



**City of South Pasadena
Planning and Community
Development Department**

Memo

Date: December 15, 2020

To: Chair and Members of the Planning Commission

From: Joanna Hankamer, Planning & Community Development Director

Re: Additional Document No. 2 for Item No. 4 – Tenant Protection-Impacts of State Law relating to Tenant Protection Act of 2019 (Assembly Bill 1482) on local tenant protection opportunity(Continued)

In addition to the four (4) written public comments received earlier today, one (1) additional written comment has been received from Richard Riegel for this item. The one additional written comment is attached to this document.

Attachment:

1. Written Public Comment from Richard Riegel

Kanika Kith

From: Richard Riegel <[REDACTED]>
Sent: Tuesday, December 15, 2020 4:18 PM
To: PlanningComments
Cc: Richard Riegel
Subject: Eviction Moratorium- City of South Pasadena

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Council Members and Planning Commissions Members,

My name is Richard Riegel. My spouse- Cyndie Rapoza-Riegel, son- Brian and daughter Jana own and operate Riegel Property Management, Inc. We are located at [REDACTED] in South Pasadena. I also live in South Pasadena, and so does my daughter and her family. We own apartments in South Pasadena.

Under our Management Company, we have 13 Owners/Ownerships whom have 115 units in South Pasadena. We do NOT need any more Ordinances. As a housing provided, and in trying to be attractive and affordable, it is getting exhausting to know what you can do and what you can not do. Furthermore, 90% of our Owners are small “Mom & Pop” types whom live off this retirement income. Our Owners do not want to lose tenants. If/when a big “substantial renovation” comes about, we do need ready access for the various vendors to get work done. Even with ready access, it takes 1-2 months to get the work done. We know we can not ask any tenant to leave until 2/1/21 at the earliest. And we do know there are many attorneys just waiting for us to mess up. And we are scared rents may stop any day. This market has most Owners on edge..

Please do not extend the eviction moratorium on Substantial remodels past the State law. And pretty please do not make our hard work, so tough we have to pull a permit, before we know to exactly what we are going to do. We do know, if we decide to do a kitchen, it is a big job. Some details, like do we replace the hot water lines, cold water lines, or both, need exploration that is problematic with a tenants food in shelves.

I do believe in dialog and finding ways to work out issues. I do offer my time to spend on resolving issues with tenants. If we work together, and listen to each other, let us come up with joint proposals for a solution.

If you have any questions please call me at [REDACTED] or email me at [REDACTED].

Thank you for your consideration,

Richard Riegel