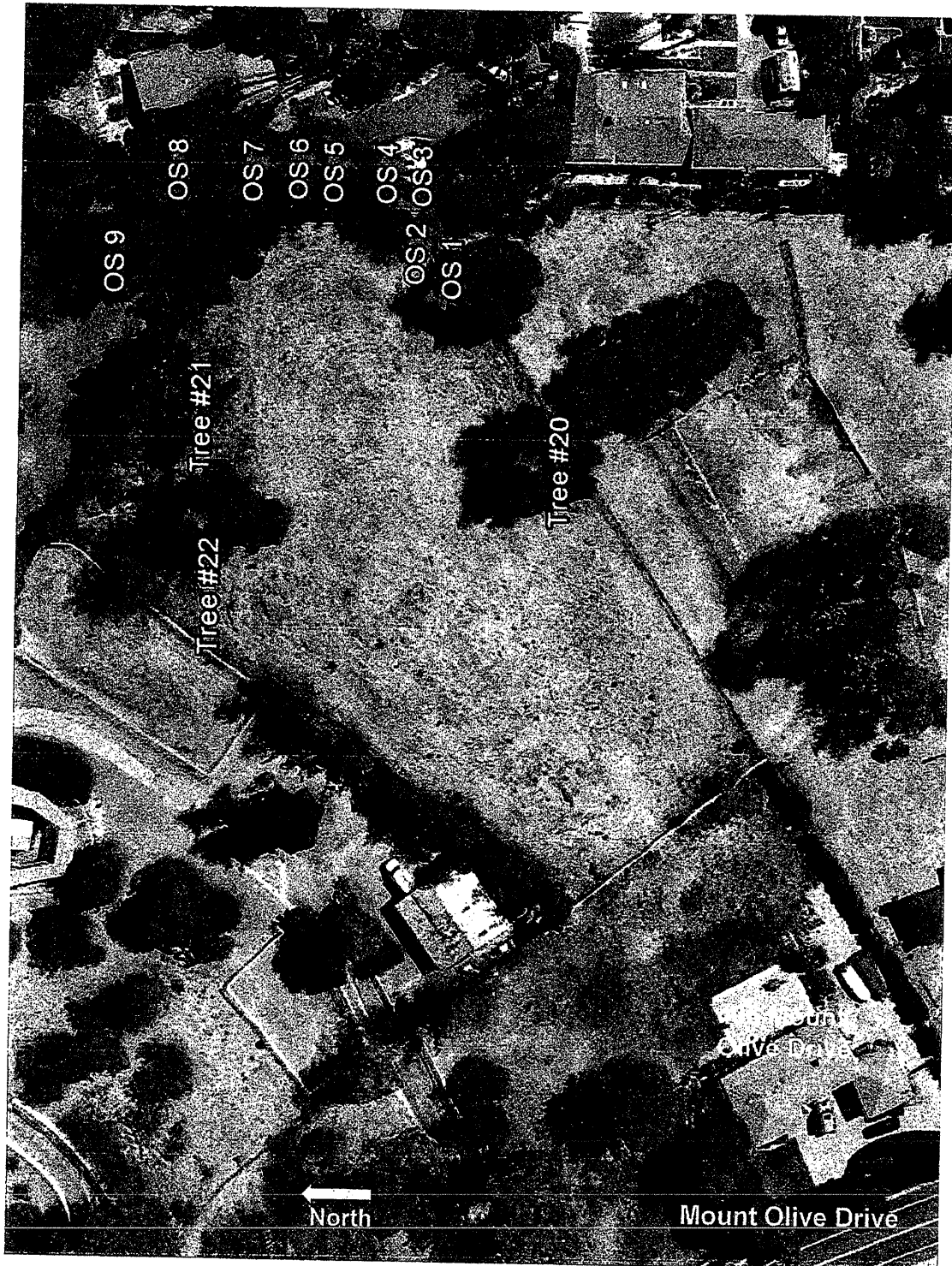




Photo C, facing southwest, showing Tree #20. Note canopy reduction on north side of tree due to pruning and raising of grade within the dripline of the tree.

Photo D, facing south, showing large limb removed on north side of tree with torn bark beneath the cut.





Photo E, facing north, showing Tree #20 where basin around the trunk was created from raising the natural grade. Note erosion and silt collecting in basin burying the root crown.

Photo F, facing southwest, showing Tree OS-1. Note grade raised within dripline of the tree. Canopy extends 20' over fence.



Appendix D – Assumptions and Limiting Conditions

1. Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable.
2. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible for the accuracy of information provided by others.
3. The consultant/appraiser shall not be required to give testimony or attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
4. Loss or alteration of any part of this report invalidates the entire report.
5. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written consent of the consultant/appraiser.
6. This report and values expressed herein represent the opinion of the consultant/appraiser, and the consultant's/appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
7. Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.
8. The tree location(s) on the Tree Survey Map, the Aerial Image, and the Tree Preservation Plan are not represented to be of survey quality but are sufficient to allow locating the tree in the field.
9. Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the trees or property in question may not arise in the future.

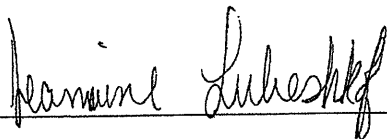
Appendix E – Certificate of Performance

We, Jeannine and Ted Lubeshkoff, certify:

- ✓ That we have personally inspected the tree(s) referred to in the report, and have stated our findings accurately. The extent of the evaluation is stated in the attached report;
- ✓ That we have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved;
- ✓ That the analysis, opinions and conclusions stated herein are our own and are based on current scientific procedures and facts;
- ✓ That our analysis, opinions and conclusions were developed and this report has been prepared according to commonly accepted arboriculture practices;
- ✓ That no one provided significant professional assistance to us, except as indicated within the report;
- ✓ That our compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party nor upon the results of the assignment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I, Jeannine Lubeshkoff, am Registered Consulting Arborist #500 with the American Society of Consulting Arborists, and Certified Arborist WE-8445A with the International Society of Arboriculture. I have been involved in the practice of arboriculture and the care and study of trees for over 20 years.

Signed

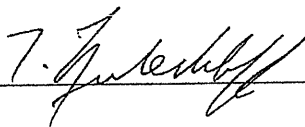


Date 4/14/2016



I further certify that I, Ted Lubeshkoff, am Registered Consulting Arborist #513 with the American Society of Consulting Arborists, and Certified Arborist WE-8446A with the International Society of Arboriculture. I have been involved in the practice of arboriculture and the care and study of trees for over 25 years.

Signed



Date 4/14/2016



ATTACHMENT 8

January 21, 2019 Arborist Report

Consulting Arborist Report

406 MOUNT OLIVE DR BRADBURY CA 91008



1/21/19

By



Dane S. Shota Certified Arborist WE 3436A
Arborist and Nursery Services
16835 Algonquin Street # 172
Huntington Beach, CA 92649-3825
B.S. Ornamental Horticulture
California Polytechnic University, Pomona, CA

For

VICTOR DE LOS SANTOS

406 MOUNT OLIVE DR BRADBURY CA 91008

TABLE OF CONTENTS

Objective-----	3
Subject-----	3
Recommendations-----	3
Tree Conditions-----	3
Site Conditions-----	4
Comments-----	4
Satellite view of site and Tree #1-----	13
Map of the sightings of the Polyphagous Shot Hole Borer in 2018----	13
Limitations-----	14
Job site and owners contact information-----	14
Consulted on Jobs, Arborist Flyer-----	15

Objective:

I was asked to assess the Quercus agrifolia, California Coast Live Oak as it was declining.

Subject:

Tree #1 Quercus agrifolia, California Coast Live Oak.

Size approximately 40' height x 50' wide x 21", 34" two trunks, diameters at DBH 4.5'.

Recommendations:

Remove Tree #1 with the supervision of a Certified Arborist who has their insurance in force immediately. Any tree work to be done will abide by the most recent International Society of Arboriculture standards and the most current ANSI; American National Society Institute standards.

Any trees to be planted on site are to be specified by a Certified Arborist.

Remove the Ricinus communis, Castor bean plant.

Besides being a weed this plant attracts the Polyphagous Shot Hole Borer. By doing so this plant is called a "host" for this insect. This insect is killing many of the trees in California that is stressed and one of them is your Oak tree on your property. Although I have not seen the Polyphagous Shot Hole Borer yet your tree is a great candidate to be infected since it is dying.

Tree conditions:

Lots of die back of the major limbs. Necrosis is present and the wood is cracking on the underside of the dead branches.

Sparse patches of green leaves on some of the tree.

Dying limbs on all sides; East, West, North and South.

Site Conditions:

Previously excavated to expose the trunk.

Soil is compacted.

185 inches from the South fence encroaching into the neighbor's yard about 10 feet.

Comments:

Even if we were to revive this tree, the dead branches would have a risk of falling down. If were to eliminate the dead limbs the remaining viable branches would make this an ugly lopsided specimen.



View from the North West. Dead leaves and branches present.



View from the East side. One limb alive. Dead branches overhanging into neighbor's property.



View from the North side. Many limbs dead.



Bark coming off the dead limb on the North side.



Crack in the bark on the underside of a major decaying limb. Facing the North side of the tree.



Crack on another dying limb facing the North side. Visible wound with decay under the dying limb



Close up picture of the limb in the above picture of the dying limb facing the North side.



Picture of a dying limb with about an 8-inch diameter end. Decaying wood present with no signs of healing over. Located eight feet high South side.



On the West side there is a wound with insect entries that has not healed up yet.



12-inch wound facing the North side of the tree.

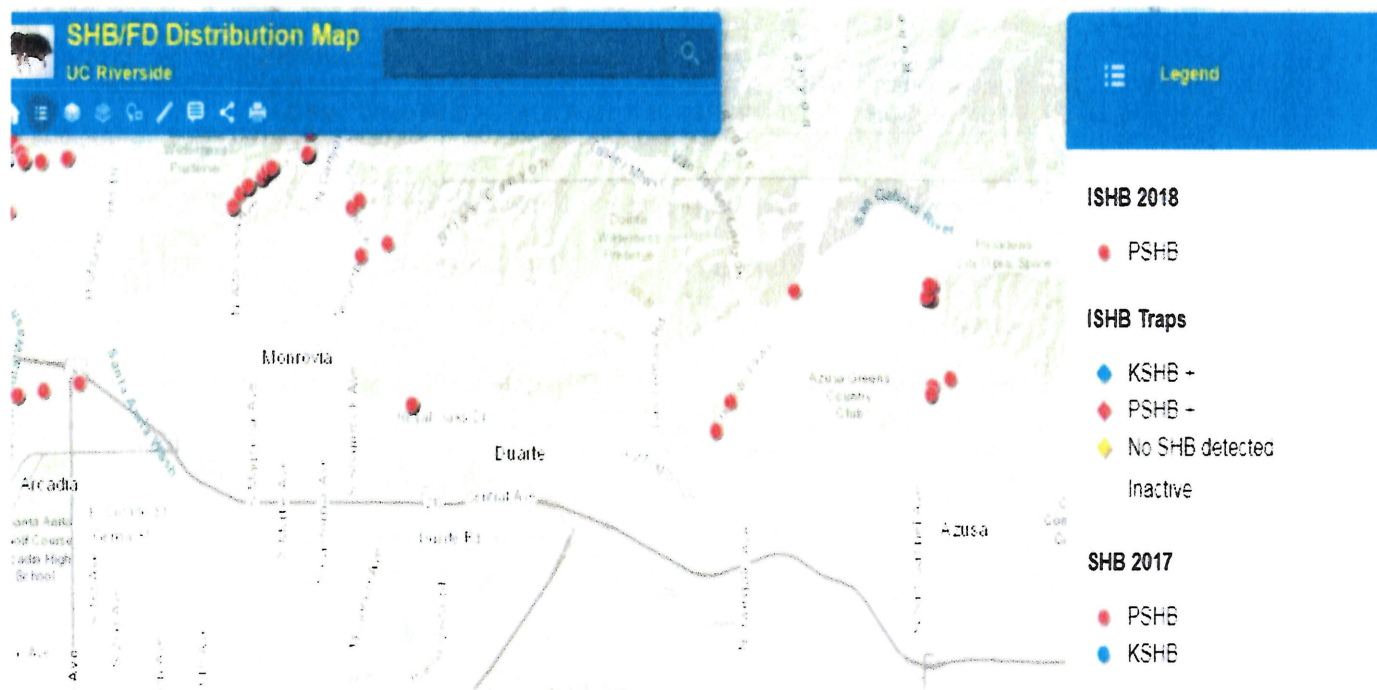


Remove the *Ricinus communis*, Castor bean plant.

Besides being a weed this plant attracts the Polyphagous Shot Hole Borer. By doing so this plant is called a “host” for this insect. This insect is killing many of the trees in California that is stressed and one of them is your Oak tree on your property. Although I have not seen the Polyphagous Shot Hole Borer yet, your tree is a great candidate to be infected since it is dying. When the Polyphagous Shot Hole Borer carries a fungus called “Fusarium” this will be a lethal combination. Bringing in the Polyphagous Shot Hole Borer into this neighborhood this would be devastating. The fruit is highly poisonous.



Satellite view of site and Tree #1



Map of the sightings of the Polyphagous Shot Hole Borer in 2018.

LIMITATIONS:

This recommendation does not constitute a risk assessment or warranty against continued decline or failure.

Site information and Owner's contact information:

Victor and Cookie De Los Santos

Vicdls21@gmail.com

(626) 862-2842

Primary Owner:		Secondary Owner:	
DE LOS SANTOS VICTOR			
Mail Address:		406 MOUNT OLIVE DR BRADBURY CA 91008	
Site Address:		406 MOUNT OLIVE DR BRADBURY CA 91008	
APN : 8527-016-021		Lot Number : 3	Page Grid :
Housing Tract Number:			
Legal Description : Lot: 3 Abbreviated Description: LOT:3 SEC/TWN/RNG/MER:SEC 29 TWN 01N RNG 10W SUB OF TH RANCHO AZUSA DE DUARTE LOT COM N 0 04'20" W 555 FT FROM SE COR OF LOT 3 IN SEC 29 T 1N R 10W TH S 56 55'40" W TO NE			

Property Details

Bedrooms : 3	Year Built : 1955	Square Feet : 1,704 SF
Bathrooms : 2	Garage :	Lot Size : 2.47 AC
Total Rooms :	Fireplace :	Number of Units : 1
Zoning : BRA2*	Pool :	Use Code : Single Family Residential

Specializing in establishing trees, Soil Science, monitoring soil moisture, troubleshooting, and tree appraisals/inventories.

DANE S. SHOTA CERTIFIED ARBORIST HAS CONSULTED ON:

ARMAGEDDON – A TOUCHTONE RELEASE

BERTH 93 – PORT OF LOS ANGELES

BOEING – LONG BEACH

CABRILLO BEACH - SAN PEDRO

DALE VS. L.A. CITY

DEFENSE FUEL REGION WEST- REMEDIATION OF MTBE IN SAN PEDRO

ECHO PARK LAKE – LOS ANGELES

HUNTINGTON BEACH – PYTOREMEDIATION

GORDON GIBSON CONSTRUCTION-SANTA MONICA

GUASTI WINERY - ONTARIO

L.A. CITY HALL

L.A. CITY VS. L.A. COUNTY

LITTLE CO. OF MARY HOSPITAL - TORRANCE

LOYOLA MARYMOUNT COLLEGE – WESTCHESTER

LOEWS BEACH HOTEL – SANTA MONICA

NORWALK TANK FARM-REMEDIATION OF MTBE & 1,2 DCA TOXICITY

PALOS VERDES HOA

PASADENA TOURNAMENT OF ROSES CORPORATE BUILDING – PASADENA

PEGASUS SCHOOL – HUNTINGTON BEACH

PORT'S O' CALL- SAN PEDRO

RONALD REAGAN FEDERAL BUILDING – SANTA ANA

SAMS CLUB- FOUNTAIN VALLEY

ST. REGIS MONARCH BAY-DANA POINT

STUART LITTLE-THE MOVIE

THE WATERFRONT BEACH RESORT- A HILTON HOTEL HUNTINGTON BEACH

TOYOTA TRUCK BED DIVISION – DOWNEY

TRI-POINTE HOMES

WALT DISNEY CONCERT HALL – LA

WAYFARERS CHAPEL – PALOS VERDES

WESTFIELD SHOPPING CENTER – CANOGA PARK

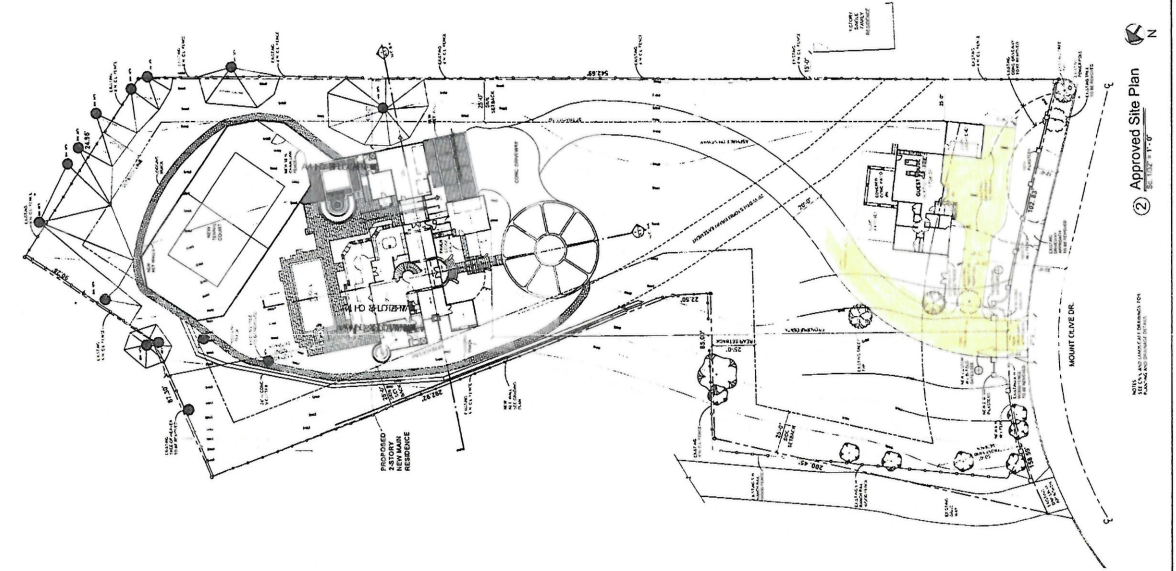
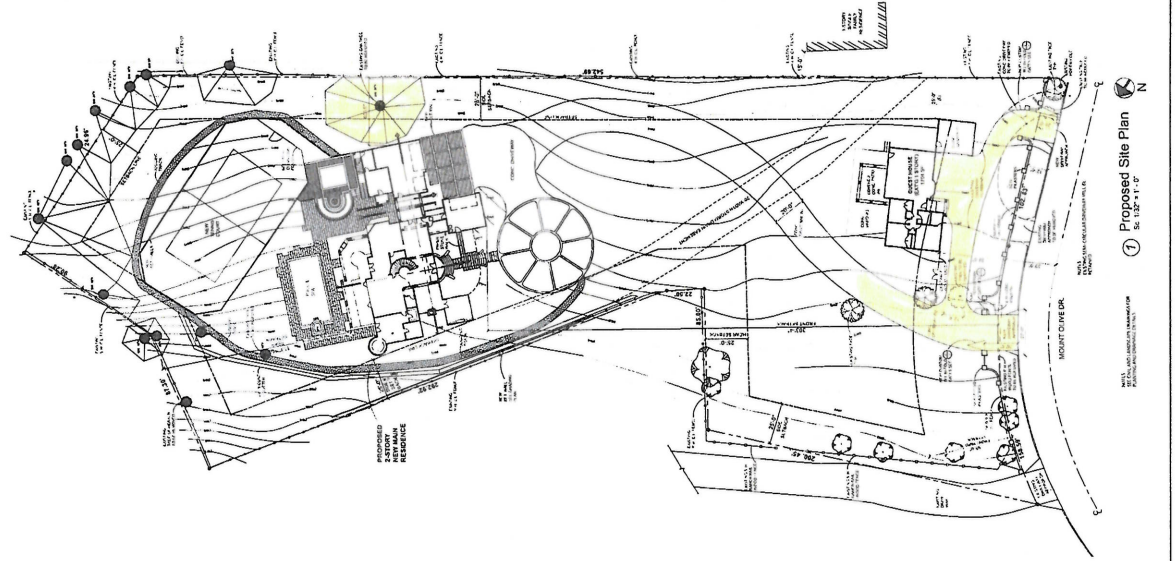
ATTACHMENT 9

Assessor's Map and Aerial Photo



ATTACHMENT 10

Modified Architectural Plans



07/22/2018

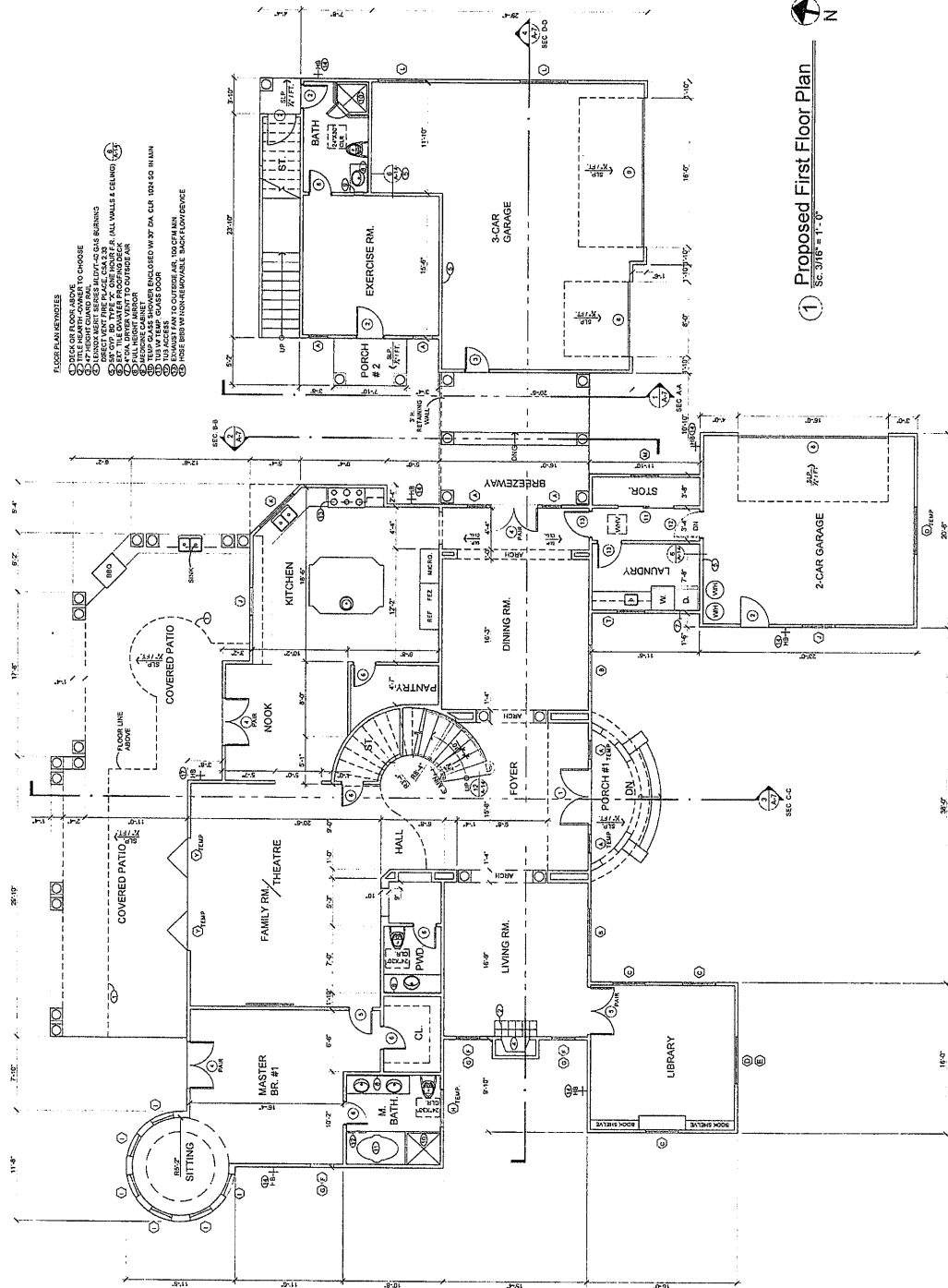
SINGLE FAMILY RESIDENCE
406 MT. OLIVE DR.,
BRADBURY, CA. 91008

JOHN SHENG ARCHITECT
1571 LA MESA DR.
HAYDENHUA HEIGHTS, CA 91745
(925) 710-7403

REVISIONS:

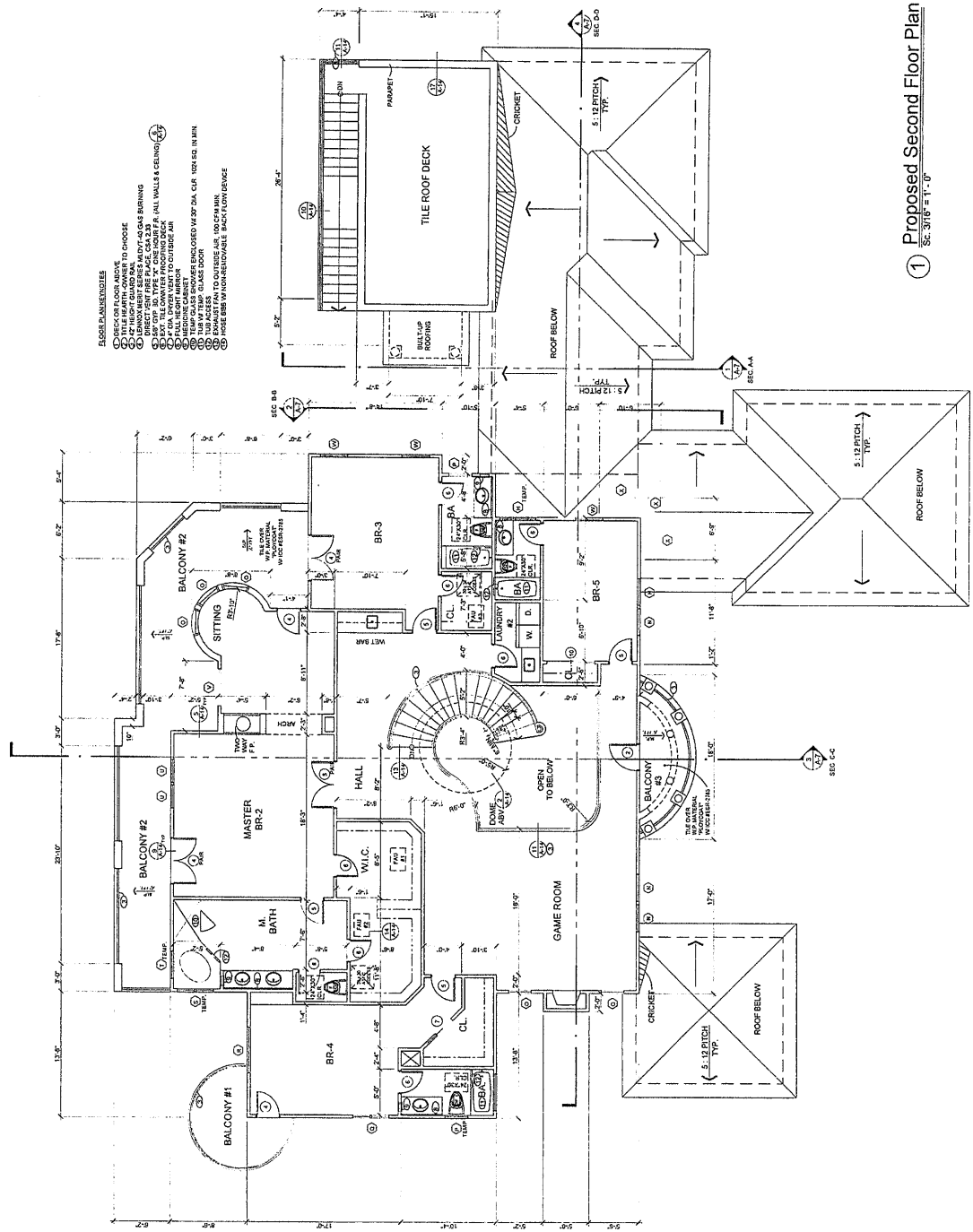


1 Proposed First Floor Plan
SCALE: 3/16" = 1'-0"





1 Proposed Second Floor Plan
SC 3/16" = 1'-0"

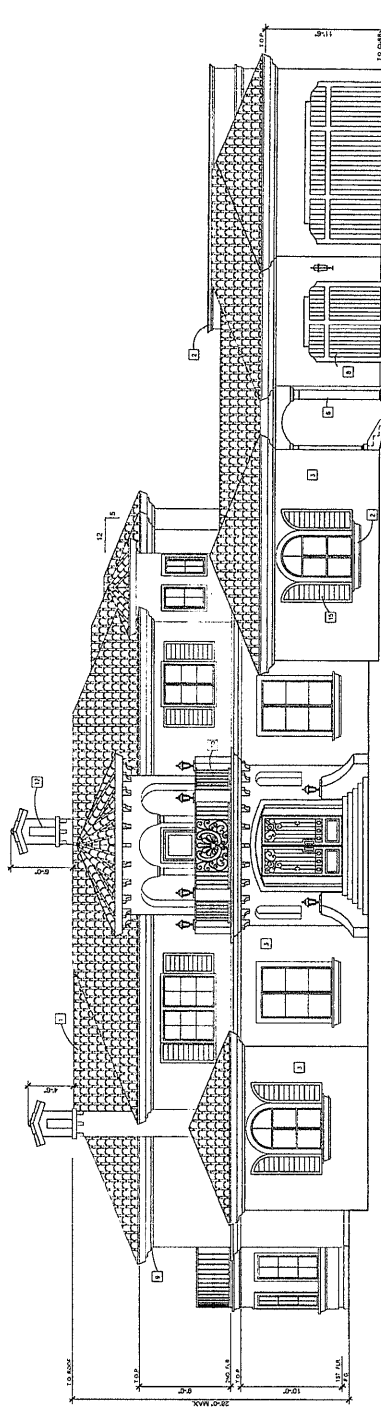


JOHN SHENG ARCHITECT
1917 LA MESITA DR,
HACIENDA HEIGHTS, CA 91745
(626) 710-7403

100



1. PERSIAN MARBLE - "PERSIAN", JAZZ MISSION 2 TILE, NEWPORT BLEND
2. PRECAST MARBLE - "MADISON"
3. STUCCO OVER BACKER BACKED VENE - "LA HABRA", 3/4 SAN SINGO, SMOOTH FINISH
4. STUCCO OVER BACKER BACKED VENE - "WOODLAND" WINDOWS, REGAL BROWN 229
5. DOOR - CUSTOM WRIGHT ROOF COVER
6. DOOR - CUSTOM WRIGHT ROOF COVER
7. PREFABRICATED PLASTER COLUMN
8. PREFABRICATED PLASTER COLUMN
9. SET AND GARAGE DOOR
10. SET AND GARAGE DOOR
11. DISCOVERED MORTARWORK FROM RAILING
12. STUCCO FEDERAL
13. STUCCO FEDERAL
14. STUCCO FEDERAL
15. G.I. FLASHING ROOF JOINT
16. G.I. FLASHING ROOF JOINT
17. EXTERIOR LIGHT FIXTURE - "JOHN THIBEAULT" VERNON COLLECTION 17" OUTDOOR LIGHT

[illegible]

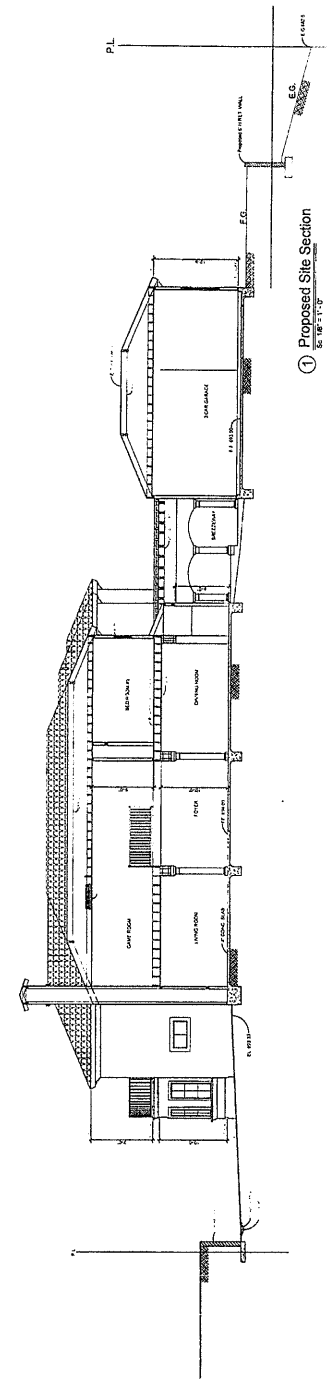
07/22/2018

SINGLE FAMILY RESIDENCE
406 MT. OLIVE DR.,
BRADBURY, CA. 91008

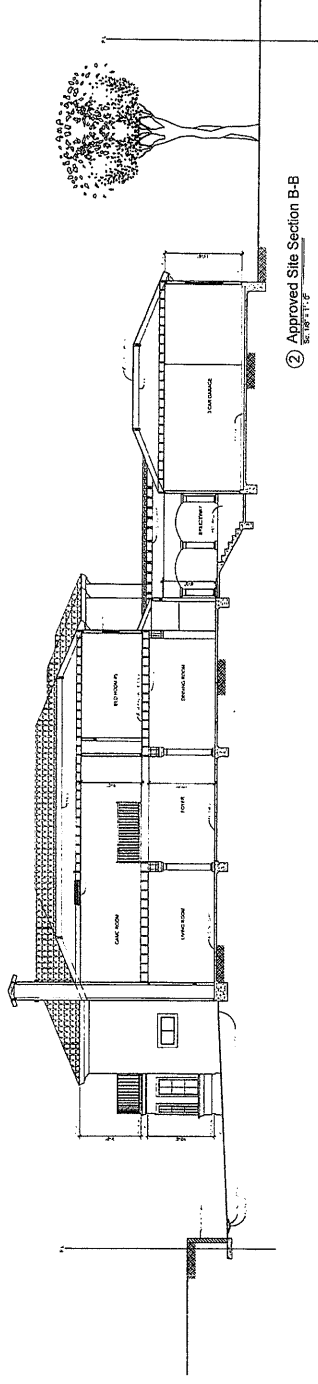
JOHN SHENG ARCHITECT
HAYDEN HEIGHTS, CA 91745
1917 LA VESTA DR.
(626) 790-2403

REVISIONS:

① Proposed Site Section
Scale: 1/8" = 1'-0"



② Approved Site Section B-B
Scale: 1/8" = 1'-0"



ATTACHMENT 6

City Council Resolution No. 18-33

CITY COUNCIL RESOLUTION NO. 18-33

A RESOLUTION OF THE CITY COUNCIL OF THE CITY BRADBURY, CALIFORNIA, SETTING FORTH ITS FINDINGS OF FACT AND DECISION TO GRANT A ONE-YEAR EXTENSION OF THE CONDITIONAL APPROVAL OF ARCHITECTURAL REVIEW NO. AR 17-006 AND NEIGHBORHOOD COMPATIBILITY REVIEW NO. NC 17-005 FOR THE ARCHITECTURAL PLANS APPROVED BY CITY COUNCIL RESOLUTION NO. 17-21 FOR A NEW TWO-STORY 6,232 SQUARE-FOOT SPANISH-STYLE SINGLE-FAMILY RESIDENCE AND REMODELING OF THE EXISTING ONE-STORY 1,704 SQUARE-FOOT RESIDENCE TO A SPANISH-STYLE ACCESSORY LIVING QUARTER AT 406 MOUNT OLIVE DRIVE

WHEREAS, applications were filed by Mr. John Sheng, Architect, on behalf of the property owner, Dr. Victor De Los Santos, for Architectural Review No. AR 17-006, and Neighborhood Compatibility Review No. NC 17-005, for a new, two-story, 6,232 square-foot, Spanish-style, single-family residence, and the remodeling of the existing, one-story, 1,704 square-foot, residence to a Spanish-style, accessory living quarter (the "Project") at 406 Mount Olive Drive, which is zoned A-2; and

WHEREAS, the Planning Commission considered the applications for the Project, at a duly-notice public hearing conducted on November 22, 2017, and adopted Planning Commission Resolution No. PC 17-269, setting forth the Commission's findings of fact and decision to conditionally approve the applications and architectural plans for the Project; and

WHEREAS, an appeal of the Planning Commission decision was timely filed by Fitzgerald-Yap-Kreditor, LLP, on behalf of Mr. Hon K. Shing, the owner of the neighboring property at 412 Mount Olive Drive; and

WHEREAS, the City Council of the City of Bradbury conducted a duly-noticed public hearing on December 19, 2017, to consider the appeal of the Planning Commission decision, and did adopt City Council Resolution No. 17-21, which incorporates the information in the December 19, 2017, agenda report, and the testimony given at the public hearing, and comprised the bases on which the City Council found; 1) that the Project meets the required findings stated in Section 9.34.050 of Chapter 34 (Architectural Review, Significant) of the Bradbury Development Code; 2) that the Project meets the required findings stated in Section 9.40.040 of Chapter 40 (Neighborhood Compatibility) of the Bradbury Development Code; and 3) that the Project is Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-fill Development) of the CEQA Guidelines; and denied the appeal and approved the Project, subject to the criteria and information shown on the submitted plans and the conditions of approval enumerated in Resolution No. 17-21; and

WHEREAS, the applicant has requested a nine-month extension of the approval of the Project, and the Development Code of the City of Bradbury provides for the granting of an extension not to exceed one year.

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 on November 20, 2018, in accordance with the provisions of the Bradbury Municipal Code relative to the extension request.

SECTION B. The City Council finds and declares that the information in the agenda reports, 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 finds that the applicant has proceeded in good faith and has exercised due diligence to submit construction plans for the Project to the Building Department for plan check.

SECTION D. The City Council finds that the proposed project and subject property are in conformance with the City's General Plan and Zoning, and with the requisite findings prescribed by the Development Code, and thereby remains Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-fill Development) of the CEQA Guidelines.

SECTION E. 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 and extension 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:

1. 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; and

2. 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 or proceeding, and shall cooperate fully in the defense thereof.

SECTION F. The City Council hereby grants a one-year extension of the conditional approval of Architectural Review No. AR 17-006 and Neighborhood Compatibility Review No. NC 17-005 for the Project based on the information depicted on the submitted plans and subject to the provisions of this Resolution No. 18-33 and Resolution No. 17-21, all of which shall be complied with to the satisfaction of the City Manager or designees.

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

PASSED, APPROVED, AND ADOPTED this 20th day of November, 2018.



Mayor

ATTEST:



City Clerk

I, Claudia Saldana, City Clerk, hereby certify that the foregoing Resolution No. 18-33 was duly adopted by the City Council of the City of Bradbury, California, at a regular meeting held on the 20th day of November, 2018, by the following vote:

AYES: Mayor Barakat, Mayor Pro-Tem Hale,
Councilmembers Lewis, Bruny, Lathrop
NOES: None
ABSTAIN: None
ABSENT: None

ATTACHMENT 7

April 14, 2016 Arborist Report

JTL Consultants

Consulting Arborists and Biologists

952 Buena Vista Street • Duarte, CA 91010
(626) 358-5690 • info@JTLconsultants.com

Tree Preservation Report 406 Mount Olive Drive Bradbury, CA 91008

Prepared For:

Victor De Los Santos
Post Office Box 1121
Bradbury, CA 91009
(626) 862-2842



Prepared By:

Ted Lubeshkoff, ASCA Registered Consulting Arborist #513
Jeannine Lubeshkoff, ASCA Registered Consulting Arborist #500

April 14, 2016

TABLE OF CONTENTS

Summary	1
Introduction	1
Background.....	1
Assignment.....	2
Limits of Assignment.....	2
Purpose and Use of the Report	2
Observations	2
Tree Locations, Tree Survey Map, and Aerial Image.....	2
Site Description	2
Tree Descriptions.....	3
Discussion	4
Change in Grade.....	4
Mechanical Damage	5
Trenching	5
Soil Compaction.....	5
Pavement.....	5
Planting under Oaks	6
Irrigation under Oaks	6
<i>Ailanthus altissima</i>	6
Conclusion	6
Recommendations.....	7
Glossary	8
Bibliography	8
Appendix A – Tree Survey Map	9
Appendix B – Aerial Image.....	10
Appendix C – Photos.....	11
Appendix D – Assumptions and Limiting Conditions	19
Appendix E – Certificate of Performance	20
Tree Protection Plan	Attachment

Summary

John Sheng contacted us requesting a Tree Preservation Plan, required by the City of Bradbury, for a property owned by Victor De Los Santos at 406 Mount Olive Drive, Bradbury, CA 91008. John is building a two-story house with garages on the two-acre property. An existing house is on the property and will remain as a guest house. There are two coast live oaks (*Quercus agrifolia*) on the property and eight coast live oaks and one black elderberry (*Sambucus nigra*) off-site on neighboring properties that could be impacted by the proposed construction. There is also one blue gum eucalyptus (*Eucalyptus globulus*) that is proposed to be removed. The trees are protected by the City of Bradbury's Tree Preservation and Protection Ordinance. No coast live oaks will be removed and all the oaks will be protected during the construction.

The potential impacts of construction and development to the trees include, but are not limited to, a change in grade, mechanical damage, trenching, soil compaction, pavement, and planting under oaks. Protective fencing will be installed as close as possible to the edge of each tree's **dripline**¹ as shown on the Tree Protection Plan (Attachment).

Recommendations are made to protect the trees during construction and include returning the soil to the natural grade level within the dripline of Trees #20 and OS-1, installing protective fencing, and not trenching or compacting the soil within the dripline of the oaks. The project arborist will be present when the natural grade level is restored, the protective fencing is installed, and the footings are dug for the retaining walls near Trees #20 and OS-8. Setback requirements were recommended for house and retaining wall near Tree #20 and the tennis court and retaining wall near Tree OS-8.

Introduction

Background

John Sheng, Architect and Contractor, contacted us on March 28, 2016 requesting a Tree Preservation Report, required by the City of Bradbury's Tree Preservation and Protection Ordinance, for a property owned by Victor De Los Santos and located at 406 Mount Olive Drive, Bradbury, CA 91008. John is building a 6,232 square-foot two-story house with a two-car and a three-car garage on the two-acre property. There is an existing single-story 1,689 square-foot house with a 400 square-foot two-car garage that will remain and be used as a guest house. The existing house is located on the western part of the property next to Mount Olive Drive and the new house will be located on the eastern part of the property. There are two coast live oaks on the property and eight coast live oaks and one black elderberry off-site on neighboring properties that could potentially be impacted by the proposed construction. There is also one blue gum eucalyptus that is proposed to be removed. The trees and site were inspected on April 11, 2016.

¹ Terms appearing in boldface type are defined in the Glossary.

Assignment

In a signed proposal with Victor De Los Santos dated April 8, 2016, we agreed that our assignment is to locate, measure, and photograph all coast live oak trees on the property and any coast live oak trees off-site on neighboring properties that could be affected by the construction and to write a Tree Preservation Report. Included in the report are recommendations required to protect the trees during construction and steps to improve their health and condition.

Limits of Assignment

The findings in this report are based solely on a visual inspection of the site and trees conducted on April 11, 2016 and review of construction plans provided by John Sheng. The tree inspections were limited to ground level visual observations; root crown inspections and aerial inspections were not conducted. The off-site trees were assessed from the 406 Mount Olive Drive property.

Purpose and Use of the Report

The purpose of this report is to provide an accurate depiction of the trees that will be protected during the construction of the property. This report is intended to be used by John Sheng to implement the recommendations outlined in this report. Upon submission, this report will become the property of Victor De Los Santos and its use will be at his discretion.

Observations

Tree Locations, Tree Survey Map, and Aerial Image

The tree locations on Tree Survey Map (Appendix A) were determined by marking the trees on the property as waypoints using a Garmin GPS map 62s hand-held GPS unit and then downloading the waypoints into the Garmin Base Camp mapping program. The Aerial Image (Appendix B) was made by downloading the data from Garmin Base Camp into Google Earth.

Site Description

This property is located at 406 Mount Olive Drive. The lot is two acres and is oriented southwest to northeast. There is an existing one-story house and garage on the property. There are neighboring homes to the north, east and south of the property. The area where the new house will be built is an open vacant field with mature oaks along the perimeter bordering the property line (Appendix A – Tree Survey Map, Appendix B – Aerial Image, and Attachment – Tree Preservation Plan). The grade has been raised within the dripline of Trees #20 and OS-1, resulting in erosion and silt deposit around Tree #20. There are two mature coast live oaks on the property and eight on neighboring properties that overhang the property line. There is also an off-site black elderberry overhanging the property line and one blue gum eucalyptus on the property. A Tree-of-Heaven, an invasive tree species, is growing along the northeast property line.

Tree Descriptions

A metal tag with a tree number was attached to the trunk of each tree on the property, but not the off-site trees (OS). The tree numbers appear on the Tree Survey Map, the Aerial Image, and the Tree Protection Plan. The photo letter corresponds to the photos in Appendix C. All the trees are coast live oaks, except for OS-2, which is a black elderberry, and Tree #22, which is a blue gum eucalyptus.

Tree #	DBH	Height	Width	Cond.	Photo	Comments
20	24"+29"	40'	55'x60'	Fair	C,D,E	Grade has been raised and fill soil added within dripline. Runoff silt deposited around trunk burying the root crown. Large 12" DBH scaffold limb removed on north side of tree reducing crown size by approximately 20'; limb torn on underside of cut. Codominant limbs with included bark. Deadwood throughout canopy. Watersprouts on pruned limbs. Woodpecker holes on some branches. Frass and shotholes on old wound on south side of tree.
OS-1	25"+25"	40'	45'x45'	Fair	F	Grade has been raised and fill soil added within dripline. Canopy extends 20' from property line fence. Deadwood throughout canopy. Watersprouts throughout canopy.
OS-2	24"	30'	20'x20'	Fair	G	<i>Sambucus nigra</i> Canopy extends 10' from property line fence. Deadwood throughout canopy. Wooden shed within dripline.
OS-3	7.5"	35'	15'x15'	Poor	H	Canopy extends 10' from property line fence. Fence embedded into trunk.
OS-4	5" + 6"	30'	20'x20'	Poor	H	Canopy extends 20' from property line fence. Fence embedded into trunk. Limited growing space between two chain-link fences.

Tree #	DBH	Height	Width	Cond.	Photo	Comments
OS-5	28"	45'	30'x40'	Fair	I, J	Canopy extends 20' from property line fence. Branches laying on fence. Watersprouts throughout canopy. Utility lines through canopy.
OS-6	30"+20"	50	40'x60'	Fair	I, J	Canopy extends 20' from property line fence. Watersprouts throughout canopy. Utility lines through canopy.
OS-7	30"	50'	30'x40'	Fair	I, J	Canopy extends 18' from property line fence. Codominant limbs. Watersprouts throughout canopy. Utility lines through canopy.
OS-8	60"	60'	60'x60'	Fair	I, K	Canopy extends 45' from property line fence. Two limbs laying on fence. Low clearance. Utility lines through canopy.
OS-9	30"	50'	40'x40'	Fair	K	Canopy extends 15' from property line fence. Utility lines through canopy.
21	19"+15"	20'	35'x30'	Poor	L,M,N	Leans to southeast at 45 degree angle. Shelf fungus growing on east limb. Deadwood throughout canopy.
22	50"	30'	40'x40'	Poor	O	<i>Eucalyptus globulus</i> Branches mostly dead. Tree is in decline.

Discussion

Change in Grade

The grade has been raised within the dripline of Trees #20 and OS-1. There are no plans to raise the grade within the dripline of the other trees.

The lowering or raising of the grade within the dripline can damage or kill a tree. The normal exchange of moisture and gases within the root zone is disrupted with the change in grade. The original grade should be maintained as far out from the trunk as possible. As little as four inches of soil placed over the root system can kill some species. The change in grade can have immediate or long term adverse effects on the tree (Matheny and Clark, 1998).

Mechanical Damage

The clearance is low for the overhanging branches of most of the oaks and mechanical damage to the trees could occur from machinery used in the construction of the project.

Wounds to tree branches and trunks, caused by mechanical damage, may reduce tree stability by decreasing the wood strength, the internal movement of water and nutrients, and the ability to **compartmentalize** against decay. Enclosing the dripline with protective fencing will help prevent damage from construction equipment (Fite and Smiley, 2008).

Trenching

There will be no trenching within the dripline of the oaks, especially for the footings for the retaining walls near Trees #20 and OS-8.

Trenching within the dripline can damage the root system of a tree and lead to tree decline or death. Ninety percent of the fine roots that absorb water and minerals are found in the upper few inches of soil. Roots require space, air, and water, and grow best where these requirements are met, which is usually at or near the soil surface. (Matheny, et al, 1998).

Soil Compaction

A jogging track made of compacted decomposed granite is proposed for the perimeter of the property line within the dripline of most of the oaks. There is potential for soil compaction within the dripline caused by construction equipment, storage of building materials, and foot or vehicle traffic.

Soil compaction occurs when the pore space between soil particles is greatly reduced. This causes the reduction of oxygen available to the roots and can lead to decline in trees. Use of equipment, grading, digging, and heavily used walking paths can cause soil compaction in a construction area. Using protective fencing and placing mulch helps to minimize soil compaction (Matheny, et al, 1998).

Pavement

A tennis court is planned to be built within a section of the dripline of Tree OS-8.

Pavement restricts movement of water and air in the root zone. A tree's survival depends on water and air reaching the root zone. If excavating for pavement occurs within the dripline, major damage to the tree's root system can occur and decline and death of the tree may follow (Matheny, et al, 1998).

Planting under Oaks

There are no plans to landscape within the dripline of the oaks.

The best treatment under oaks is a layer of organic mulch, not understory plants. If there is to be landscaping within the dripline of native oaks, the plants should have the same water requirements as the oaks, needing no summer watering. Coast live oaks are susceptible to root rot if overwatered, especially during the summer months (Costello, Hagan, and Jones, 2011).

Irrigation under Oaks

There is no existing irrigation within the dripline of the oaks.

The ground around the base of an oak should not become moist during periods of warm weather because this promotes crown and root rot. The best months for supplemental watering would be May and September, leaving the soil under the oak dry during June, July, and August. (Costello, et al, 2011)

Ailanthus altissima

There is a Tree-of-heaven (*Ailanthus altissima*) in the northeast corner of the property.

Tree-of-Heaven is an invasive plant that responds to injury by reproducing seed and re-sprouting vigorously. It also has an allelopathic or herbicidal effect on other plants by releasing a chemical into the soil to which local plants have no resistance. All of these responses help the plant spread and establish. The roots can damage sewer lines and structures. The eradication of Tree-of-Heaven involves removing the roots and seedlings by hand. If the seedlings are just cut off with a string trimmer or lawn mower, the seedlings will produce more seedlings and the number of seedlings will multiply.

Conclusion

John Sheng is building a 6,232 square-foot house on the two-acre property. There is an existing single-story 1,689 square-foot existing house that will remain and be used as a guest house. There are two mature coast live oaks on the property, eight on neighboring properties, and a black elderberry that could be impacted by the proposed construction. One blue gum eucalyptus on the property is proposed to be removed. All the coast live oaks will remain and be protected during the construction.

John Sheng will follow the recommendations of this report to protect the trees during construction, to minimize the impacts on the trees by the development, and to change the site conditions to improve the health and vigor of the trees.

Recommendations

1. Remove all deposited soil within the dripline of Trees #20 and OS-1 and return the soil level to the natural grade.
2. The new retaining wall and house near Tree #20 will not be built any closer than 40 feet from the south property line.
3. The new retaining wall and tennis court will not be built within the dripline of Tree OS-8.
4. The jogging track will not be constructed within the dripline of the oaks.
5. Install protective tree fencing around the trees as close to the edge of the dripline of the trees as possible, as shown on the Tree Protection Plan.
 - a. Chain-link fencing will be at least five feet tall and will be mounted on two inch diameter galvanized iron posts. This fencing will remain in place throughout the duration of the construction and will not be moved during construction. Orange flexible fencing will not be used.
 - b. Within the fenced enclosures, no digging, trenching, soil compaction, or other soil disturbance will be allowed and the fenced enclosures will be kept clear of building materials, waste, and excess soil.
6. Any landscaping within the dripline of the oaks will be done using plants that do not require summer watering. New lawn will not be planted within the dripline of the oaks.
7. Any clearance pruning needed will be performed by an International Society of Arboriculture Certified Arborist.
8. Remove the Tree-of-Heaven in the northeast corner of the property.
9. The project arborist will be present when:
 - the protective fencing is installed
 - the excess soil is removed from within the driplines of Trees #20 and OS-1
 - clearance pruning is performed
 - footings are dug for the retaining walls near Trees #20 and OS-8
 - work occurs within or near the dripline of the oaks
 - work is conducted that is expected to encounter tree roots.

Glossary

Codominant limb: Forked branches nearly the same size and diameter arising from a common junction and lacking a normal branch union.

Condition: one of four possible ratings:

Good - no apparent **defects** or structural problems

Fair - minor defects or structural problems

Poor - major defects or structural problems

Dead - extreme defects or structural problems

Compartmentalize: the natural process of defense in trees by which they wall off decay.

DBH: diameter of a tree trunk measured at 4 ½ feet above ground.

Defect: an internal or external point of weakness which can reduce the stability of the tree and include cracks, splits, cankers, galls, girdling, codominant limbs, and wounds.

Dripline: The edge or perimeter of the canopy and represents a point where water will drip down to the ground and is an indicator of where the structural and lateral roots can be found.

Frass: Fecal material or wood shavings produced by insect.

Included bark: Bark that becomes embedded in a union between branch and trunk or between codominant limbs.

Scaffold limbs: Permanent or structural branches that form the structure of a tree.

Watersprouts: Upright adventitious shoots arising from the trunk or branches of a plant. Incorrectly called suckers.

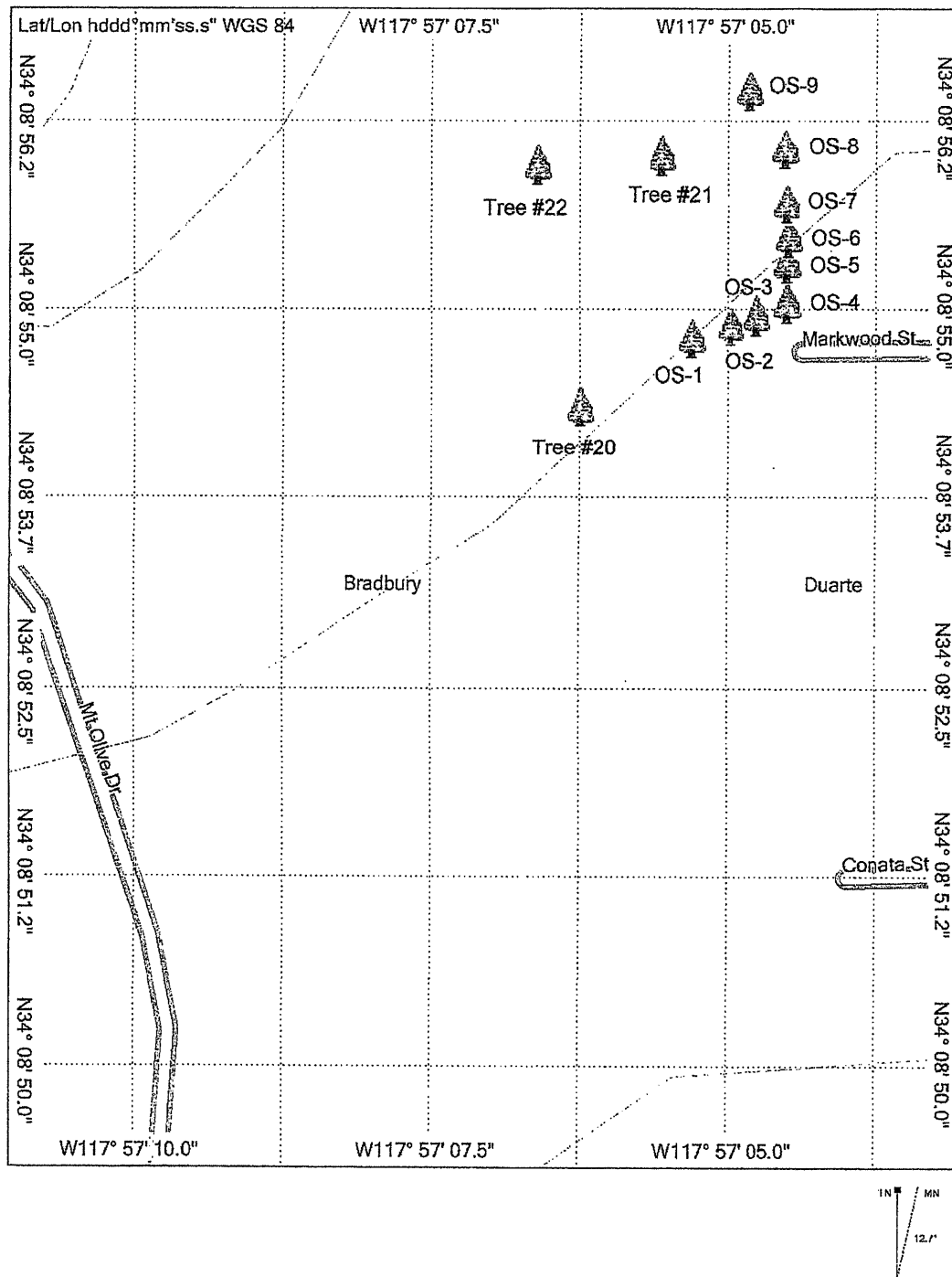
Bibliography

Costello, Laurence R., Hagen, Bruce W., Jones, Katherine S., *Oaks in the Urban Landscape: Selection, Care, and Preservation*, University of California, Agricultural and Natural Resources, Publication 3518, Richmond, CA 2011.

Fite, Kelby, and Smiley, Thomas E., Best Management Practices, *Managing Trees during Construction*, International Society of Arboriculture, Champaign, IL 2008.

Matheny, Nelda and Clark, James R., *Trees and Development: A Technical Guide to Preservation of Trees during Land Development*, International Society of Arboriculture, Champaign, IL 1998.

Appendix A – Tree Survey Map



Appendix B – Aerial Image





Photo C, facing southwest, showing Tree #20. Note canopy reduction on north side of tree due to pruning and raising of grade within the dripline of the tree.

Photo D, facing south, showing large limb removed on north side of tree with torn bark beneath the cut.

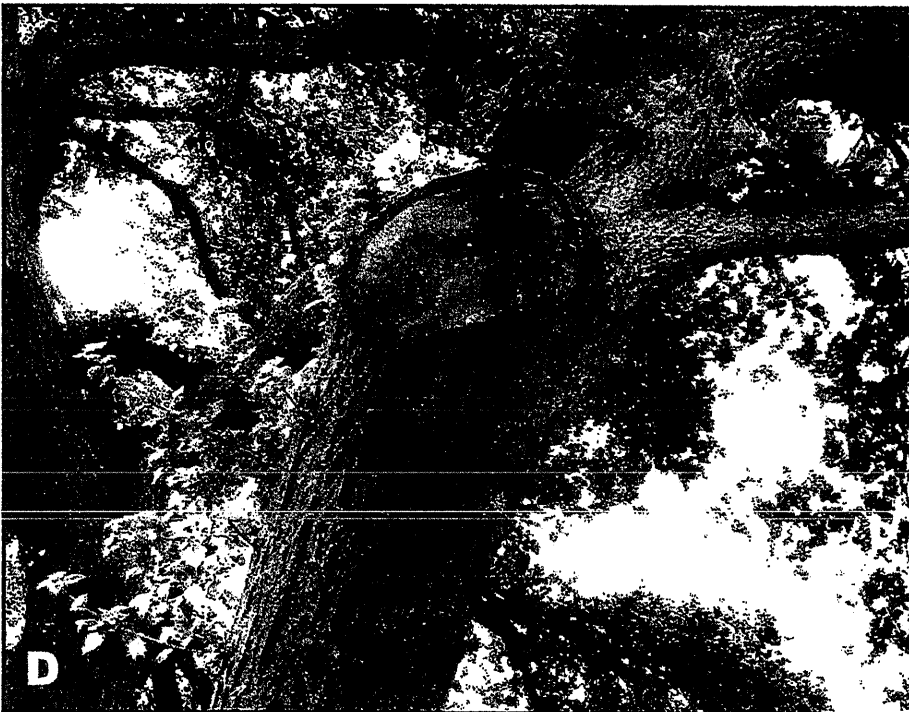




Photo E, facing north, showing Tree #20 where basin around the trunk was created from raising the natural grade. Note erosion and silt collecting in basin burying the root crown.

Photo F, facing southwest, showing Tree OS-1. Note grade raised within dripline of the tree. Canopy extends 20' over fence.



Appendix D – Assumptions and Limiting Conditions

1. Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable.
2. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible for the accuracy of information provided by others.
3. The consultant/appraiser shall not be required to give testimony or attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
4. Loss or alteration of any part of this report invalidates the entire report.
5. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written consent of the consultant/appraiser.
6. This report and values expressed herein represent the opinion of the consultant/appraiser, and the consultant's/appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
7. Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.
8. The tree location(s) on the Tree Survey Map, the Aerial Image, and the Tree Preservation Plan are not represented to be of survey quality but are sufficient to allow locating the tree in the field.
9. Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the trees or property in question may not arise in the future.

Appendix E – Certificate of Performance

We, Jeannine and Ted Lubeshkoff, certify:

- ✓ That we have personally inspected the tree(s) referred to in the report, and have stated our findings accurately. The extent of the evaluation is stated in the attached report;
- ✓ That we have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved;
- ✓ That the analysis, opinions and conclusions stated herein are our own and are based on current scientific procedures and facts;
- ✓ That our analysis, opinions and conclusions were developed and this report has been prepared according to commonly accepted arboriculture practices;
- ✓ That no one provided significant professional assistance to us, except as indicated within the report;
- ✓ That our compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party nor upon the results if the assignment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I, Jeannine Lubeshkoff, am Registered Consulting Arborist #500 with the American Society of Consulting Arborists, and Certified Arborist WE-8445A with the International Society of Arboriculture. I have been involved in the practice of arboriculture and the care and study of trees for over 20 years.

Signed

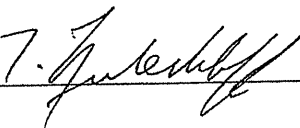


Date 4/14/2016



I further certify that I, Ted Lubeshkoff, am Registered Consulting Arborist #513 with the American Society of Consulting Arborists, and Certified Arborist WE-8446A with the International Society of Arboriculture. I have been involved in the practice of arboriculture and the care and study of trees for over 25 years.

Signed



Date 4/14/2016



ATTACHMENT 8

January 21, 2019 Arborist Report

Consulting Arborist Report

406 MOUNT OLIVE DR BRADBURY CA 91008



1/21/19

By



Dane S. Shota Certified Arborist WE 3436A
Arborist and Nursery Services
16835 Algonquin Street # 172
Huntington Beach, CA 92649-3825
B.S. Ornamental Horticulture
California Polytechnic University, Pomona, CA

For

VICTOR DE LOS SANTOS

406 MOUNT OLIVE DR BRADBURY CA 91008

TABLE OF CONTENTS

Objective-----	3
Subject-----	3
Recommendations-----	3
Tree Conditions-----	3
Site Conditions-----	4
Comments-----	4
Satellite view of site and Tree #1-----	13
Map of the sightings of the Polyphagous Shot Hole Borer in 2018----	13
Limitations-----	14
Job site and owners contact information-----	14
Consulted on Jobs, Arborist Flyer-----	15

Objective:

I was asked to assess the Quercus agrifolia, California Coast Live Oak as it was declining.

Subject:

Tree #1 Quercus agrifolia, California Coast Live Oak.

Size approximately 40' height x 50' wide x 21", 34" two trunks, diameters at DBH 4.5'.

Recommendations:

Remove Tree #1 with the supervision of a Certified Arborist who has their insurance in force immediately. Any tree work to be done will abide by the most recent International Society of Arboriculture standards and the most current ANSI; American National Society Institute standards.

Any trees to be planted on site are to be specified by a Certified Arborist.

Remove the Ricinus communis, Castor bean plant.

Besides being a weed this plant attracts the Polyphagous Shot Hole Borer.

By doing so this plant is called a "host" for this insect. This insect is killing many of the trees in California that is stressed and one of them is your Oak tree on your property. Although I have not seen the Polyphagous Shot Hole Borer yet your tree is a great candidate to be infected since it is dying.

Tree conditions:

Lots of die back of the major limbs. Necrosis is present and the wood is cracking on the underside of the dead branches.

Sparse patches of green leaves on some of the tree.

Dying limbs on all sides; East, West, North and South.

Site Conditions:

Previously excavated to expose the trunk.

Soil is compacted.

185 inches from the South fence encroaching into the neighbor's yard about 10 feet.

Comments:

Even if we were to revive this tree, the dead branches would have a risk of falling down. If were to eliminate the dead limbs the remaining viable branches would make this an ugly lopsided specimen.



View from the North West. Dead leaves and branches present.



View from the East side. One limb alive. Dead branches overhanging into neighbor's property.



View from the North side. Many limbs dead.



Bark coming off the dead limb on the North side.



Crack in the bark on the underside of a major decaying limb. Facing the North side of the tree.



Crack on another dying limb facing the North side. Visible wound with decay under the dying limb



Close up picture of the limb in the above picture of the dying limb facing the North side.



Picture of a dying limb with about an 8-inch diameter end. Decaying wood present with no signs of healing over. Located eight feet high South side.



On the West side there is a wound with insect entries that has not healed up yet.



12-inch wound facing the North side of the tree.

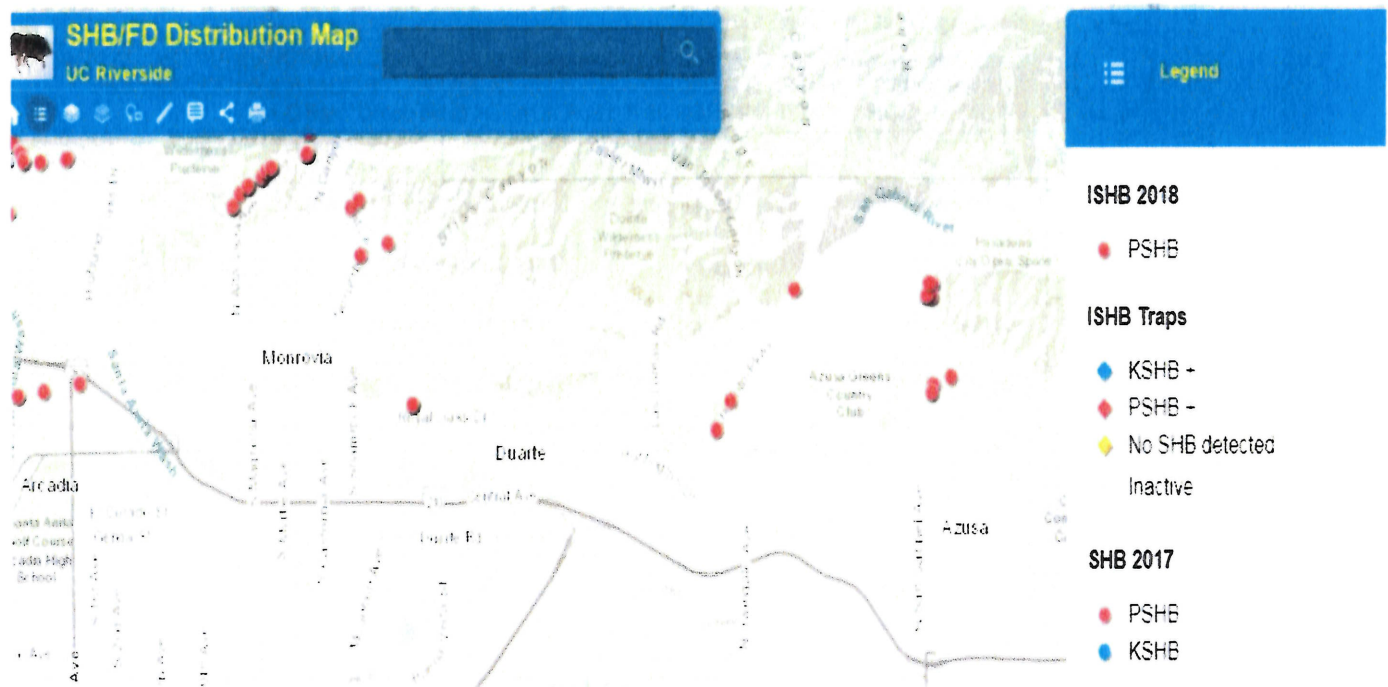


Remove the *Ricinus communis*, Castor bean plant.

Besides being a weed this plant attracts the Polyphagous Shot Hole Borer. By doing so this plant is called a “host” for this insect. This insect is killing many of the trees in California that is stressed and one of them is your Oak tree on your property. Although I have not seen the Polyphagous Shot Hole Borer yet, your tree is a great candidate to be infected since it is dying. When the Polyphagous Shot Hole Borer carries a fungus called “Fusarium” this will be a lethal combination. Bringing in the Polyphagous Shot Hole Borer into this neighborhood this would be devastating. The fruit is highly poisonous.



Satellite view of site and Tree #1



Map of the sightings of the Polyphagous Shot Hole Borer in 2018.

LIMITATIONS:

This recommendation does not constitute a risk assessment or warranty against continued decline or failure.

Site information and Owner's contact information:

Victor and Cookie De Los Santos

Vicdls21@gmail.com

(626) 862-2842

Primary Owner:		Secondary Owner:
DE LOS SANTOS VICTOR		
Mail Address:		406 MOUNT OLIVE DR BRADBURY CA 91008
Site Address:		406 MOUNT OLIVE DR BRADBURY CA 91008
APN : 8527-016-021	Lot Number : 3	Page Grid :
Housing Tract Number:		
Legal Description : Lot: 3 Abbreviated Description: LOT:3 SEC/TWN/RNG/MER:SEC 29 TWN 01N RNG 10W SUB OF TH RANCHO AZUSA DE DUARTE LOT COM N 0 04'20" W 555 FT FROM SE COR OF LOT 3 IN SEC 29 T 1N R 10W TH S 56 55'40" W TO NE		

Property Details

Bedrooms : 3	Year Built : 1955	Square Feet : 1,704 SF
Bathrooms : 2	Garage :	Lot Size : 2.47 AC
Total Rooms :	Fireplace :	Number of Units : 1
Zoning : BRA2*	Pool :	Use Code : Single Family Residential

Specializing in establishing trees, Soil Science, monitoring soil moisture, troubleshooting, and tree appraisals/inventories.

DANE S. SHOTA CERTIFIED ARBORIST HAS CONSULTED ON:

ARMAGEDDON – A TOUCHTONE RELEASE

BERTH 93 – PORT OF LOS ANGELES

BOEING – LONG BEACH

CABRILLO BEACH - SAN PEDRO

DALE VS. L.A. CITY

DEFENSE FUEL REGION WEST- REMEDIATION OF MTBE IN SAN PEDRO

ECHO PARK LAKE – LOS ANGELES

HUNTINGTON BEACH – PYTOREMEDIATION

GORDON GIBSON CONSTRUCTION-SANTA MONICA

GUASTI WINERY - ONTARIO

L.A. CITY HALL

L.A. CITY VS. L.A. COUNTY

LITTLE CO. OF MARY HOSPITAL - TORRANCE

LOYOLA MARYMOUNT COLLEGE – WESTCHESTER

LOEWS BEACH HOTEL – SANTA MONICA

NORWALK TANK FARM-REMEDIATION OF MTBE & 1,2 DCA TOXICITY

PALOS VERDES HOA

PASADENA TOURNAMENT OF ROSES CORPORATE BUILDING – PASADENA

PEGASUS SCHOOL – HUNTINGTON BEACH

PORT'S O' CALL- SAN PEDRO

RONALD REAGAN FEDERAL BUILDING – SANTA ANA

SAMS CLUB- FOUNTAIN VALLEY

ST. REGIS MONARCH BAY-DANA POINT

STUART LITTLE-THE MOVIE

THE WATERFRONT BEACH RESORT- A HILTON HOTEL HUNTINGTON BEACH

TOYOTA TRUCK BED DIVISION – DOWNEY

TRI-POINTE HOMES

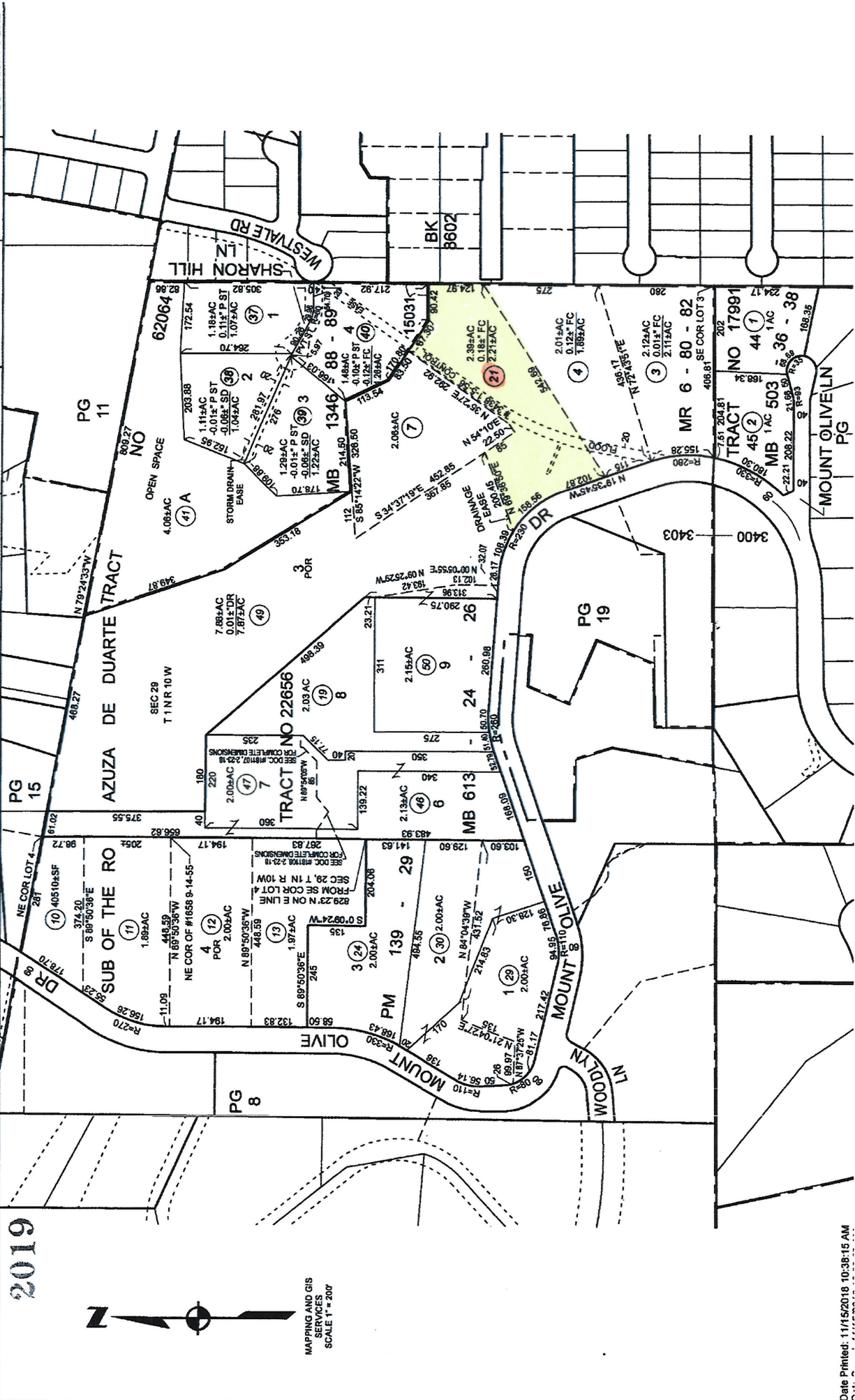
WALT DISNEY CONCERT HALL – LA

WAYFARERS CHAPEL – PALOS VERDES

WESTFIELD SHOPPING CENTER – CANOGA PARK

ATTACHMENT 9

Assessor's Map and Aerial Photo



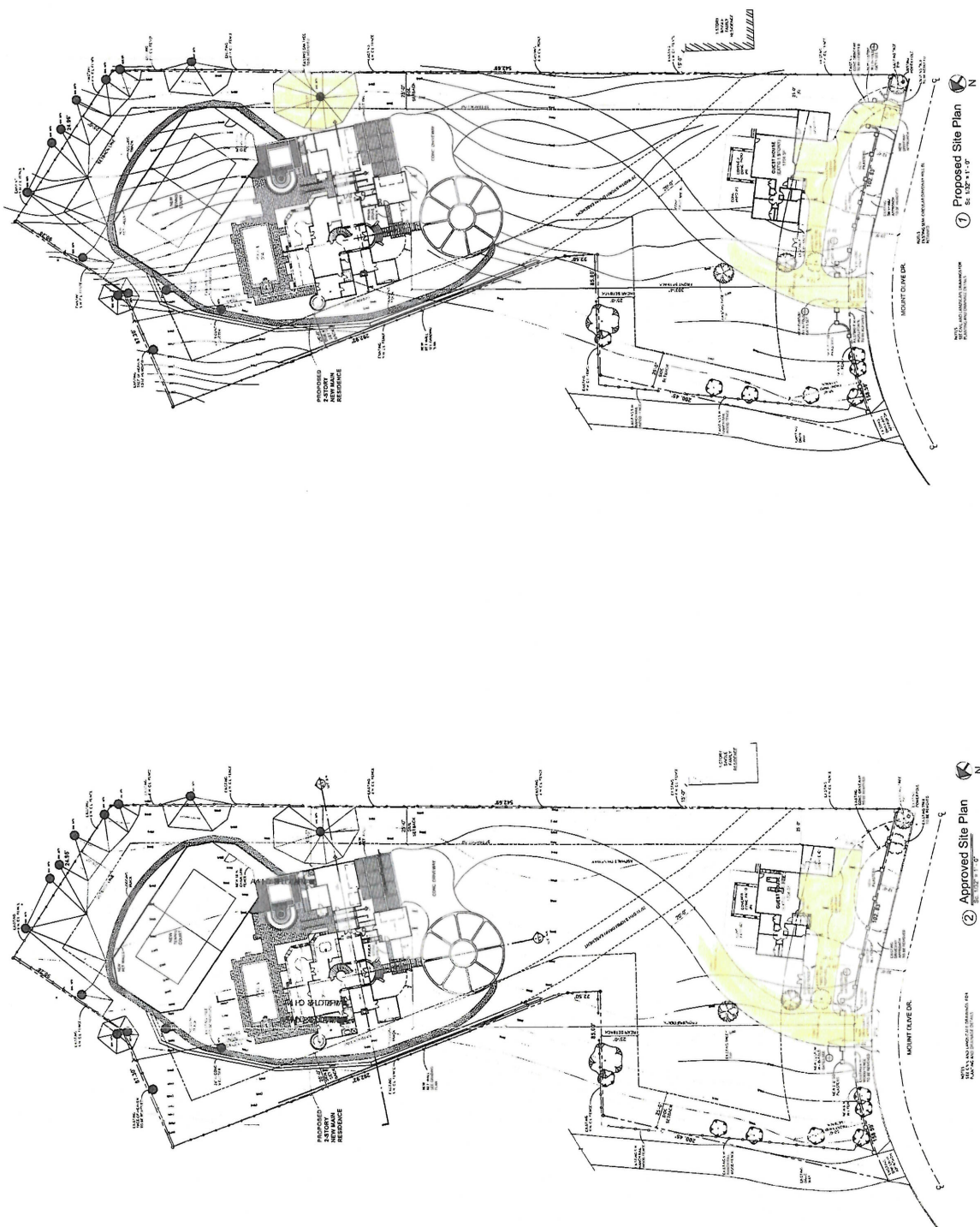


ATTACHMENT 10

Modified Architectural Plans

JOHN SHENG ARCHITECT
1917 LA MESITA DR.
HACIENDA HEIGHTS, CA 91745
(626) 710-7403

REVISIONS:



07/22/2018

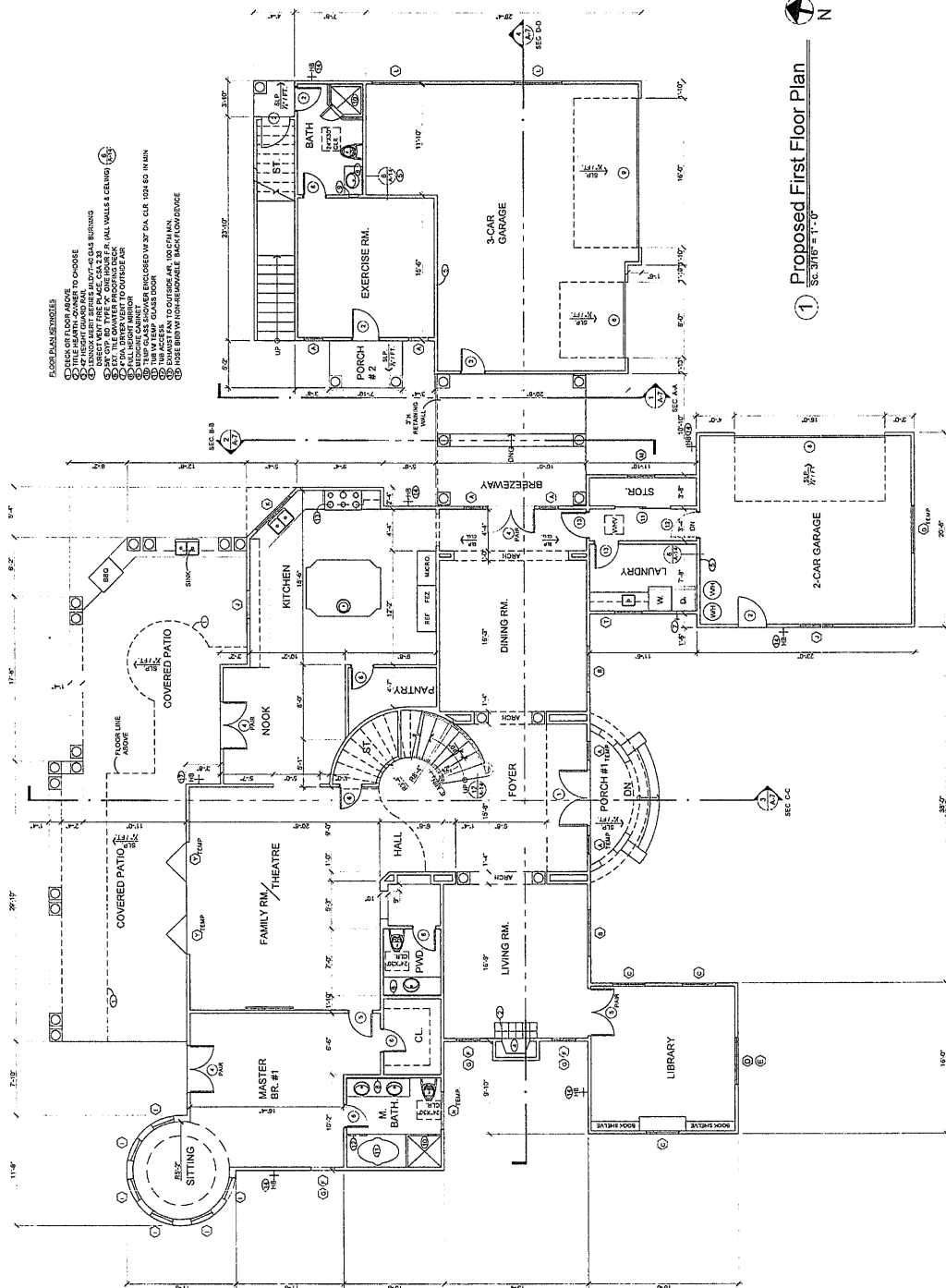
SINGLE FAMILY RESIDENCE
406 MT. OLIVE DR.,
BRADBURY, CA. 91008

JOHN SHENG ARCHITECT
1917 LA MESA DR.
HAYWARD, CA 94545
(626) 716-7403

REVISIONS:



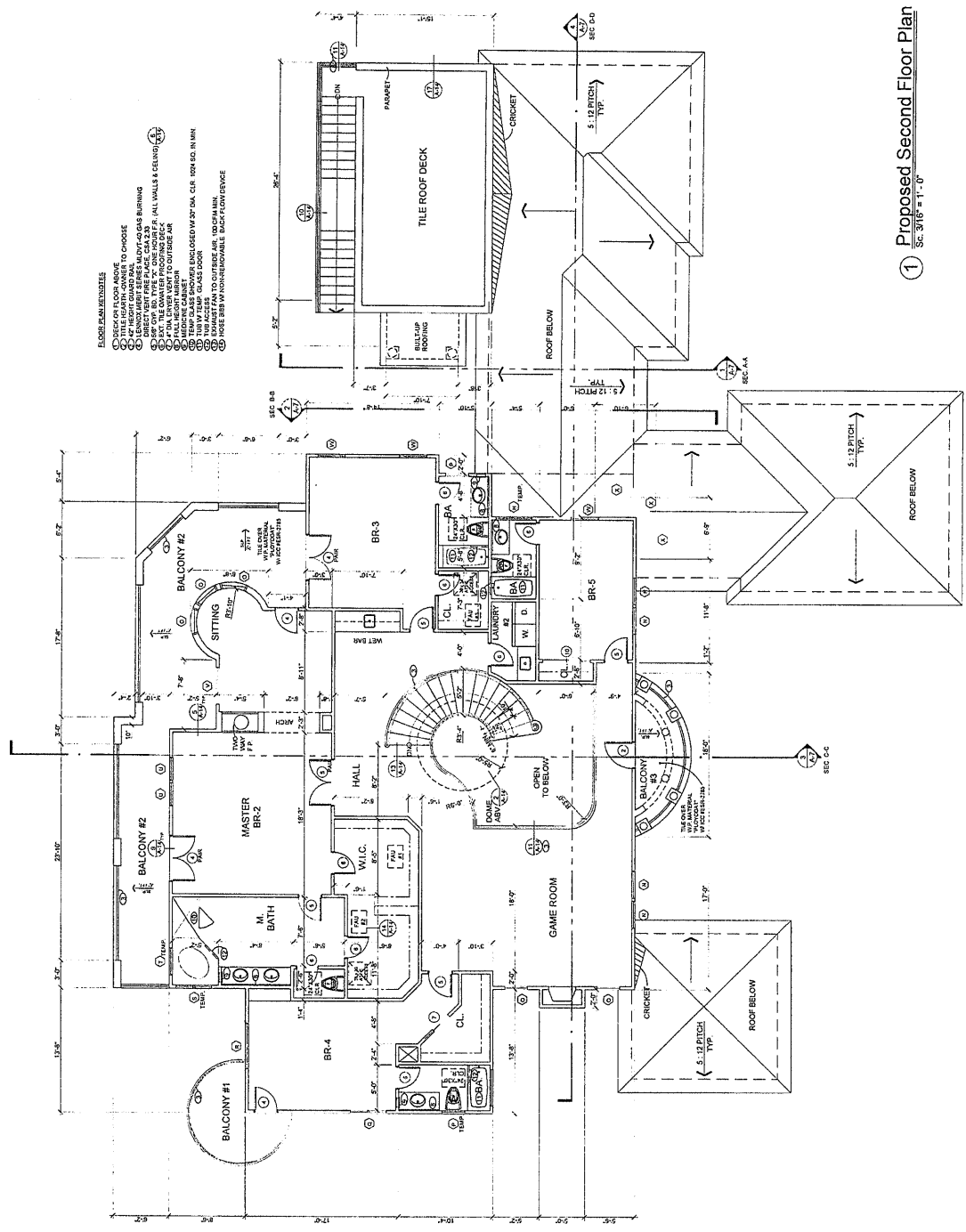
1 Proposed First Floor Plan
SC 3/16" = 1'-0"



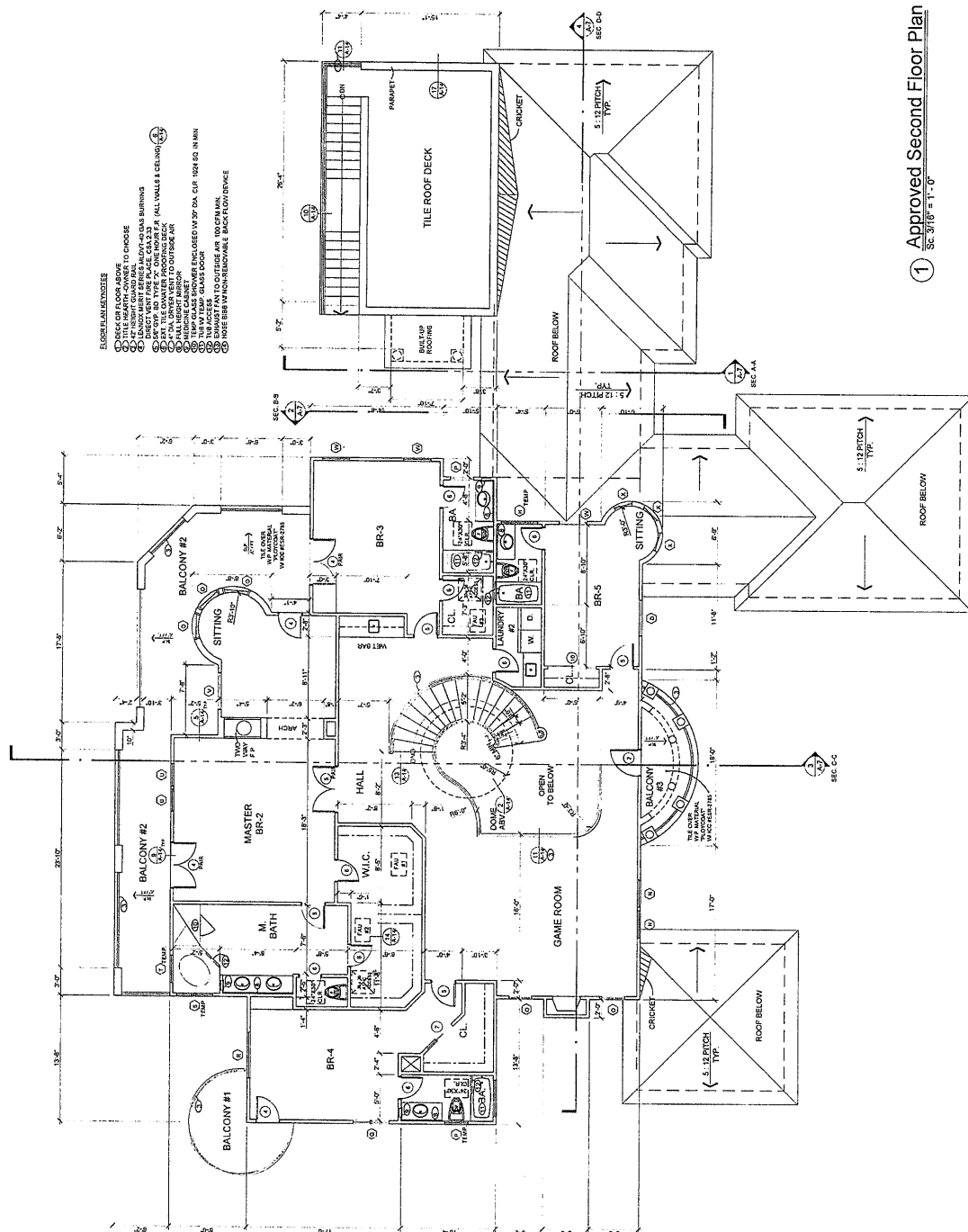
- FLOOR PLAN NOTES:
- 1. SEE CIVIL ENGINEER'S SITE PLAN FOR LOT LINES AND SETBACKS.
 - 2. THIS SHED IS TO BE CONSTRUCTED TO MEET ALL CITY REQUIREMENTS.
 - 3. SEE ARCHITECT'S SPECIFICATIONS FOR MATERIALS AND FINISHES.
 - 4. SEE ARCHITECT'S SPECIFICATIONS FOR LIGHTING FIXTURES.
 - 5. SEE ARCHITECT'S SPECIFICATIONS FOR FLOORING.
 - 6. SEE ARCHITECT'S SPECIFICATIONS FOR WALLS & CEILING.
 - 7. SEE ARCHITECT'S SPECIFICATIONS FOR DOORS & WINDOWS.
 - 8. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN APPLIANCES.
 - 9. SEE ARCHITECT'S SPECIFICATIONS FOR BATH FIXTURES.
 - 10. SEE ARCHITECT'S SPECIFICATIONS FOR EXERCISE RM EQUIPMENT.
 - 11. SEE ARCHITECT'S SPECIFICATIONS FOR LAUNDRY EQUIPMENT.
 - 12. SEE ARCHITECT'S SPECIFICATIONS FOR STORAGE.
 - 13. SEE ARCHITECT'S SPECIFICATIONS FOR PATIO FURNITURE.
 - 14. SEE ARCHITECT'S SPECIFICATIONS FOR PORCH FURNITURE.
 - 15. SEE ARCHITECT'S SPECIFICATIONS FOR STAIRS.
 - 16. SEE ARCHITECT'S SPECIFICATIONS FOR HALLS.
 - 17. SEE ARCHITECT'S SPECIFICATIONS FOR CLOSETS.
 - 18. SEE ARCHITECT'S SPECIFICATIONS FOR LINEN CLOSET.
 - 19. SEE ARCHITECT'S SPECIFICATIONS FOR PANTRY.
 - 20. SEE ARCHITECT'S SPECIFICATIONS FOR BREAKFAST NOOK.
 - 21. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN ISLAND.
 - 22. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN SINK.
 - 23. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN STOVE.
 - 24. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN REFRIG.
 - 25. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN MICRO.
 - 26. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN CABINETS.
 - 27. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN FLOOR.
 - 28. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN WALLS & CEILING.
 - 29. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN DOORS & WINDOWS.
 - 30. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN LIGHTING.
 - 31. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN FIXTURES.
 - 32. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN APPLIANCES.
 - 33. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN EQUIPMENT.
 - 34. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN FURNITURE.
 - 35. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN PATIO FURNITURE.
 - 36. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN PORCH FURNITURE.
 - 37. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN STAIRS.
 - 38. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN HALLS.
 - 39. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN CLOSETS.
 - 40. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN LINEN CLOSET.
 - 41. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN PANTRY.
 - 42. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN BREAKFAST NOOK.
 - 43. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN KITCHEN ISLAND.
 - 44. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN KITCHEN SINK.
 - 45. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN KITCHEN STOVE.
 - 46. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN KITCHEN REFRIG.
 - 47. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN KITCHEN MICRO.
 - 48. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN KITCHEN CABINETS.
 - 49. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN KITCHEN FLOOR.
 - 50. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN KITCHEN WALLS & CEILING.
 - 51. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN KITCHEN DOORS & WINDOWS.
 - 52. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN KITCHEN LIGHTING.
 - 53. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN KITCHEN FIXTURES.
 - 54. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN KITCHEN APPLIANCES.
 - 55. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN KITCHEN EQUIPMENT.
 - 56. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN KITCHEN FURNITURE.
 - 57. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN KITCHEN PATIO FURNITURE.
 - 58. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN KITCHEN PORCH FURNITURE.
 - 59. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN KITCHEN STAIRS.
 - 60. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN KITCHEN HALLS.
 - 61. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN KITCHEN CLOSETS.
 - 62. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN KITCHEN LINEN CLOSET.
 - 63. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN KITCHEN PANTRY.
 - 64. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN KITCHEN BREAKFAST NOOK.
 - 65. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN KITCHEN KITCHEN ISLAND.
 - 66. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN KITCHEN KITCHEN SINK.
 - 67. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN KITCHEN KITCHEN STOVE.
 - 68. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN KITCHEN KITCHEN REFRIG.
 - 69. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN KITCHEN KITCHEN MICRO.
 - 70. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN KITCHEN KITCHEN CABINETS.
 - 71. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN KITCHEN KITCHEN FLOOR.
 - 72. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN KITCHEN KITCHEN WALLS & CEILING.
 - 73. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN KITCHEN KITCHEN DOORS & WINDOWS.
 - 74. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN KITCHEN KITCHEN LIGHTING.
 - 75. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN KITCHEN KITCHEN FIXTURES.
 - 76. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN KITCHEN KITCHEN APPLIANCES.
 - 77. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN KITCHEN KITCHEN EQUIPMENT.
 - 78. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN KITCHEN KITCHEN FURNITURE.
 - 79. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN KITCHEN KITCHEN PATIO FURNITURE.
 - 80. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN KITCHEN KITCHEN PORCH FURNITURE.
 - 81. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN KITCHEN KITCHEN STAIRS.
 - 82. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN KITCHEN KITCHEN HALLS.
 - 83. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN KITCHEN KITCHEN CLOSETS.
 - 84. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN KITCHEN KITCHEN LINEN CLOSET.
 - 85. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN KITCHEN KITCHEN PANTRY.
 - 86. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN KITCHEN KITCHEN BREAKFAST NOOK.
 - 87. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN KITCHEN KITCHEN KITCHEN ISLAND.
 - 88. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN KITCHEN KITCHEN KITCHEN SINK.
 - 89. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN KITCHEN KITCHEN KITCHEN STOVE.
 - 90. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN KITCHEN KITCHEN KITCHEN REFRIG.
 - 91. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN KITCHEN KITCHEN KITCHEN MICRO.
 - 92. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN KITCHEN KITCHEN KITCHEN CABINETS.
 - 93. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN KITCHEN KITCHEN KITCHEN FLOOR.
 - 94. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN KITCHEN KITCHEN KITCHEN WALLS & CEILING.
 - 95. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN KITCHEN KITCHEN KITCHEN DOORS & WINDOWS.
 - 96. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN KITCHEN KITCHEN KITCHEN LIGHTING.
 - 97. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN KITCHEN KITCHEN KITCHEN FIXTURES.
 - 98. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN KITCHEN KITCHEN KITCHEN APPLIANCES.
 - 99. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN KITCHEN KITCHEN KITCHEN EQUIPMENT.
 - 100. SEE ARCHITECT'S SPECIFICATIONS FOR KITCHEN KITCHEN KITCHEN KITCHEN FURNITURE.



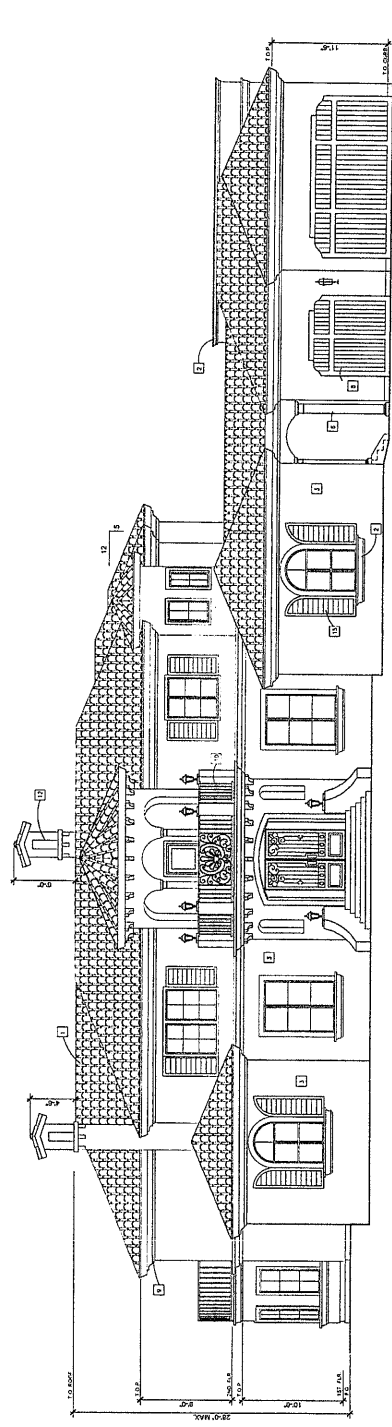
1 Proposed Second Floor Plan
SC: 3/16" = 1'-0"



- FLOOR PLAN NOTES:
- 1. SEE PLAN ABOVE FOR DIMENSIONS.
 - 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 - 3. ALL WALLS ARE 1/2" THICK UNLESS NOTED OTHERWISE.
 - 4. ALL FLOORS ARE 4" THICK CONCRETE ON 8" GRAVEL.
 - 5. ALL ROOFS ARE 12:12 PITCH UNLESS NOTED OTHERWISE.
 - 6. ALL ROOFS ARE TO BE COVERED WITH 18" GAUGE GALVALUM.
 - 7. ALL ROOFS ARE TO BE COVERED WITH 18" GAUGE GALVALUM.
 - 8. ALL ROOFS ARE TO BE COVERED WITH 18" GAUGE GALVALUM.
 - 9. ALL ROOFS ARE TO BE COVERED WITH 18" GAUGE GALVALUM.
 - 10. ALL ROOFS ARE TO BE COVERED WITH 18" GAUGE GALVALUM.
 - 11. ALL ROOFS ARE TO BE COVERED WITH 18" GAUGE GALVALUM.
 - 12. ALL ROOFS ARE TO BE COVERED WITH 18" GAUGE GALVALUM.
 - 13. ALL ROOFS ARE TO BE COVERED WITH 18" GAUGE GALVALUM.
 - 14. ALL ROOFS ARE TO BE COVERED WITH 18" GAUGE GALVALUM.
 - 15. ALL ROOFS ARE TO BE COVERED WITH 18" GAUGE GALVALUM.
 - 16. ALL ROOFS ARE TO BE COVERED WITH 18" GAUGE GALVALUM.
 - 17. ALL ROOFS ARE TO BE COVERED WITH 18" GAUGE GALVALUM.
 - 18. ALL ROOFS ARE TO BE COVERED WITH 18" GAUGE GALVALUM.
 - 19. ALL ROOFS ARE TO BE COVERED WITH 18" GAUGE GALVALUM.
 - 20. ALL ROOFS ARE TO BE COVERED WITH 18" GAUGE GALVALUM.

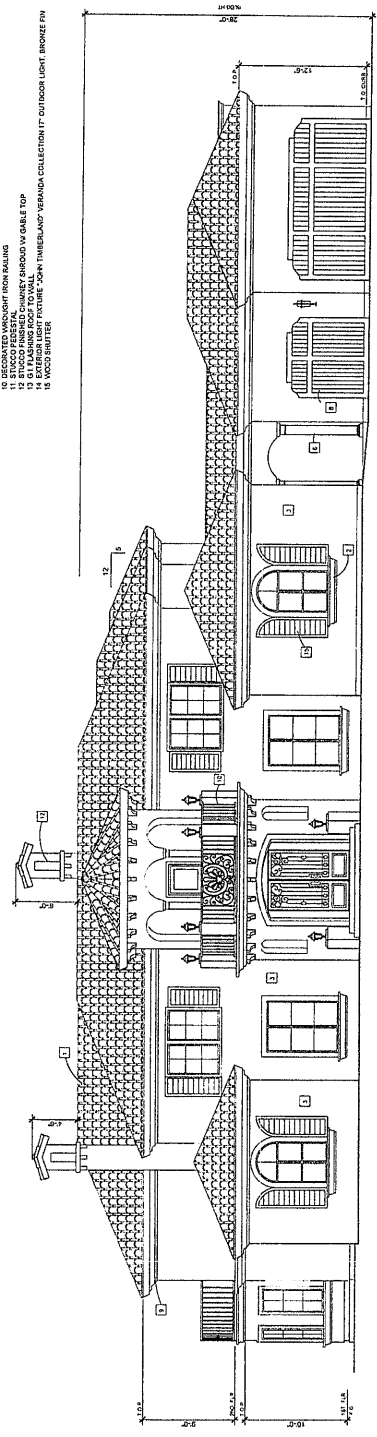


1 Approved Second Floor Plan
Sc. 3/16" = 1'-0"



① Approved Front Elevation (South)
Sc. 3/16" = 1' - 0"

- 1. BRICKS: MASONRY, "TRADITIONAL" PAINT MEDIAN & TILE, NEWPORT BLEND
- 2. PRECAST CONCRETE, "TRADITIONAL" PAINT MEDIAN & TILE, NEWPORT BLEND
- 3. STUCCO OVER PAPER BACKED WIRE MESH - "LAURENCE" X-34 SAN RAMON, SMOOTH FINISH
- 4. STUCCO OVER PAPER BACKED WIRE MESH - "LAURENCE" X-34 SAN RAMON, SMOOTH FINISH
- 5. STUCCO OVER PAPER BACKED WIRE MESH - "LAURENCE" X-34 SAN RAMON, SMOOTH FINISH
- 6. STUCCO OVER PAPER BACKED WIRE MESH - "LAURENCE" X-34 SAN RAMON, SMOOTH FINISH
- 7. 2" X 4" WOOD JOIST, "TRADITIONAL" PAINT MEDIAN & TILE, NEWPORT BLEND
- 8. 2" X 4" WOOD JOIST, "TRADITIONAL" PAINT MEDIAN & TILE, NEWPORT BLEND
- 9. 2" X 4" WOOD JOIST, "TRADITIONAL" PAINT MEDIAN & TILE, NEWPORT BLEND
- 10. 2" X 4" WOOD JOIST, "TRADITIONAL" PAINT MEDIAN & TILE, NEWPORT BLEND
- 11. STUCCO OVER PAPER BACKED WIRE MESH - "LAURENCE" X-34 SAN RAMON, SMOOTH FINISH
- 12. STUCCO OVER PAPER BACKED WIRE MESH - "LAURENCE" X-34 SAN RAMON, SMOOTH FINISH
- 13. STUCCO OVER PAPER BACKED WIRE MESH - "LAURENCE" X-34 SAN RAMON, SMOOTH FINISH
- 14. STUCCO OVER PAPER BACKED WIRE MESH - "LAURENCE" X-34 SAN RAMON, SMOOTH FINISH
- 15. WOOD SHUTTER



② Proposed Front Elevation (South)
Sc. 3/16" = 1' - 0"

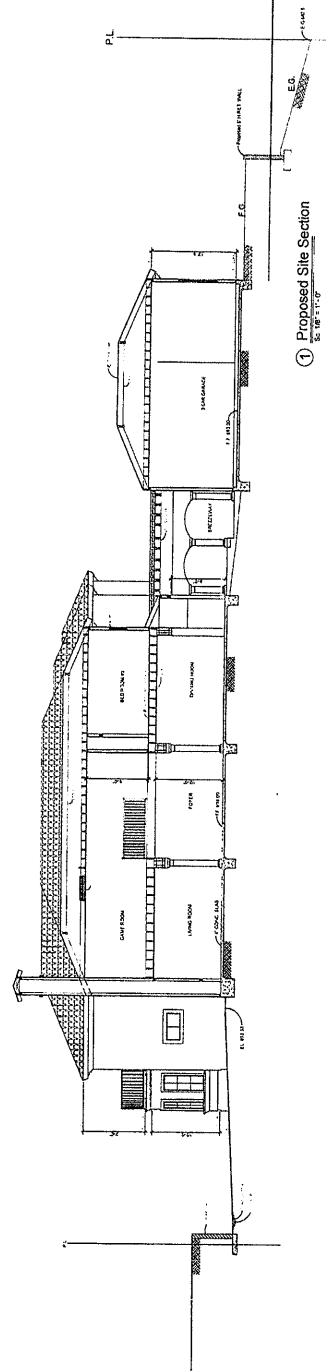
07/22/2018

SINGLE FAMILY RESIDENCE
406 MT. OLIVE DR.,
BRADBURY, CA. 91008

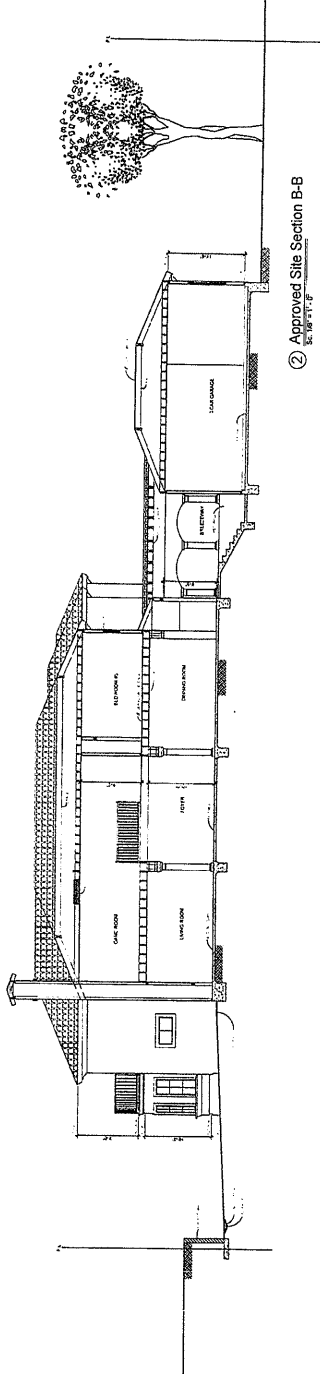
JOHN SHENG ARCHITECT
1917 LA MESITA DR.
HACIENDA HEIGHTS, CA 91745
(626) 710-7403

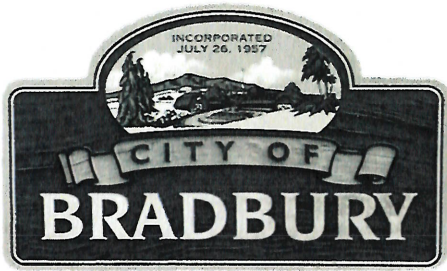
REVISIONS:

① Proposed Site Section
Scale: 1/8" = 1'-0"



② Approved Site Section B-B
Scale: 1/8" = 1'-0"





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

City of Bradbury Agenda Memo

TO: Honorable Mayor and Members of the City Council

FROM: Scarlett Santos Leon, Management Analyst

DATE: March 19, 2019

SUBJECT: **Annual Appreciation Event**

ATTACHMENTS: 1. List of Invitees
2. Pictures of Venue Options
3. 38 Degrees Menu
4. Sena on Myrtle Menu
5. Bella Sera Menu

SUMMARY

During the October 2018 meeting, Staff asked for direction on the Annual Appreciation Event, and Council suggested that Staff look into different venue alternatives. Staff reached out to a few local restaurants to inquire about pricing, menu options and availability.

Staff recommends that the City Council review the proposed options and provide Staff direction on how to move forward, including a time, date and location.

DISCUSSION

In March 2018, the City Council held an Annual Appreciation Event for Staff and volunteers at Bella Sera in the City of Monrovia. Among the list of invitees were Planning Commissioners, the Utility User Tax Oversight Committee, Emergency Response Committee, and Staff.

In past events, there have been an average number of 25 attendees. Staff anticipates that some guests may invite their significant others, as this has been a past practice. As

a result, Staff considered ten (10) additional seats for potential guests; therefore, Staff estimated about 35 attendees.

Should 35 guests attend the event; each guest will be provided two (2) drinking tickets for a total of 70 drinks. Guests will have the option of choosing bottled beer and/or a glass of wine, as well as, soft drinks or iced tea. The options below reflect pricing based on 35 attendees, 70 drink tickets (2 tickets per person), appetizers, and a rough estimate to account for taxes and a mandatory gratuity fee for each venue's services.

Option 1: Bella Sera

Description	Cost
Drinks (\$8 beer/bottle; \$9 house red or white wine/glass)	\$595.00**
Appetizers	\$206.00
Taxes and Gratuity	\$290.00
TOTAL	\$1,091.00

Bella Sera requires a minimum purchase of \$1,000 for a half buyout that includes the reservation of three (3) tables in the outdoor patio area (Attachment 3). The restaurant's patio area is covered, and has outdoor heaters and fire pits to keep a comfortable temperature for guests.

Option 2: 38 Degrees

Description	Cost
Drinks (\$5 beer/bottle or glass; \$6 cocktail)	\$490.00**
Appetizers	\$417.00
Taxes and Gratuity	\$284.80
TOTAL	\$1,191.80

38 Degrees does not have a private party location within the facilities (Attachment 5). Should the event be held at this facility, a section will be reserved for the event's guests but the indoor venue will be shared with other visitors.

Option 3: Sena on Myrtle

Description	Cost
Drinks (\$8 beer/bottle; \$9 house red or white wine/glass; \$9 cocktail)	\$595.00**
Appetizers	\$316.00
Taxes and Gratuity	\$290.00
TOTAL	\$1,197.05

*** Drink pricing is based on the purchase of 35 beer bottles, and 35 glasses of wine or cocktails.*

Sena on Myrtle requires a minimum purchase of \$800 to reserve the outdoor Lower Patio (Attachment 3) which holds seating for up to fifty (50) guests. The time limit of the reservation is for 2.5 hours with the possibility of extending the time frame at a higher cost. Food is presented buffet style with servers available to assist with the event.

FINANCIAL ANALYSIS

An amount of \$1,200 was budgeted toward the Annual Appreciation Event. Currently, all options fall within the budgeted amount.

STAFF RECOMMENDATION

Staff recommends that City Council review the proposed options and provide Staff direction on how to move forward, including a time, date and location.

ATTACHMENT #1

Name		Position
1	Bruce Lathrop	Councilmember
2	Dick Hale	Councilmember
3	Monte Lewis	Councilmember
4	Elizabeth Bruny	Councilmember
5	Rick Barakat	Councilmember
6	Laurie Stiver	City Treasurer
7	Bill Novodor	Commissioner
8	Frank Hernandez	Commissioner
9	Karen Dunst	Commissioner
10	Robert Jones	Commissioner
11	Aaron Dunst	Committee Member
12	Jan Brink	Committee Member
13	Priscilla Hervey	Committee Member
14	Nancy McGrain	Committee Member
15	Karen Flaherty	Committee Member
16	Serena Burnett	Committee Member
17	Brian Hamill	Committee Member
18	Kevin Kearny	City Manager
19	Claudia Saldana	City Clerk
20	Scarlett Santos Leon	Management Analyst
21	Cary Reisman	City Attorney
22	David Gilberston	City Engineer
23	Charles Russell	Building Official
24	Jim Kasama	City Planner
25	Lisa Bailey	Finance Director
26	Steve Bailey	Building Inspector
27	Derek Hensel	Community Service Officer
28	Lt. Jesus Carrasso	LA County Sheriff's Department
29	Capt. Dave Flores	LA County Sheriff's Department
30	Battalion Chief Mike Inman	LA County Fire Department
31	Assistant Chief J. Lopez	LA County Fire Department

City Council

City Treasurer

Planning Commission

Public Safety Committee

Staff

Public Safety

ATTACHMENT #2

Bella Sera



38 Degrees





Sena on Myrtle







ATTACHMENT #3

FOOD MENU

MONROVIA LOCATION

STARTERS

CALAMARI

Lightly seasoned calamari, sweet chili cocktail sauce.

\$11

ALE HOUSE SLIDERS

3 Angus chuck sliders, onion relish, sharp cheddar, house 1000 island.

\$11

CIDER MUSSELS

Black mussels, pear cider, leeks, bacon, fresh thyme, chipotle aioli, roasted house bread

\$18

SWEET POTATO FRIES

Garlic aioli

\$8

CHIPOTLE HONEY WINGS

Sweet with a spicy "kick", creamy bleu cheese

6 for \$12 or

12 for \$20

KILLER TOFU

CUCUMBER ROLL

Tofu marinated in cashew butter & sambal chili, hot house cucumber, roasted beets, toasted sesame seeds, baby arugula, micro-flowers. (contains nuts)

\$12

BBQ PORK SLIDERS

Smoked shoyu-pineapple marinated pulled pork, house-bbq sauce, spicy cole slaw, house slider buns

3 for \$10

HAND CUT FRIES

Garlic aioli

\$6

POUTINE

Hand-cut fries, bacon-onion gravy, burrata cheese, green onion, sunny-side up egg.

\$15

TACOS

TEMPURA FISH TACO

3 Tempura battered fish tacos, spicy cole slaw, chipotle aioli, cilantro garnish

\$4 | 3 for \$12

SMOKED BRISKET TACO

Smoked brisket tacos w/ salsa quemada, pico de gallo, avocado, pickled red onion

\$4 | 3 for \$12

PORK BAHN MI TACO

Braised pork tacos w/ daikon sprout and carrot slaw, sliced jalapeno, sriracha aioli.

\$4 each | 3 for \$12

ROASTED SPAGHETTI SQUASH TACO (v)

Guacamole, pico de gallo, pickled red onion, salsa verde

\$4 each | 3 for \$12

SOUPS & SALADS

SOUP OF THE DAY

Chefs daily preparation

\$7

CLASSIC CAESAR

Romaine, shaved pecorino romano cheese, crouton, creamy caesar dressing

\$9 | w/ Chicken \$14 | w/ Salmon \$21

SESAME CHICKEN

Chicken, baby totsoi, romaine lettuce, cilantro, green onion, carrot, orange segment, spiced cashew, crispy wonton, sesame, ginger dressing (contains nuts)

\$12

MARKET GREENS

Mesclun, mache, arugula, dandelion, shallots, shaved romano pecorino, baby tomato, crouton, house balsamic

\$9 | w/ Chicken \$14 | w/ Salmon \$21

GREEK SALAD

Cucumber, olive, baby tomato, red onion, garbanzo bean, feta cheese, romaine, oregano, lemon vinaigrette

\$10 | \$15 w/ Chicken | \$22 w/ Salmon

SMOKED CHICKEN COBB

Chopped lettuce, baby arugula, smoked chicken, bacon bit, baby tomato, hard-cooked egg, point Reyes bleu cheese, avocado, green onion, tossed with a creamy bleu cheese dressing

\$12

SMOKEHOUSE BBQ TRAYS

We smoke our meats low and slow with a blend of hickory and mesquite

Choose two Smokehouse Sides with any Smokehouse Tray

BEEF BRISKET

Rubbed with salt & pepper and smoked up to 12 hours, side of BBQ sauce

7oz | \$16

PULLED PORK

Shoyu-pineapple marinated and smoked up to 12 hours, side of BBQ sauce

7oz | \$16

PASTRAMI

Brined and rubbed with spices and smoked for up to 12 hours, side of whole grain mustard

7oz | \$17

ONE MEAT BBQ

choose (1) smokehouse BBQ meat: 4oz beef brisket, 4oz shoyu-pineapple pulled pork, 1/4 lemon garlic chicken or St. Louis Pork ribs (3 bones), 4oz pastrami, house BBQ sauce on the side

\$19

ST. LOUIS PORK SPARE RIBS

Rubbed with salt & pepper and smoked for 4 hours, side of BBQ sauce

5 bones \$19 | 8 bones \$24

LEMON-GARLIC CHICKEN

Half chicken marinated with lemon & garlic and smoked for up to 2 hours, side of BBQ sauce

\$16

TWO MEAT BBQ

choose (2) smokehouse BBQ meat: 4oz beef brisket, 4oz shoyu-pineapple pulled pork, 1/2 lemon garlic chicken or St. Louis Pork Ribs (3 bones), 4oz pastrami, house BBQ sauce on the side

\$26

SMOKEHOUSE SIDES

MAC & CHEESE

With bacon bread crumbs

\$6

COLLARD GREENS

Dashi stock, garlic and shallots

\$6

GARLIC GREEN BEANS

Sauteed

\$4

COLE SLAW

Spicy celery seed dressing

\$4

PICKLED TRIO

Red onions, pickles, jalepeno

\$4

MASHED POTATO

Yukon potatoes

\$6

KIMCHI

Beet greens and green cabbage

\$4

PABLANO & CORN RAJAS

Onions, cilantro, apple vinegar

\$6

SWEET POTATO FRIES

Garlic aioli

sm \$4 | lg \$8

HAND-CUT FRIES

Garlic aioli

sm \$3 | lg \$6

MAIN COURSES

SPAGHETTI SQUASH

Eggplant, roasted red pepper & garlic, shiitake mushrooms, vegan pesto, micro-flower garnish (vegan)

\$16

THIRTY-EIGHT MEATLOAF

Mashed potato, roasted baby carrot, sweet and spicy tomato glaze

\$18

ROASTED ATLANTIC SALMON

Roasted garlic green beans, mashed potatoes, lemon butter & capers.

\$21

MAC N' CHEESE

Bacon bread crumb, sharp cheddar & cheddar cheese mornay

\$10 | with grilled chicken, smoked brisket or BBQ pork \$15

BURGERS & SANDWICHES

All burgers and sandwiches come with hand cut fries. Sub sweet potato fries for \$2

THIRTY-EIGHT BURGER

Ground sirloin/brisket patty, onion relish, point Reyes bleu cheese, baby arugula, garlic aioli

\$14

HOT PASTRAMI

House-cured and smoked pastrami, spicy cole slaw, dill pickle chip, whole grain mustard

\$14

TURKEY BURGER

Ground turkey, sharp cheddar, roasted red pepper, baby arugula, capers aioli

\$14

BUTTERMILK FRIED CHICKEN SANDWICH

Buttermilk fried chicken, maple-bacon marmalade, dill pickle chip, spicy slaw, chipotle aioli

\$13

Brisket Sandwich

14 hour house-smoked beef brisket, house bbq sauce, pickled red onion

\$14

BACK YARD

BURGER

Ground sirloin/brisket patty, tomato, grilled red onion, honey bacon, sharp cheddar, lettuce, pickle, 1000 island

\$14

BBQ PULLED PORK

Smoked shoyu-pineapple marinated pork, house-made bbq sauce, spicy cole slaw

\$12

PORTOBELLO MUSHROOM

Portobello mushroom, roasted red pepper, poblano pepper rajas, burrata cheese, balsamic tossed market greens, garlic aioli

\$14

PHILLY ARGENTINA

Chimichurri marinated shaved rib-eye, grilled onion, cremini mushroom, provolone cheese, sweet banana pepper, chimichurri aioli, house-made roll

\$16

PIZZAS

CHEESE

San Marzano tomato sauce, Mozzarella Cheese

\$10

CHICKEN AVOCADO

San Marzano tomato Sauce, mozzarella, sliced chicken, Avocado & bacon topped with Arugula

\$14

PEPPERONI

San Marzano Pizza Sauce, Beef & Pork Pepperoni, Mozzarella Cheese.

\$14

ROASTED RED PEPPER & GARLIC (vegan)

San Marzano tomato sauce, cashew cheese, basil

\$10

MEATZZA PIZZA

Pepperoni, Boar Sausage, Shoyu Pineapple Smoked Pork, Bacon, San Marzano Tomato Sauce, Mozzarella

\$14

BBQ A LA CARTE

ST. LOUIS PORK RIBS

5 bones \$14 | 10 bones \$27

LEMON GARLIC CHICKEN

1/2 Chicken | \$12

SHOYU-PINEAPPLE PULLED PORK

8oz \$10 | 16oz \$19

PASTRAMI

8oz \$12 | 16oz \$22

BEEF BRISKET

8oz \$10 | 16oz \$19

DESSERTS

PECAN BARS

Roasted Pecan, brown sugar custard, crushed pecan crust, with house-caramel drizzle & dusted with powdered sugar. Comes on a plate with drizzled caramel. 2 pieces, great for sharing.

LEMON CHEESECAKE BARS

House-made cream cheese cake with candied lemon and a lemon Gastrique. 3 pieces, great for sharing.

BROWNIE SUNDAE

Rich, bittersweet fudge brownie, house-made bourbon caramel ice cream, caramel sauce, whipped cream, luxardo cherry

8oz \$12 | 16oz \$22

ATTACHMENT #4

STARTERS

chips & salsa

FRESH SALSA ROJAS 3

guacamole

HAAS AVOCADO / SERRANOS / CILANTRO
RED ONION / SHREDDED JACK CHEESE 7

spicy bean dip

SMASHED PINTOS / CHEDDAR
CILANTRO / JALAPENOS / CREMA
WITH FRESH TORTILLA CHIPS 6

queso blanco

HOT THREE CHEESE DIP / RED & GREEN
CHILIES / FRESH TORTILLA CHIPS 6
+ CHORIZO \$2

buffalo wings

LOUISIANA HOT OR MILD...
HALF DOZEN 7 / DOZEN 10

papas

BATTERED FRIES / SEA SALT 5

sweet potato fries

KETCHUP / RANCH 6

buenos nachos

SPICY BEANS / CHEDDAR & PEPPER JACK
GRILLED CHILIES / RED ONION
CILANTRO / SOUR CREAM 8
+ GRILLED CHICKEN OR PORK \$3
+ SEARED FILET MIGNON \$5

quesadilla

THREE CHEESES / CHILIES / AVOCADO
CILANTRO / RED ONION / CREMA 6
+ ANY MEAT OR FISH \$3

DEL MAR

ceviche

WHITE FISH / SHRIMP / CUCUMBER
CILANTRO / AVOCADO / RED ONION
CITRUS JUICES / TORTILLA CHIPS 8

sea stack

LAYERED SUSHI-GRADE AHI TUNA
FISH & SHRIMP Ceviche / AVOCADO
CUCUMBER / TORTILLA CHIPS 10

shrimp neptune

BACON WRAPPED JUMBO SHRIMP
STUFFED WITH HORSE RADISH
SERVED W/ CREAMY WASABI 10

fish / shrimp + chips

BEER BATTERED WHITE FISH OR PRAWNS
TARTAR / COCKTAIL / HOT MUSTARD 11 / 14

SALAD

RANCH / 1000 / BALSAMIC
LEMON VINAIGRETTE / BLEU

chopped cobb

GRILLED CHICKEN / SMOKED BACON / HARD
BOILED EGG / ROASTED CORN / AVOCADO
TOMATO / DANISH BLEU CRUMBLES 10

monterey caesar

HEARTS OF ROMAINE / HAAS AVOCADO
MONTEREY JACK / TORTILLA STRIPS 8
→ GRILLED CHICKEN \$3

→ GRILLED SHRIMP OR SEARED FILET MIGNON \$5

grilled salmon & arugula

AVOCADO / RED ONION / SHAVED REGGIANO
LEMON VINAIGRETTE 16

DRINK!

sangria...

BLENDED RED OR WHITE WINE / SPIRITS
FRESH FRUIT... GLASS 6 / CARAFE 25

michelada

PACIFICO / HOUSE-MADE MIX / CHILI-SALT RIM 7

z margarita

PREMIUM BLANCO TEQUILA / HOUSE RECIPE
SHAKEN OVER ICE 6
POMEGRANATE, STRAWBERRY, OR MANGO 7
WATERMELON - JALAPENO 7
CADILLAC 9

skinny margarita

PREMIUM BLANCO TEQUILA / AGAVE NECTAR
FRESH LIME / 130 KCALS / SHAKEN OVER ICE 8

jalapeno - cucumber marg

MUDDLED TO ORDER W/ FRESH LIME / AGAVE
PATRON CITRONAGE FLOAT / CHILI-CANE RIM 10

BURRITOS

W/ FRESH CHIPS + SALSA

chimichurri chicken

ROASTED HATCH CHILIES / AVOCADO
ONION / BROWN RICE / FONTINA + CHEDDAR
CHIPOTLE CREMA 9

brunch burrito

SEARED FILET / SCRAMBLED EGG
FRENCH FRIES / BACON / AVOCADO
JACK + CHEDDAR / CILANTRO 10

SANDWICH

INCLUDES FRIES, PASTA SALAD, SPICY SLAW,
RED POTATO SALAD, GREEN SALAD,
*OR SWEET POTATO FRIES + \$3
SUBSTITUTE HOUSE-MADE VEGGIE PATTY W/C

8 oz burger by GRINGO

CHOICE OF CHEESE / LETTUCE / TOMATO
ONIONS / PICKLES / 1000 ISLAND 9
[add avocado & smoked bacon + \$3]

8 oz burger by LOUIE G

WAGYU BEEF / PROVOLONE CHEESE
BALSAMIC ONIONS & PORTOBELLO
WILTED SPINACH / GARLIC AIOLI 11

8 oz burger by NIK

WAGYU BEEF / SMOKED BACON
CARAMELIZED ONION / GRUYERE &
DANISH BLEU / ARUGULA / AIOLI 12

kobe beef sliders

DANISH BLEU CHEESE / SMOKED BACON
CRISPY ONIONS / PEPPER AIOLI / BRIOCHE 10

pastrami on MYRTLE

SMOKED PASTRAMI / MUIENSTER CHEESE
PICKLES / SLAW / HOT MUSTARD 9

grilled chicken - avocado

ROASTED RED PEPPERS / MONTEREY JACK
ROMAINE LETTUCE / CAESAR DRESSING 9

prime rib dip

PROVOLONE / PEPPERONCINI MAYO
TOASTED ARTISAN ROLL / AU JUS 12

lobster grilled cheese

GRUYERE / MUIENSTER / AGED CHEDDAR
TRUFFLE BUTTER / TOASTED BRIOCHE 13

FOR YOUR CONVENIENCE AN 18% GRATUITY WILL BE ADDED TO PARTIES OF 6 OR MORE PLEASE. NO MORE THAN 3 GIFT CARDS OR CHECKS PER TABLE. RESERVATIONS ACCEPTED FOR GROUPS OF 6 OR MORE. THANK YOU

EXECUTIVE CHEF ANTONIO CRUZ 10/16

* Items highlighted are offered as Family Style options for the event.

ATTACHMENT #5

Appetizers

BACON WRAPPED DATES	40 / 80
RICOTTA, MOZZARELLA, BOLOGNESE	
BRUSCHETTA	40 / 80
WARM RICOTTA TOAST POINTS	
MEATBALLS	40 / 80
FRESH GROUND BEEF, VEAL, PORK	
PROSCIUTTO & MELON	40 / 80
PROSCIUTTO DI PARMA, SEASONAL MELON	
BRUSSEL SPROUTS & PANCETTA	30 60
PARMESAN, GARLIC AIOLI, BALSAMIC	
SMOKED SALMON & BURRATA	50 / 100
RED ONIONS, CAPERS, ARUGULA, HEIRLOOM TOMATOES	

SALADS

CAESAR	25 / 50
SHAVED PARMESAN, CROUTONS,	
MAMA'S CLASSIC	30 / 60
MIXED GREENS, SEASONAL FRESH FRUIT, ANCHOVY-CAESAR DRESSING	
ANTIPASTI	35 / 65
ROMAINE LETTUCE, CHEESE, PEPPERONI, PISTACHIOS, PEPPERONCINI, OLIVES, TOMATO, CUCUMBER, HOUSE VINAIGRETTE	
TUSCAN KALE	25 / 50
KALE, FENNEL, HEIRLOOM TOMATOES, CHICKPEAS, SUNDRIED TOMATOES, CHEESE, ZESTY VINAIGRETTE GOAT CHEESE, PISTACHIOS,	
VERDE CHOP	25 / 50
KALE, BRUSSEL SPROUTS, BLUEBERRIES, APPLES, CANDIED PECANS, GORGONZOLA, LEMON VINAIGRETTE	
CAPRESE	30 / 60
HEIRLOOM TOMATOES, FRESH MOZZARELLA, BASIL, PESTO, Balsamic	

HOMEMADE PASTAS

SHORT RIB RAGÚ	60 / 100
PAPPARDELLE, BRAISED SHORT RIB RAGÚ	
CHEESE TORTELLINI	65 / 110
IN A CREAMY TOMATO SAUCE	
PAPPARDELLE ALFREDO	60 / 100
SUNDRIED TOMATOES, MUSHROOMS, ALFREDO	
VEGETARIAN LASAGNA	75 / 150
BUTTERNUT SQUASH, MUSHROOMS, ZUCCHINI, RICOTTA, ALFREDO SAUCE	
RICOTTA CHEESE RAVIOLI	60 / 100
SPINACH, ARTICHOKE, SUNDRIED TOMATOES, PARSLEY, GARLIC CREAM SAUCE	
SCALLOPS W/ ANGEL HAIR PASTA	80 / 160
LOBSTER REDUCTION SAUCE	
LASAGNA	75 / 140
HOME-MADE SAUSAGE, RICOTTA	
GNOCCHI AL FORNO	60 / 100
BAKED GNOCCHI WITH MEAT SAUCE, RICOTTA, AND MOZZARELLA	

BELLA SERA CLASSICS

WHITE WINE SHRIMP PASTA	80 / 160
BUCATINI, ARUGULA, PANCETTA, CITRUS WHITE WINE SAUCE	
CHICKEN PARMESAN	80 / 150
SPAGHETTI, RED SAUCE	
SHRIMP DIABLO	80 / 160
SPAGHETTI, JUMBO SHRIMP, BELL PEPPERS, SPICY RED SAUCE	
ANGEL HAIR AGLIO E OLIO	50 / 90
EXTRA VIRGIN OLIVE OIL, GARLIC, PARSLEY, RED PEPPER FLAKES, PARMESAN CHEESE	
SPAGHETTI AND MEATBALLS	65 / 95
HOMEMADE MEATBALLS, MARINARA, PARMESAN	
BUCATINI ALLA BOLOGNESE	60 / 95
MEAT SAUCE	
PENNE ALLA VODKA	75 / 120
VODKA SAUCE, HOME-MADE SAUSAGE	
FRUTTI DI MARE	75 / 150
SPAGHETTI, CLAMS, SHRIMP, CALAMARI, SCALLOP, TOMATO LOBSTER FUME	

ENTREES

CHICKEN MARSALA	85 / 165
BACON-WRAPPED SCALLOPS	90 / 170
SALMON	90 / 175
PREPARED IN YOUR CHOICE OF: GARLIC BUTTER, MUFFULETTA OR CHIMICHURRI	