



Additional Documents Distributed for the Regular City Council Meeting June 7, 2017

Item No.	Agenda Item Description	Distributor	Document
Closed Session	Closed Session Public Comment	Dr. William Sherman, Freeway & Transportation Commissioner	Handout entitled "The Fight is Not Over"
2	Presentation by the Pasadena Humane Society on Available Animal Adoptions	Mike Neff, Police Captain	PowerPoint, Animal Adoption
3	Presentation by BikeSGV Regarding the 2017 626 Golden Streets Festival	Wesley Reutimann, Executive Director, BikeSGV	PowerPoint, 626 Survey
5	Councilmember Communications	Marina Khubesrian, M.D.	PowerPoint, Metro Meeting Regarding the Vote on the SR-710 North Extension
5	Councilmember Communications	Michael A. Cacciotti	PowerPoint, 2017 Golden Arrow Award Recipients
5	Councilmember Communications	Michael A. Cacciotti	PowerPoint, Memorial Day Event, Ribbon Cutting Ceremony & Shanghai Exhibit
6	City Manager Communications	Elaine Aguilar	PowerPoint, CM's Bulletin; and Screening of Extraordinary "Bungalow Heaven" Documentary
PC	Public Comment	Stephen Beckham, South Pasadena Resident	Email to Council, Request for Preferential Parking District at Diamond Ave.
19	Award of a Professional Services Agreement with GK and Associates for Construction Management and Inspection for the Arroyo Seco Pedestrian and Bicycle Trail	Paul Toor, Public Works Director	PowerPoint, Memo to Council
23	Approval of a Resolution Adopting the Fiscal Year 2017-18 Budget	David Batt, Finance Director	PowerPoint, Staff Presentation
26	Update on the Council Ad Hoc Rent Stabilization Committee	Christopher Castruita, Management Analyst	PowerPoint, Staff Presentation

Regular City Council Meeting Additional Documents
June 7, 2017

26	Update on the Council Ad Hoc Rent Stabilization Committee	Nancy Tom, South Pasadena Resident	Email to Council
26	Update on the Council Ad Hoc Rent Stabilization Committee	Anonymous	Email to Council

THE FIGHT IS NOT OVER

While the Metro Board on May 25 voted to select the TSM/TDM alternative to mitigate the negative traffic conditions in the 710 corridor and to not fund the tunnel, this is not the time for the South Pasadena City Council to relax. The City of Rosemead last week voted to allot money to hire a law firm with government relations capabilities to manage their affairs related to the SR 710. You can bet the Cities of Alhambra, Monterey Park, and the other cities in the 710 Coalition are doing the same.

The turning point in the battle against the tunnel was the passage of Measure M with the 710 exclusion language. The No 710 Action Committee set up a "Kill the Tunnel" Sub-Committee in February 2015 at a meeting at Glendale City Hall. We decided with the concurrence of Ara Najarian, to tell Metro we would actively oppose the Measure if there were any monies in the measure for the SR 710- Tunnel. This ploy was also suggested by someone very close to Mayor Garcetti. Some thought that threatening the Metro Board was an ill-advised strategy, but the sub-committee knew it would work, because the 710 tunnels were responsible for the defeat of Measure J of which Metro was keenly aware. Metro paid attention and a source that was in a metro meeting with CEO Washington heard him say "give them what they want."

Dick Helgeson wrote up the language we wanted in the measure to not fund the tunnel. His language was pretty much adopted, thought County Counsel went even farther with the language then he proposed and the measure was passed and now the tunnel has been defunded. We were active not passive.

Now we need Governor Brown to finish the job he started in the 70's to kill the 710 and Secretary Brian Kelly to direct Caltrans, the Lead Agency, to remove the tunnel alternative from the EIR/EIS. We need our legislative friends to enact a State Bill to remove the 710 connector between the I-10 to the I-210 from The State Highway Code.

Almost thirty years ago five very smart and dedicated people, much like you in this room today, the sitting South Pasadena City Council of 1988; saw the destruction that a surface route through South Pasadena would bring to our City. They knew Caltrans was gearing up to release the DEIR/DEIS after 25 years and they knew we needed crack legal advice. The City Council hired an attorney, Antonio Rossmann, on the recommendation of the South Pasadena Transportation Commission who had been asked to vet the applicants, to lead the legal and political defense of this City. He won that battle in a landmark legal case and Caltrans was also made to return our legal fees. The City had \$400 thousand returned in 2016. We would not have that money if it weren't for Antonio Rossmann leading the legal dream team. Mr. Rossman has unique knowledge and legal skills. He has laid out the mechanism that Caltrans can use to remove the SR 710 tunnel from the EIR/EIS and allow multi modal projects like Beyond the 710 to move ahead. He should be allowed to act to achieve this end. He can do this.

After the City's win in 1999, the corridor cities of Pasadena, South Pasadena, Los Angeles and Alhambra received \$45 million dollars (Rogan Funds) from the Federal Government and \$20 million from the State for interim improvements to mitigate the deleterious traffic effects in the corridor as directed

W. Sherman
Additional Material
AGENDA ITEM # CLOSED PC
6/7/17 City Council Mtg.

in the ROD. This resulted in improvements on Orange Grove Avenue and Fair Oaks Avenue. We did not get enough money to build a new on ramp to the Pasadena Freeway at Fair Oaks or add another exit lane at that interchange. We need money from Measure R to accomplish this. We have been unable to have effective traffic signal synchronization on Fair Oaks because of the inability to build the hook ramp. We need to have signal synchronization all the way from Huntington Drive to Colorado Boulevard. We need money from Measure R to accomplish this. Several years ago the City commissioned a study to mitigate the traffic effects on Fremont. We need monies from Measure R to accomplish these improvements. The Gold Line has left us with traffic tie-ups at Monterey Road, Mission Road, and Fremont. The money from Measure R can be used to mitigate these effects with a grade separation at Monterey Rd/Pasadena Ave. The City Council and Mr. Rossman must be allowed to actively pursue these goals, and make sure the City gets its fair share of transportation dollars to make the multi modal/non freeway improvements in the corridor.

There has been discussion about the continued funding of Mr. Rossman. His fees should be thought of as an investment. Sergio dropped the figure of \$50 Million dollars as the amount needed for our infrastructure transportation improvements. If Mr. Rossman can lead us to get one tenth of that it will be more than a 1000 times return on our investment of his legal fees. Pinching pennies today could lose us future monies from Measure R.

We are fortunate to have two legislative friends, Anthony Portantino and Chris Holden, who can assist us in enacting legislation, which would remove all traces of the SR 710 extension, between the 10 and 210, from the State Streets & Highway Code. We need Mr. Rossman to lead this fight as well. He knows the legal issues and he knows the people in Sacramento. He talks to them. He and Senator Portantino have their ear. He can get this done.

If the fight against the tunnel were a horse race I would say we are coming down the homestretch. We are in the lead. Now is not the time to pull back on the reins. It's too early for high fives and fist pumps. It's too early to sit back. It's not the time for complacency or passivity. The City Council must stay engaged and show the same leadership we have for the last 60 years. This City Council must keep our winning attorney engaged. They must remain engaged with our legislative and our State administrative officials. They must remain engaged with our allies in our neighboring cities. A final victory is the demise of the Tunnel and mitigation of the traffic in the City. We are almost there.

PASADENA STAR NEWS WEDNESDAY JUNE 7, 2017

Finally, the 710 extension is dead

Few, if any, poorly conceived, vampiric infrastructure projects hang over a region for over half a century before a silver dagger puts it, and us, out of our misery.

But that's how long the proposed extension of the Long Beach (710) Freeway created potential, and actual, misery for the residents of the San Gabriel Valley until the Los Angeles County Metropolitan Transportation Authority finally killed it last week.

In the end, it was more a matter of taking the silver — the funding — away for the latest version of the freeway, a wildly expensive 6.3-mile tunnel proposal, that led to its death at last.

The 12 members of the Metro board, after years of support for the proposal, late last month voted unanimously to pull money it had budgeted from the freeway scheme. It was a remarkable turnabout, considering that for many years only one or two board members officially were against the project, either in tunnel form or at grade.

We congratulate the board for finally seeing the light at the end of that tunnel, in the form of taking the budgeted money and planning to use it on efficient alternatives, including street and boulevard improvements and mass transit, that will ease rush-hour miseries in the region far more quickly than a boondoggle freeway tunnel many years in the digging ever would.

We congratulate as well all the citizen freeway fighters who created over the decades a vast coalition of people who enlightened public officials about the absurdity and destructiveness of the proposal. Special thanks go to the original

opponents, the people and officials of South Pasadena, who for so long waged a lonely fight that almost bankrupted the small city. Some of those activists have spent their entire adult lives in the struggle, and now their efforts have paid off.

Sadly, even the plan for the freeway did wreak havoc on its proposed route, as many historic buildings that contributed to the fabric of neighborhoods in Pasadena and South Pasadena were razed in anticipation of freeway construction. Streets such as Pasadena and St. John's avenues were widened and turned into virtual freeways through residential neighborhoods.

Now, though, comes the happy chance to create transit that really works for San Gabriel Valley communities.

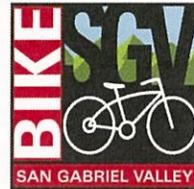


Additional Material
AGENDA ITEM # 2
6/7/17 City Council Mtg.
PHS

#626GoldenStreets



Post-Event Evaluation
May 2017



Event Route & Major Sponsors/Supporters



<p>SPONSORS</p> <ul style="list-style-type: none"> Gold Line Construction Authority Kaiser Permanente 89.3 KPCC Matt Denny's Alehouse Restaurant San Gabriel Mountains Forever Southern California Gas Company 	<p>SUPPORTERS</p> <ul style="list-style-type: none"> Aztlan Athletics Bike San Gabriel Valley California Conservation Corps Day One Mayor Gabe the Sasquatch 	<p>Clean Transportation Funding from the MSRC</p>	
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- **8 Communities:** South Pasadena, San Marino, East Pasadena (LA County), Arcadia, Monrovia, Duarte, Irwindale, Azusa

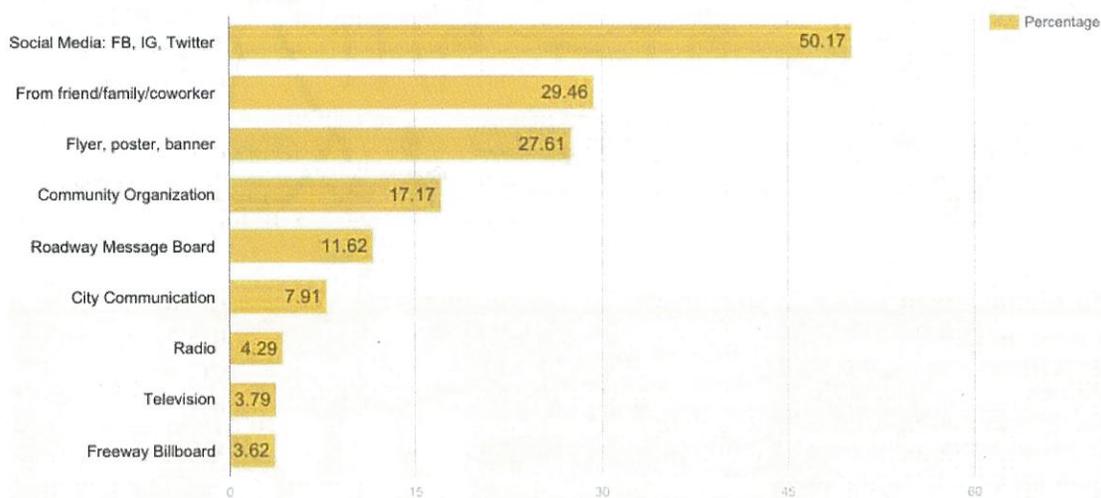
Participant Surveys (1,196 surveys)

- Sample size - 1,196
- Print surveys collected in each (8) activity hub by volunteers and staff on 3/5/17
- Single-sided, 10 questions
- Responses entered into SurveyMonkey

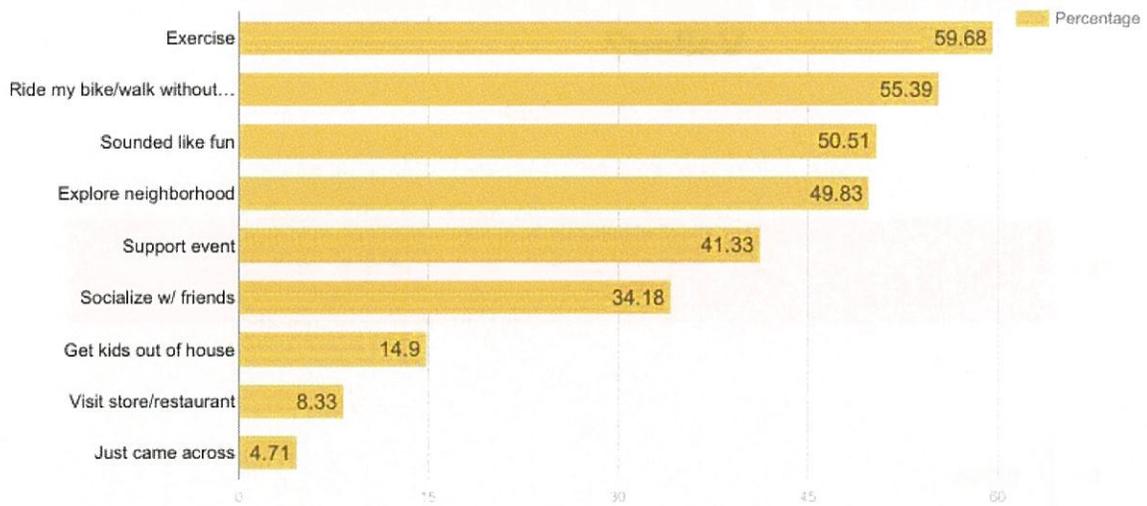


Participant Surveys (n - 1,196)

How did you hear about 626 Golden Streets?

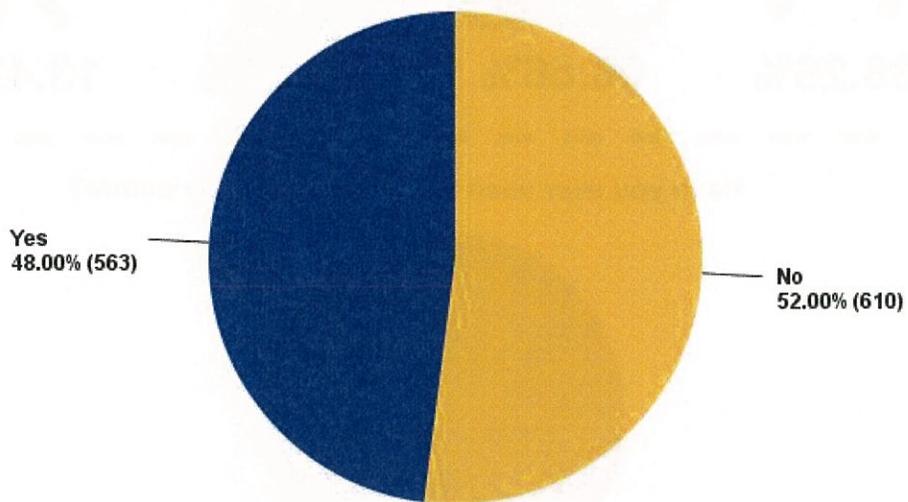


What are the main reasons you came to 626 Golden Streets?



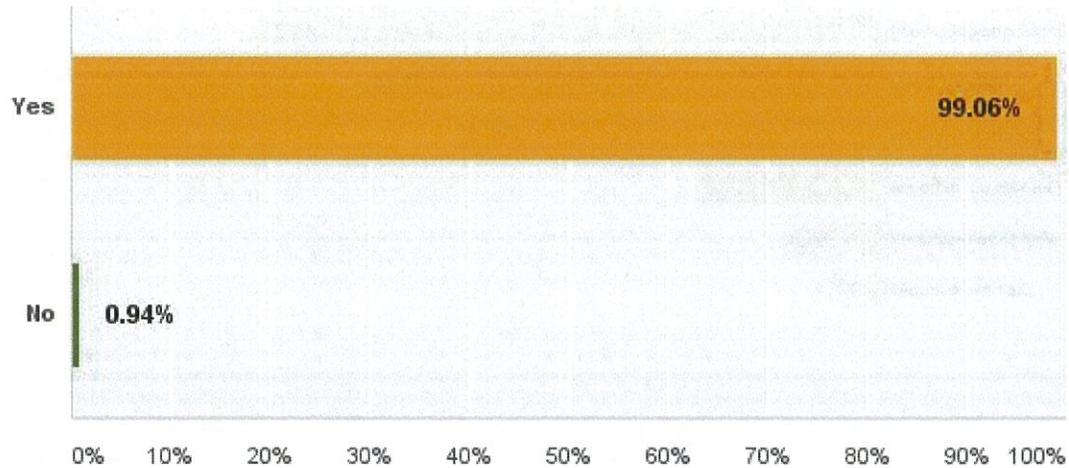
Q3 Is this the first time you have attended this type of event (ciclovía, open streets)?

Answered: 1,173 Skipped: 23



Q4 Would you like to see open streets events like this again in the San Gabriel Valley?

Answered: 1,176 Skipped: 20



How did you get to 626 Golden Streets?



38.26%



36.66%

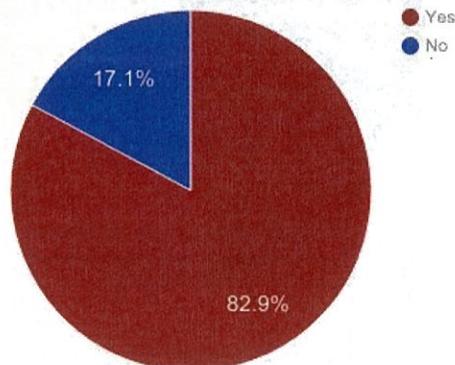


26.18%



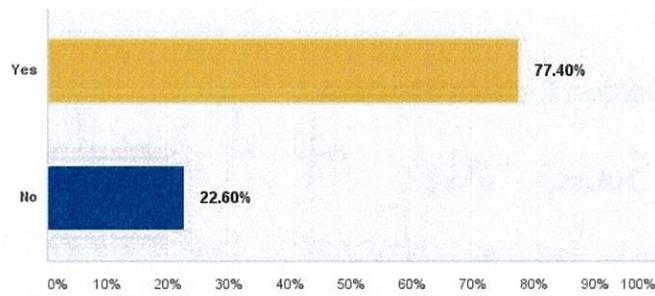
13.43%

Have you ever used the Metro Gold Line before?



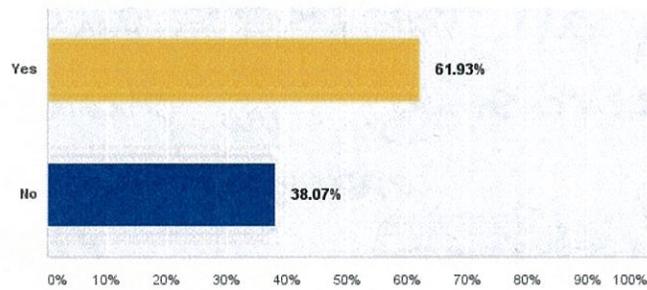
Q9 Did you buy any food or drinks along the event route?

Answered: 1,177 Skipped: 19



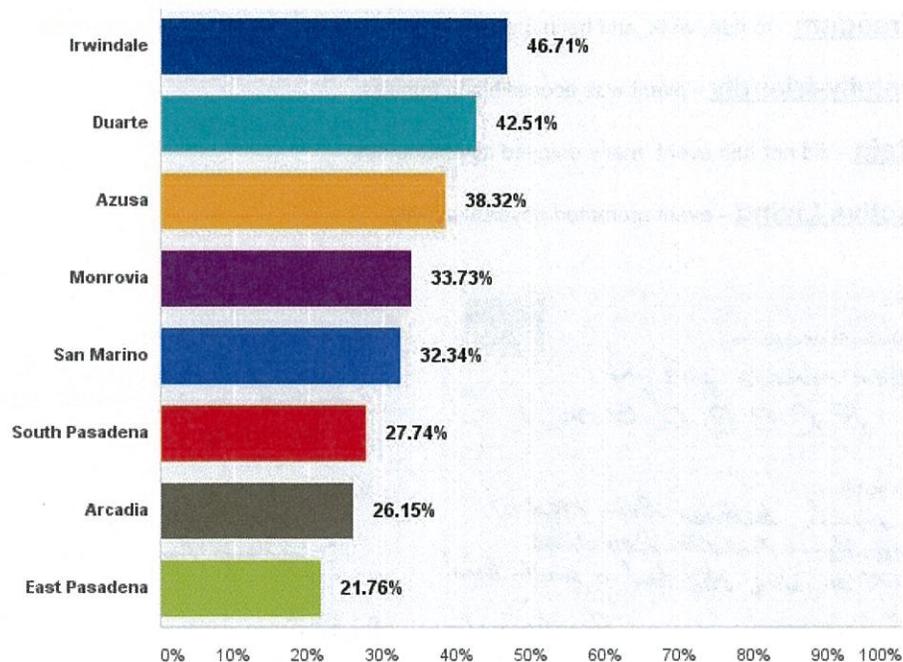
Q10 Did you shop at any local businesses along the event route?

Answered: 1,161 Skipped: 35



Q11 Was this your first time visiting any of the following communities (select all that apply)?

Answered: 501 Skipped: 695



Participant Postcards (n - 350) - [samples](#)

March 5, 2017

- I love 626 Golden Streets because...

We saw alot of friends
and neighbors from surrounding
communities



- My favorite part was...

Seeing all the people and families
out exercising... no phones...

no electronics

Thank you!



Postcard Comments (Summary)

- **Sense of community** - Rare to have a community-focused event which encouraged participants to meet their neighbors and explore new places.
- **Freedom** - to ride, walk, and be in the streets without worrying about vehicular traffic
- **Family-friendly** - event was accessible to families
- **Rain** - did not ruin event, many enjoyed it nonetheless
- **Active Living** - event promoted physical activity

March 5, 2017

- I love 626 Golden Streets because...

open streets give us
Freedom!



- My favorite part was...

the stretch between Arroyo Madre/
Michillinda → Aradina. Rain was
not an issue, still had a great time!



Thank you!

March 5, 2017

- I love 626 Golden Streets because...

it brings communities in the SGV
together to **ACTIVATE** public spaces
like roads, parks.



- My favorite part was...

seeing families smile & have
lots of fun. Awesome event!



Thank you!

Economic Impact

Azusa (n-7): 15.92%

BUSINESS NAME	CITY	3/5/2017 AND 3/6/2016	NOTES
Costco (on route)	Azusa	no impact to business	"We had a Costco tent on the route side in front of Costco. We gave out water and fruit, we were not able to sell any memberships. Then it started raining and it slowed down" - Casey, Manager
Target (route adjacent)	Azusa	sales increased 6%	"Sales increased 6%, that's not normal, a normal increase is 1% to 2%. Meeting our sales goal for that day and increasing by 6% is not normal" - Karen, Manager
Tardinos Brothers Italian Kitchen (route adjacent)	Azusa	sales decreased, exact amount not available from business	"We're not usually open on Sundays, I was barbecuing outside but then it rained and I had too much staff for that day. I liked the event" - Sam, Manager
Max's Mexican Cuisine (route adjacent)	Azusa	sales increased 9.5%	
Bambinos Pizza (route adjacent)	Azusa	sales increased by 10%	"We had a lot of Asian people, I know they were from out of the area but I like it because we don't usually see that many people from out of the area here" - Samuel, Manager
Congregation Ale House (route adjacent)	Azusa	sales increased by 50%	"We were super slammed, all the tables were taken. You should have the event run through the downtown instead. I looked up the street and wasn't sure where it was starting or ending" - Miguel, Manager
City Cafe (route adjacent)	Azusa	sales increased by 20%	"On that day we had 55 people for lunch, 120 people total, on March 6th 2016 we only had 78 people all day"

Economic Impact (preliminary results)

Arcadia (n-5): -21.00%

East Pasadena (n-1): -10.00%

Duarte (n-1): n/a

CITY	BUSINESS NAME	Proximity	3/5/17 vs. 3/6/16	Quotes
	REI	adjacent	-14.00%	"We sold a few rain jackets." - Jim Gray, Manager
	In-N-Out	on route	will not share	"We liked the event, we used the alley in the back for traffic. We had a lot of bikes and were trying to get them served as fast as possible." - Aarika, Manager; Corporate office: "sales numbers not available to public"
Arcadia	Royal Oaks Liquor	adjacent	-76%	"I don't mind the event but splitting the streets might help" - Eli; "3/5/17 profit: \$400; 3/6/16 profits: \$1,700"
	Hecho De Mano	on route	10.00%	"The event was great but it's too bad that it rained. A lot of people from the neighborhood came in and found out about the shop, 1st street was really busy so everything was great except for the rain. We were busy here and a lot of people came in." - Azalea, Owner
	Coco's Restaurant	on route	-4%	Includes \$2,270 purchase of food from BikeSGV for staff and volunteers
			-21.00%	
East Pasadena	Trader Joes	on route	-10.00%	"I liked the event but not a lot of people came in, people did come in to buy refreshments and use the restroom but that's it. Maybe next year cars and bikes can share the road" - Trader Joe's
			-10.00%	
Duarte	Duarte Market	on route		"Business was bad because our driveways were blocked, I didn't mind the business but we didn't get many cars." - Manager

Economic Impact (preliminary results)

South Pasadena (n-10): 55.45%

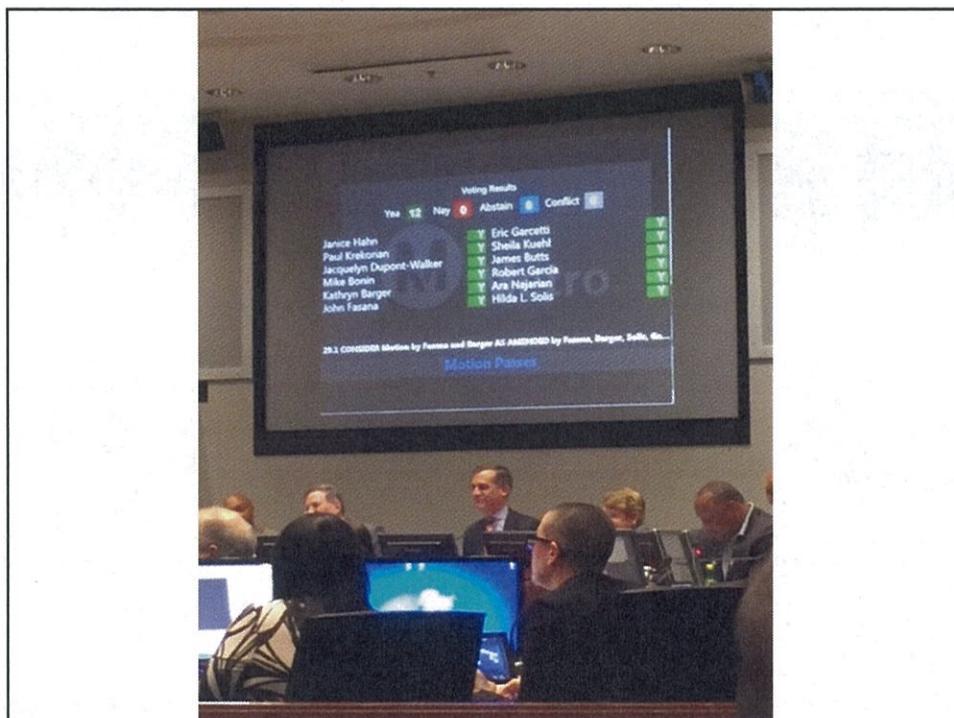
South Pasadena	Aro Latin Restaurant	on route	50.00%	"We got crushed, we were busy for 4 hours straight" - Christian, Manager
	Griffins Kinsale	on route	50.00%	"We got slammed, i wish i would of had more staff for that day" - Joe, Manager
	Hodgson's Antiques	on route	100.00%	"Terrible terrible music. Other than that it was profitable, at least double what we make on a Sunday" - Mick, Manager
	Mix N' Munch	on route	100.00%	spoke to manager, Susy
	La Monarca Bakery	on route	50.00%	"Busiest day we've ever had, we were making coffee all day, people ordered a lot of coffee. We had to run to the store for supplies."
	Munch Company	on route	50.00%	"I thought it was a great event, we don't usually open on Sundays but we did and were super busy"
	The Moo on Mission	on route	150.00%	"It was super busy, we were brewing coffee all day, most of the sales were coffee"
	Mike and Anne's	on route	10.00%	"The event was well organized compared to other events on mission. The port-a-potties were next to us so we didn't have an issue with people just coming in to use our restrooms. we didn't sell a lot of liquor but we were definitely busier. We had some large groups and a lot of families" - Camaren, Manager
	La Fiesta Grande	on route	25.00%	
	Menchie's Yogurt	on route	will not share	Corporate: "sales numbers are not available to the public"
Fair Oaks Pharmacy	on route	15.00%	called on 3/15 and 3/23/17 - manager on medical leave	
Heirloom Bakery	adjacent	10.00%	"We got a lot of new people from out of the area. I liked this event compared to other events here on mission, like theres this car thing they do and close the street and people just avoid the area" - Sally, Manager	
			55.45%	



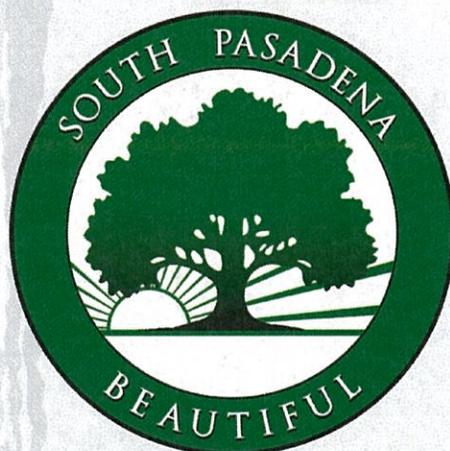
www.626goldenstreets.com

#626GoldenStreets #GabeTheSasquatch

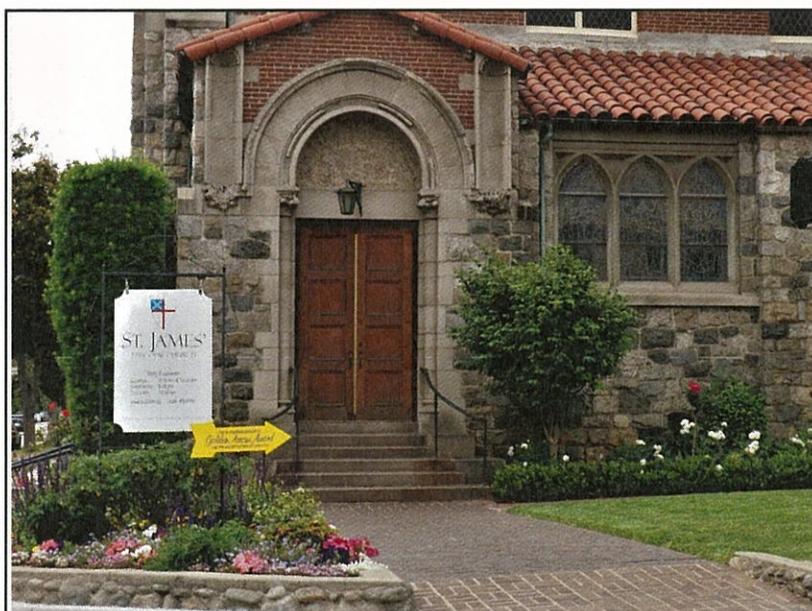






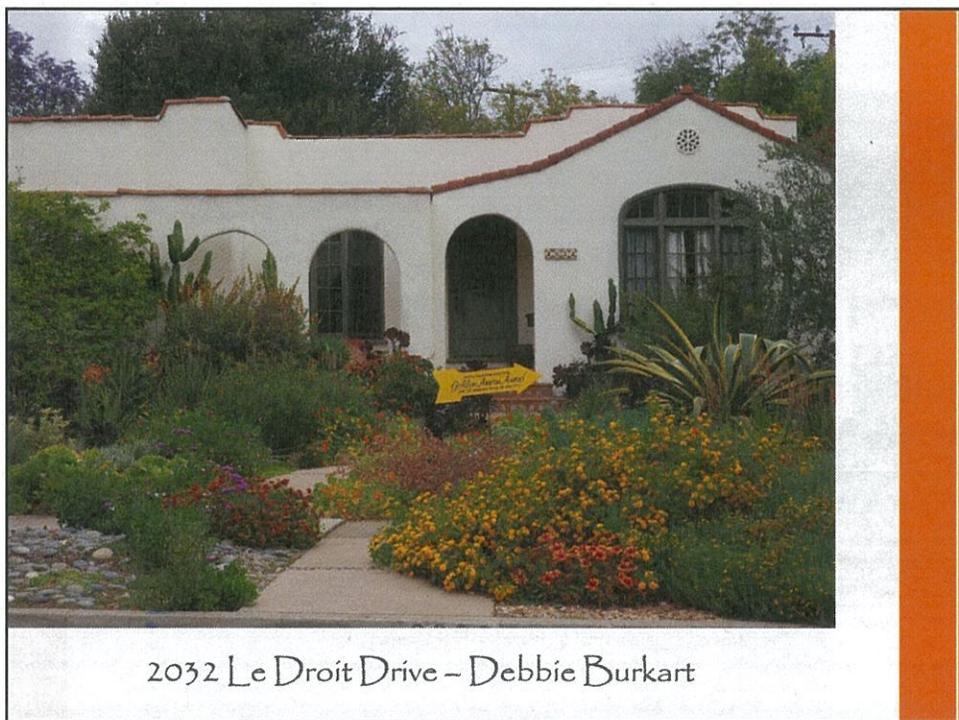
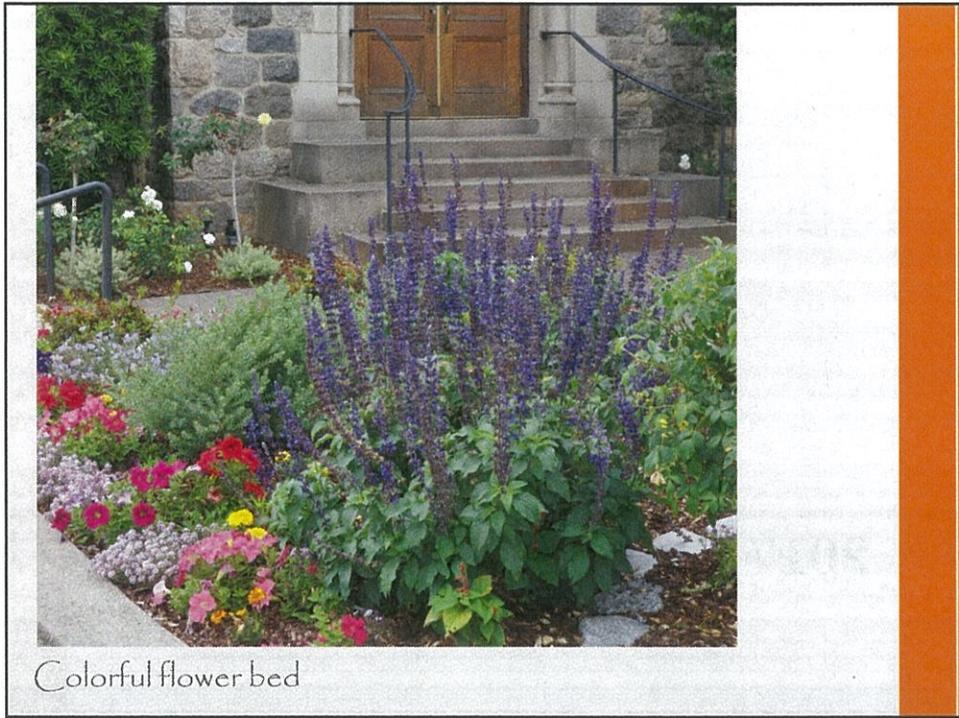


2017 Golden Arrow Awards



St. James Episcopal Church - Reverend Ann

Additional Material
AGENDA ITEM # 5
6/7/17 City Council Mtg.
Calciotti





Natural bark pathways.



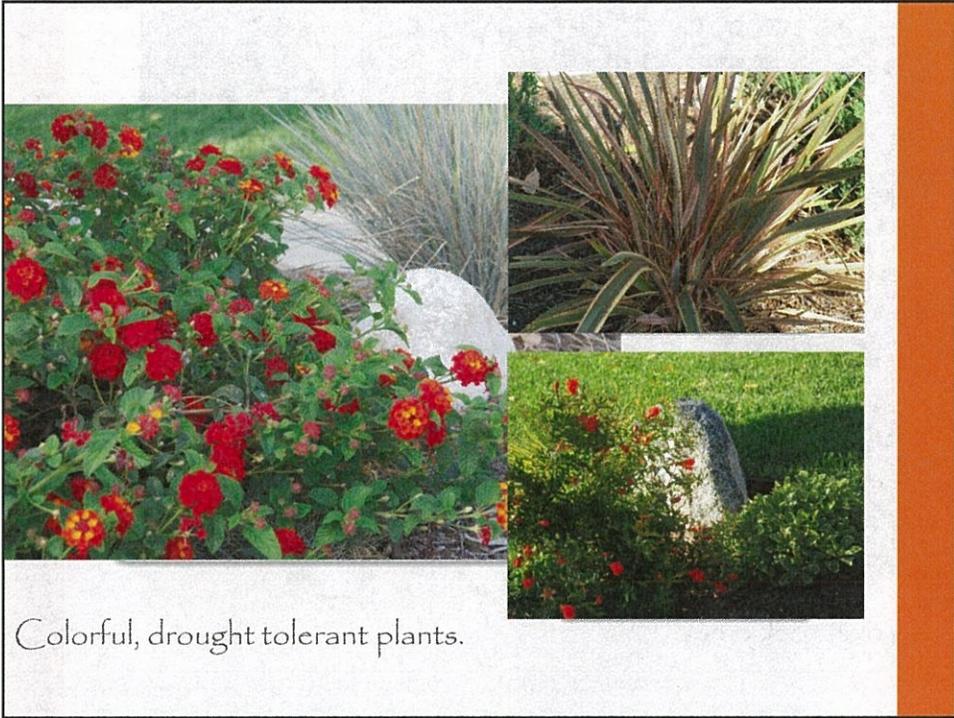
1600 Marengo Avenue - Brad & Annette Hudson



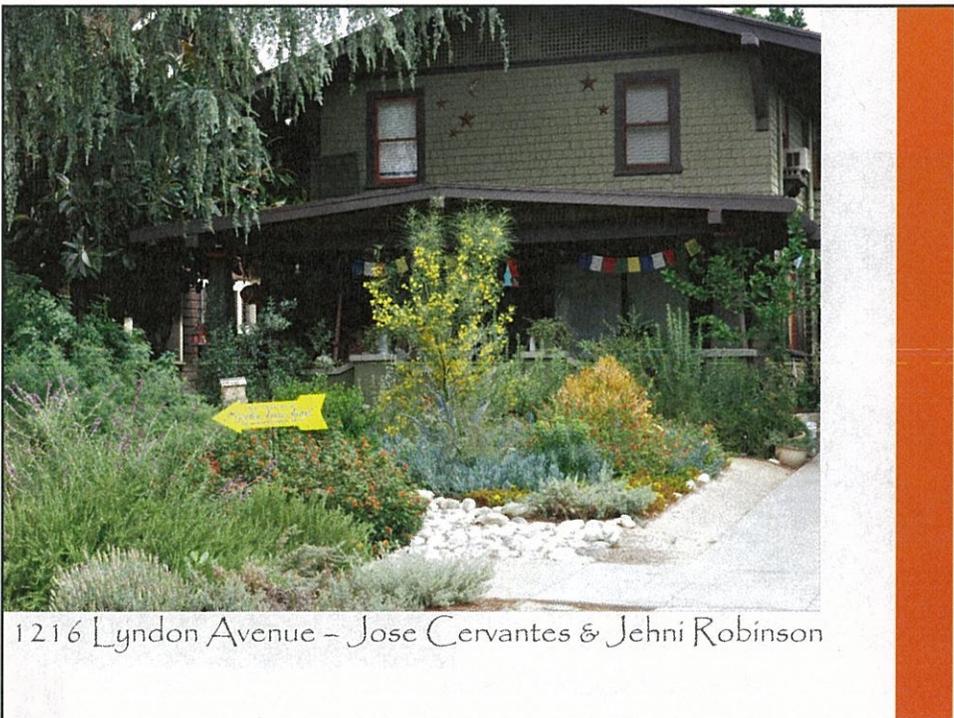
Palo Verde tree & Leonotis Leonurus 'Lion's Tail'.



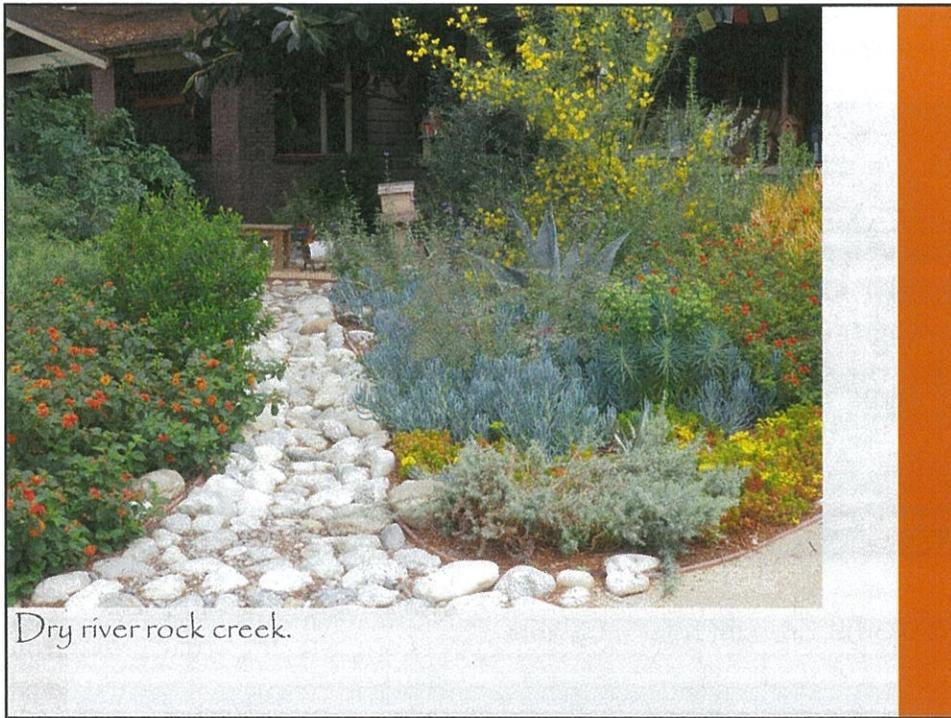
1950 Primrose Avenue - Nan & Marty Deniston



Colorful, drought tolerant plants.



1216 Lyndon Avenue - Jose Cervantes & Jehni Robinson





401 Mission Street - Tom & Melinda Hsai



Succulent filled birdbath.



Fragrant hedge of Goodwin lavender with pops of color.



1529 Ramona Avenue - Susie Berry



Path of reclaimed concrete, and Dymondia grass.



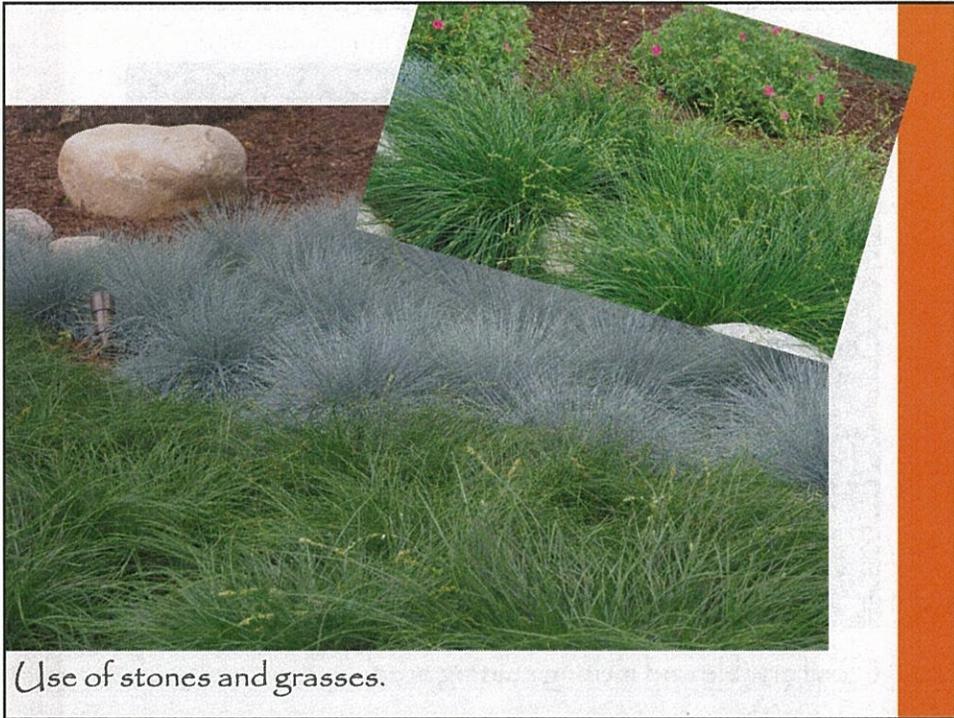
1821 Fletcher Avenue ~ Mark & Lisa Garcia



Stone and gravel steps.



Mature Cedar tree



Use of stones and grasses.



1954 Fletcher Avenue - Michael & Kathleen Eastman



Comfortable and inviting seating area.



Low water usage and low maintenance plants.







City Manager's Bulletin for May 17, 2017 Meeting

Date/ Time	Event	Location
June 10, 8:30 a.m.	FREE Mulch and Compost Giveaway	School District Parking Lot, 1020 El Centro St.
June 23, 7:00 p.m.	Movie in the Park – The Secret Life of Pets	Garfield Park, 1000 Park Ave.

FREE

The South Pasadena Public Library,
The Friends of the South Pasadena Public Library,
and The South Pasadena Preservation Foundation
Proudly Present

Nominated for
Best Documentary
at the
Pasadena
International Film
Festival

FILM NIGHT

Featuring a Screening of Acclaimed Documentary

Bungalow Heaven Preserving a Neighborhood

Q & A With Filmmaker

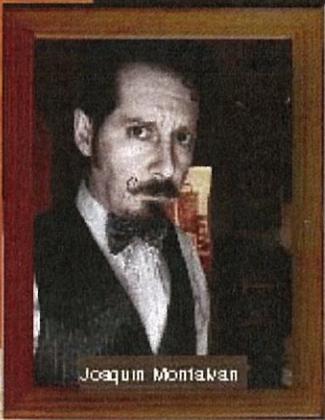
Joaquin Montalvan

And

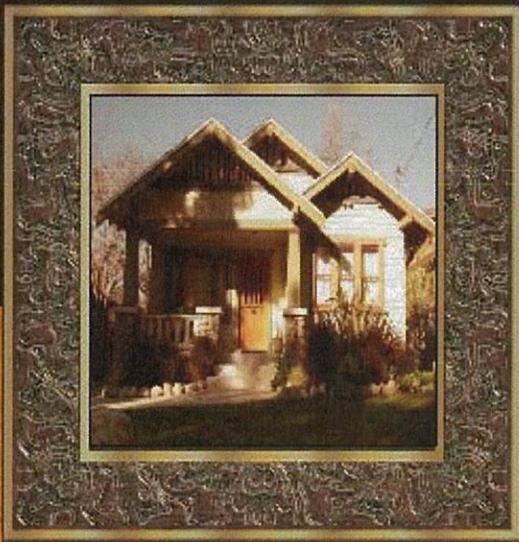
American Bungalow Magazine Publisher

John Brinkmann

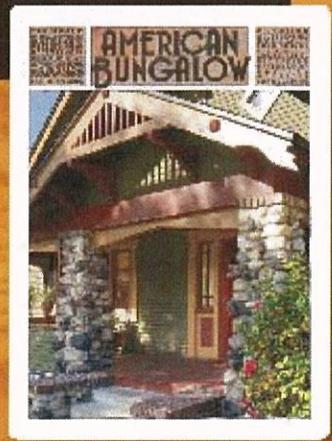
JUNE 15, 7:00 PM



Joaquin Montalvan



**LIBRARY
COMMUNITY ROOM
1115 EL CENTRO
STREET**



Doors open at 6:30 p.m.
No Tickets or Reservations
needed.
Refreshments will be served.

Free parking is available
after Noon at the
Mission-Meridian Parking Garage
located on 805 Meridian Avenue.

Visit Us at: www.southpasadenaca.gov/library



Natalie Sanchez

From: Natalie Sanchez
Sent: Wednesday, June 07, 2017 3:12 PM
To: City Council
Cc: Margaret Lin; Lucy Demirjian; City Clerk's Division
Subject: June 7, 2017 City Council Meeting - Additional Document - Public Comment SBeckham
Attachments: Untitled 2.pdf

Importance: High

Good Afternoon Mayor Cacciotti and Council,

Stephen Beckham, South Pasadena resident, will be speaking during Public Comment at tonight's, June 7, 2017 Regular City Council Meeting, to request preferential district parking on Diamond Avenue near the South Pasadena High School. I am forwarding his email, which contains various pictures (see below) and map of the area of interest (see attachment). Please note this document has been made part of the record, and a hard copy will be provided to you in your Additional Document (red) folders.

Natalie Sanchez, Management Assistant
City of South Pasadena
1414 Mission Street
South Pasadena, CA 91030
(626) 403-7200 ext. 233
www.southpasadenaca.gov



From: Beckham [mailto: [REDACTED]]
Sent: Wednesday, June 07, 2017 11:00 AM
To: City Clerk's Division
Cc: Margaret Lin
Subject: Pictures for public comments

[Download full resolution images](#)
[Available until Jul 7, 2017](#)

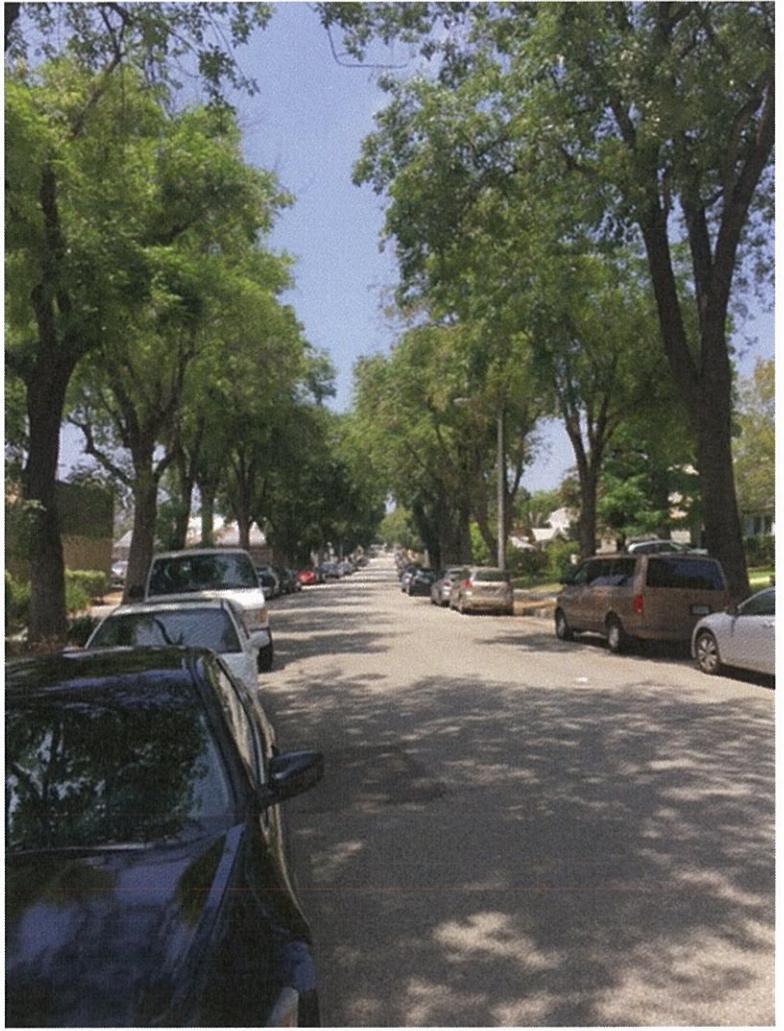
Attn: Natalie

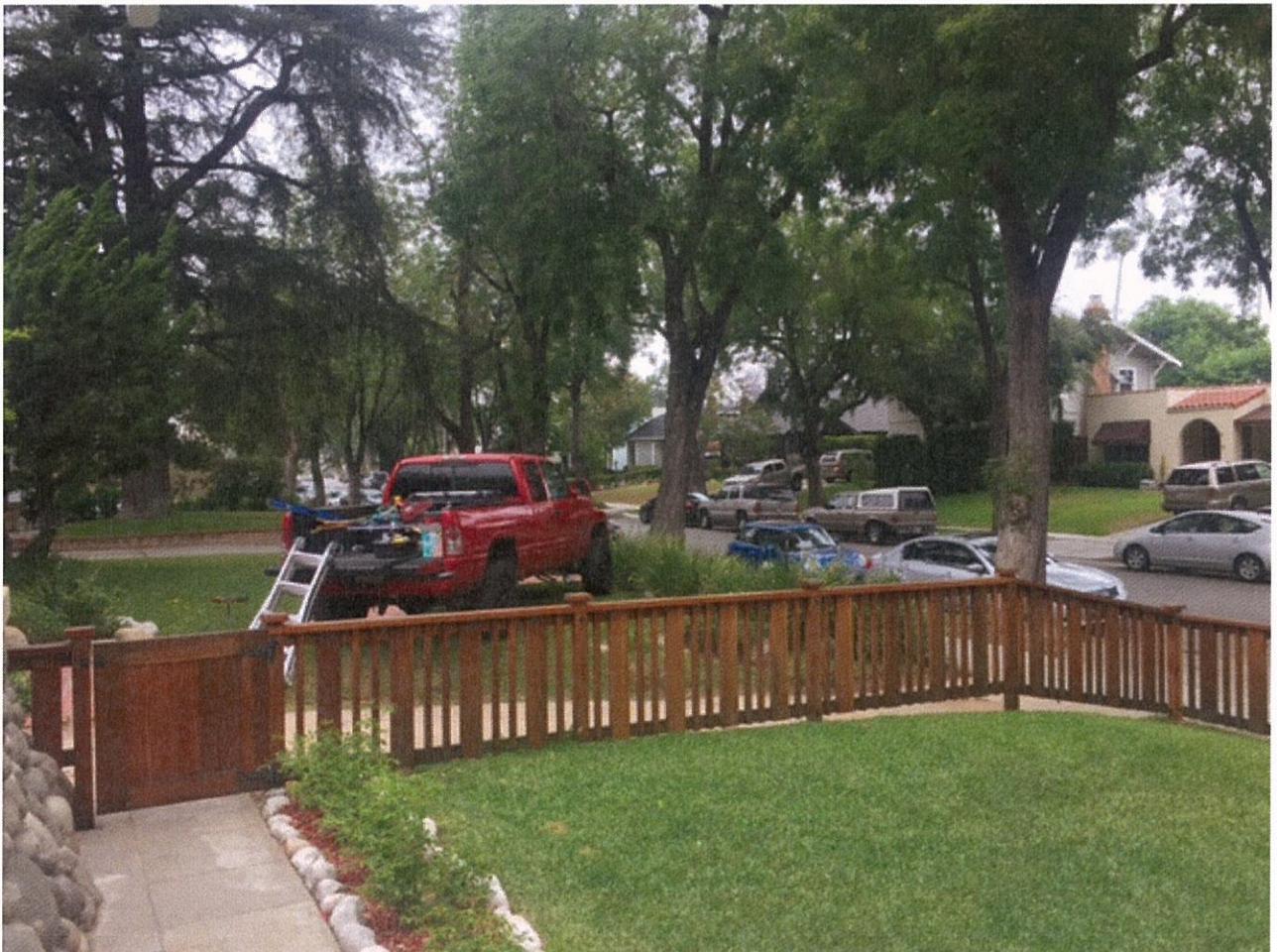
As per our discussion here are the pictures I plan to bring to the city council meeting this evening during the public comments section regarding my request to have preferential district parking on Diamond Ave near the high school, thank you again for your help with this process.

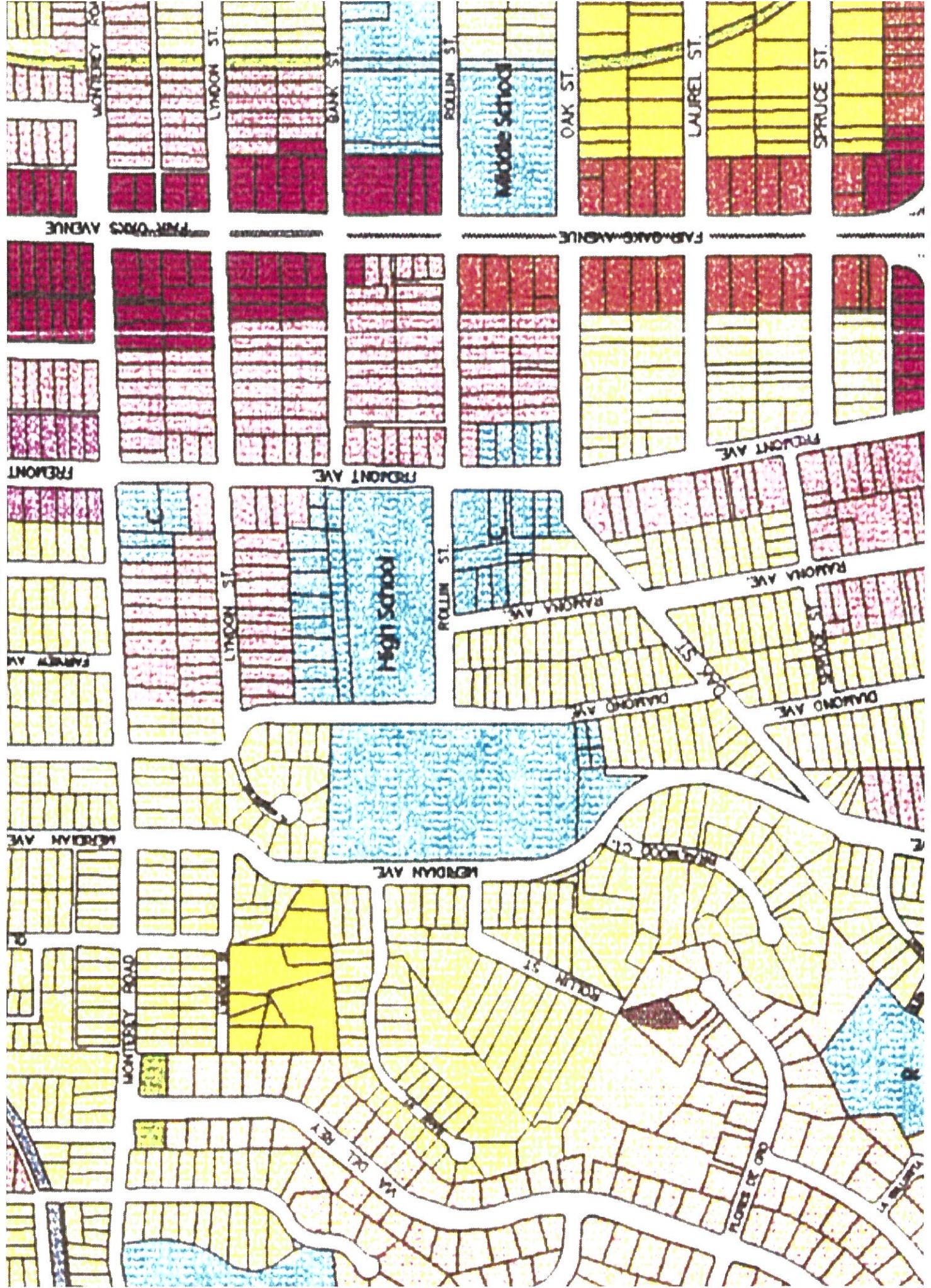
Stephen Beckham
[REDACTED]

Additional Material
AGENDA ITEM # *61717*
City Council Mtg.
Public Comment
SBeckham











CITY OF SOUTH PASADENA

INTER-OFFICE MEMORANDUM

Date: June 7, 2017

To: City Council

From: Paul Toor, Public Works Director 

Via: Elaine Aguilar, Interim City Manager 

Re: Fee Proposal Summary- Construction Management and Inspection for the Arroyo Seco Pedestrian and Bicycle Improvements

The purpose of this memorandum is to provide detailed fee information to recommend the award of consulting services to GK and Associates, to conduct a Construction Management and Inspection services for the Arroyo Seco Pedestrian and Bicycle Improvements. The cost of services agreement is scheduled for the City Council's consideration at the regular meeting on June 7, 2017.

A request for proposals (RFP's) was direct-mailed to four consulting firms experienced in conducting and performing Construction Management and Inspection Services. The following three firms responded to the request for proposals on May 16, 2017 listed as follows:

GK and Associates, Diamond Bar, CA	\$99,765
KOA Corporation, Monterey Park, CA	\$120,768
RKA Consulting Group, Walnut, CA	\$122,950

After ranking the proposals, staff determined GK and Associates to be the most qualified consultant to undertake Construction Management and Inspection professional services for the Arroyo Seco Pedestrian and Bicycle Improvements.

GK and Associates has performed similar services throughout Southern California for this type of work, and they have accumulated a long list of satisfied clients as was made evident in verifying their list of references. GK and Associates is familiar with City's operations and has established a working relationship with staff.

The Consultant will be compensated on a time and materials basis with a not to exceed amount of \$99,765. The hourly rates proposed by GK and Associates for the Construction Manager and Inspector are comparable to the other consultants.



City of South Pasadena

FY 2017-18

PROPOSED BUDGET

June 7, 2017



Additional Material
AGENDA ITEM # 23
6/7/17 City Council Mtg.



FY 2017-18 Budget Timeline

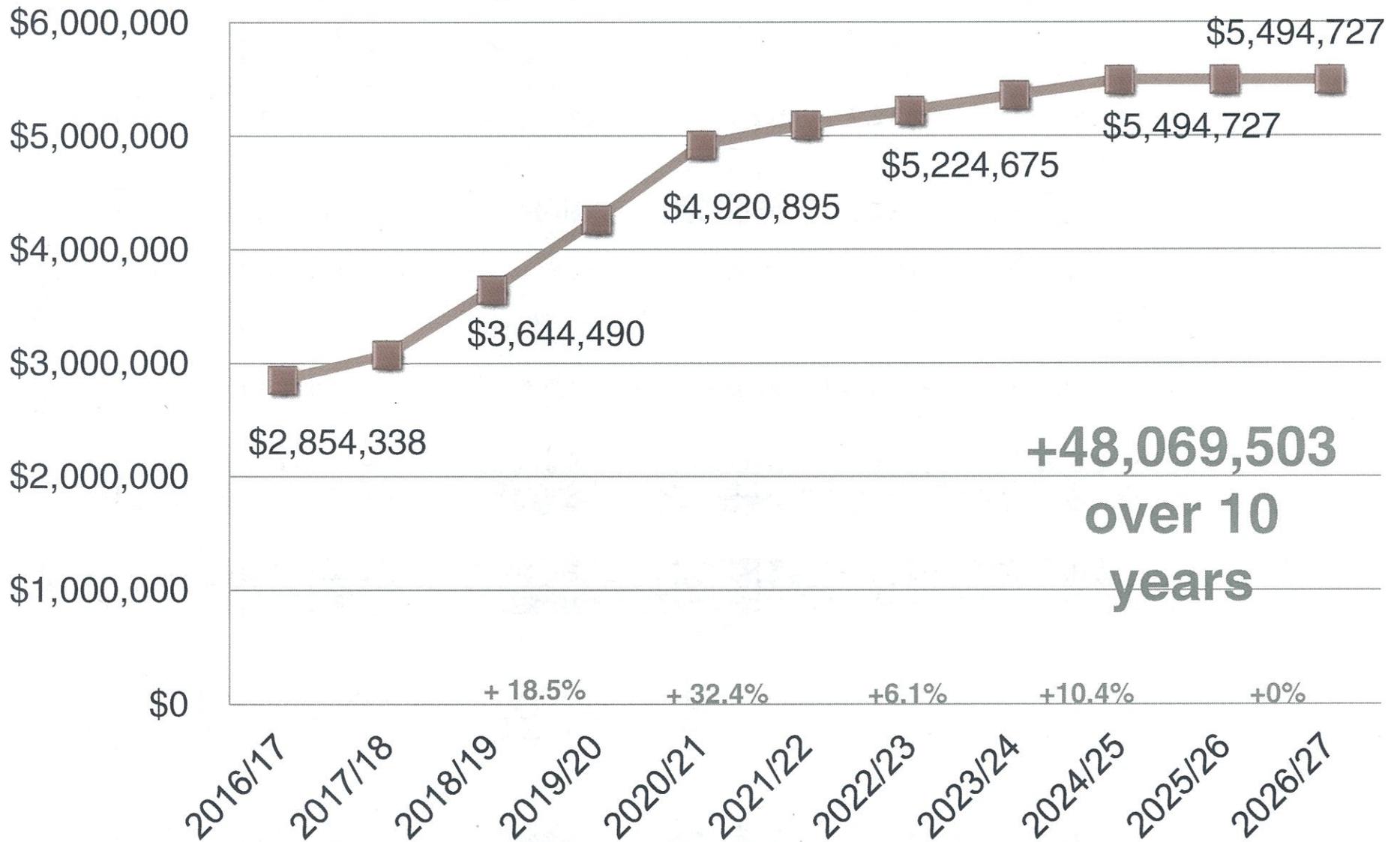
Date	Action
March 11	Community Forum on Budget & Priorities
February/March	Departments and City Manager begin to develop department budgets, including supplemental requests for funds
March 21	Study Session on FY 2017/18 Budget
May 3	Discussion/Direction on FY 2017/18 Budget Priorities
May 4 to May 11	City Manager and Finance finalize Proposed Budget
May 17	Proposed FY 2017/18 Operating & CIP Budget
June 7	Public Hearing and Budget Adoption

Red Date = Public Participation





PERS Employer's Cost





FY 2017-18 Proposed Budget

	General Fund
Total Revenues	\$26,734,642
Total Operational Expenditures	<\$24,785,307>
Total Street Improvements	< \$1,300,000>
Total Expenditures	<\$26,085,307>
Net Income	\$649,335





GF Designated Reserves

	FY 16/17	FY17/18	Comments
Arroyo Golf Course/Bike Trail	1,100,000	600,000	\$500K for trail project; set to begin work in 2017
Renewable Energy Sources	300,000	350,000	
Legal Services	500,000	500,000	
Retiree Benefits (Pension/Health)	1,000,000	1,000,000	
Maint. Yard/ Community Center	600,000	442,720	\$157,280 budgeted for Community Center EIR
Emergency Operations Center	300,000	400,000	Per Council's direction, add \$100K
Library Expansion	200,000	200,000	
Tree Replacement/Management	50,000	0	\$50K for tree planting/maintenance
Sidewalk Improvements	0	0	
CalTrans Vacant Lot Purchases	750,000	350,000	\$400K for purchase of 2 properties
Monterey Road Improvements	500,000	0	
General Plan/MSSP Reserve	205,000	205,000	
Storm Water	300,000	300,000	
Library Park Drainage	125,000	0	Project completed under budget; move to Facilities & Equipment replacement Fund



Undesignated GF Reserves

- FY 2016/17 undesignated general fund reserves equal to 26.1% of revenues
- Recommended Undesignated Reserve Level to **25% or \$6.75 million**



Facilities & Equipment Replacement Fund

- Current Balance: \$396,000
- Need to replenish fund
 - Drawdown Undesignated Reserve Funds from 26.1% to 25%
\$385,000

Supplemental Requests for purchase of
4 Police Department Vehicles and
1 Public Works Vehicle

Total: \$190,000

Anticipated Fund **BALANCE: \$591,000**



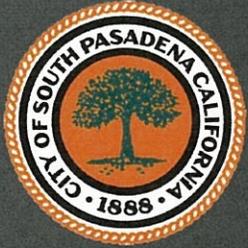
Department	Supplemental Requests	Cost	GF	Other Fund
Police	Vehicle purchase (4) – 1 patrol, 1 motorcycle, 1 detective, 1 captain (alt fuel)	\$150,000		Equip. Replace. Fund \$150,000
Public Works	Tree Maintenance	\$150,000	\$100,000	Designated reserves \$50,000
Public Works	Sidewalks	\$200,000	\$100,000	CDBG \$100,000
Public Works	Vehicle Purchase – CNG Truck for Streets Division	\$40,000		Equip. Replace. Fund \$40,000
Public Works	Heritage Park drainage/improvements	\$60,000	\$60,000	
TOTAL from GF operating balance			\$260,000	



Street Improvement Program

Street Improvement Projects	Estimated Cost
Monterey Rd. - Via Del Rey to Pasadena Ave. "Final Phase"	\$425,000
Preventative Maintenance – Various	\$300,000
Bushnell Ave. - Oak St. to Huntington Dr.	\$400,000
Diamond Ave. - Monterey Rd. to Lyndon St.	\$180,000
Camino Del Sol - Saint Albans Ave. to Santa Teresa	\$450,000
Alpha Ave. - La Fremontia to Valley View Rd.	\$390,000
TOTAL	\$2,145,000

Funding Source	Amount
General Fund	\$1,300,000
Measure R, Measure M, HUTA	\$ 845,000



Update on the Council Ad Hoc Rent Stabilization Committee

Christopher Castruita,
Management Analyst



Agenda for the Evening

- What is Rent Stabilization?
- What are the alternatives to rent stabilization?
- What is the community feedback?



Key Terms

- Classic Rent Control
- Costa Hawkins Rental Housing Act
- Costa Hawkins Rent Stabilization
- Vacancy Decontrol



Classic Rent Control

- Implemented by multiple Cities prior to 1995
- Typically, established a ceiling or maximum allowable rent for certain types of rental units
- **Costa Hawkins Rental Housing Act sought to do away with Classic Rent Control**
- Unavailable to Cities in California who did not pass Rent Control laws before 1995
- Forms of this still exist in Cities of Berkeley, Los Angeles, Santa Monica, West Hollywood, etc.



Costa Hawkins Rental Housing Act

- California State Law passed in 1995
- Establishes rules for Rent Stabilization policies in Cities
 - Disallows setting of Maximum Allowable Rent
 - Instead allows Cities to regulate the rate of increase from “initial rent” set by Property Owner
- Exempts certain types of housing:
 - Housing constructed after February 1, 1995
 - Housing that was already exempt from a local rent control law
 - Single family homes, condominiums, and other units that are separate from the title to any other dwelling units



Costa Hawkins Rent Stabilization

- First step is to establish “initial rent” for each unit
 - Normally established at market rate
- Under most **Rent Stabilization** policies, can be adjusted:
 - Once each year when unit has a tenant
 - Amount of increase can be limited to a maximum percentage
 - Must allow an opportunity for owner to show need for larger adjustment to protect reasonable rate of return
 - Whenever **Vacancy Decontrol** takes effect



Vacancy Decontrol

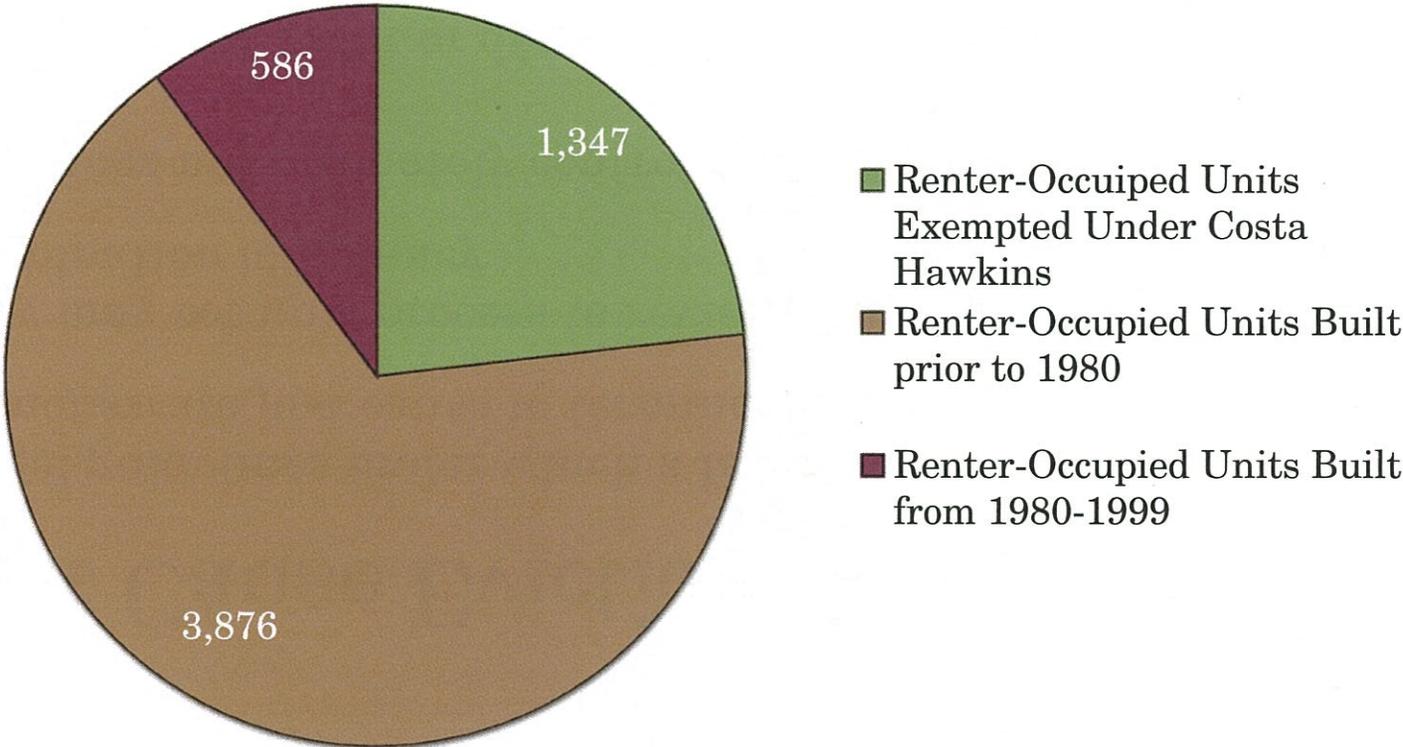
- Established in **Costa Hawkins Rental Housing Act**
- Rental property owners may establish a new initial rental rates when a tenant moves out of the unit
- Not allowed if:
 - Owner terminates tenancy with a 30-day or 60-day Notice per Civil Code Section 1946.1
 - Owner terminates a government contract for housing
 - Unit was found to be substandard housing

15 Cities out 482 in California found to have enacted Rent Control or Costa Hawkins Stabilization Policies

City	Year Implemented
<i>Alameda</i>	2016
Berkeley	1980
Beverly Hills	1978
East Palo Alto	1983
Hayward	1983
Los Angeles	1978
Los Gatos	1980
<i>Mountain View</i>	2016
Oakland	1980
Palm Springs	1980
<i>Richmond</i>	2016
San Francisco	1979
San Jose	1979
Santa Monica	1979
West Hollywood	1984



Estimated South Pasadena Structures Subject to Costa-Hawkins Rent Stabilization





Just Cause Eviction Ordinance

- Legal guidelines under which a landlord is expected to demonstrate just cause to terminate a tenancy
- City may set up a process to review claims of wrongful termination of tenancy
- City does not ultimately control process--Court system does
 - City cannot grant or deny an order for eviction
 - Owner must go to Court and seek unlawful detainer to actually evict (remove) a tenant



Strengthen Rent Mediation Program

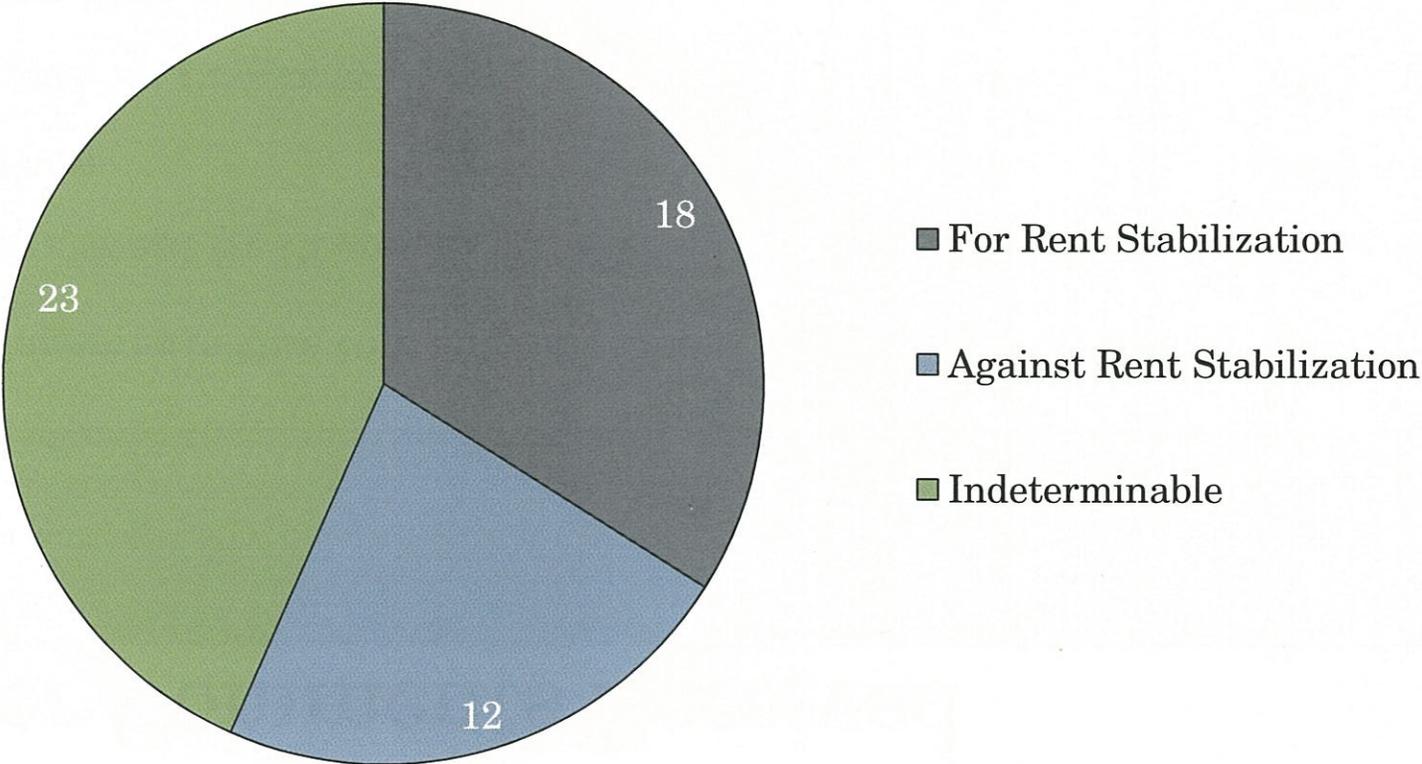
- Establishes a process for resolution of tenant/landlord disputes concerning rent increases, housing services or proposed evictions.
- Applies to all rental units—not just Costa Hawkins units.
- Does not require any specific outcome.
 - Any resulting resolution remains the voluntary choice of the parties.
 - Non-cooperation can be publically reported at City Council meeting.



Create a Rent Review Board

- Public board comprised of volunteer members appointed to review and mediate rental disputes between tenants and landlords.
- Unless accompanied by a rent stabilization ordinance, decisions of the board are voluntary on the part of both parties.
- Non-cooperation or an unwillingness to work with the board on the part of either party can be noted by the board, and disseminated to the public.

Community Feedback on Rent Stabilization



Other Comments Received

Voiced Concerns About:	Number of Responses	Percentage of Total Responses
Potential Displacements Due to Rent Increase	11	28%
Potential Mistreatment by Property Owner	9	23%
Potential Evictions	7	18%
Maintenance Issue on Property	4	10%
Property Owners Rate of Return	3	8%
Housing Rights Center ability to Adequately Deal with Property Owners	3	8%
Affordable Housing Programs	3	8%

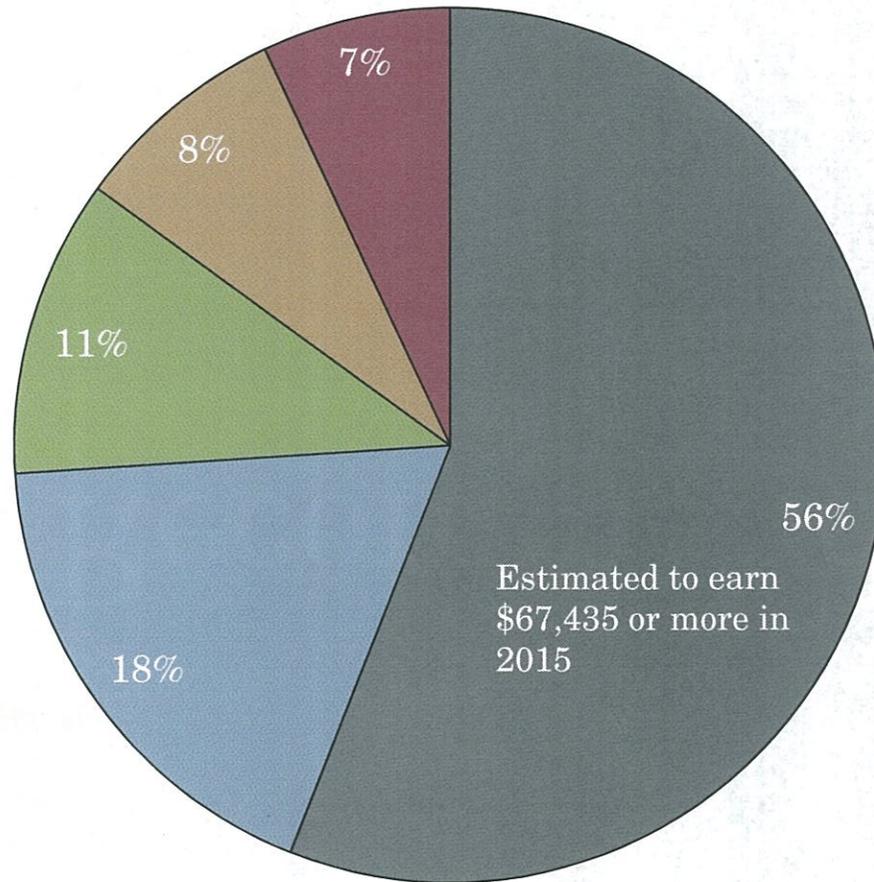




Recommendation:

The Council Ad Hoc Committee on Rent Stabilization recommends that staff return with a recommendation for strengthening the City's outreach and mediation services available to renters and landlords.

Household Income in South Pasadena

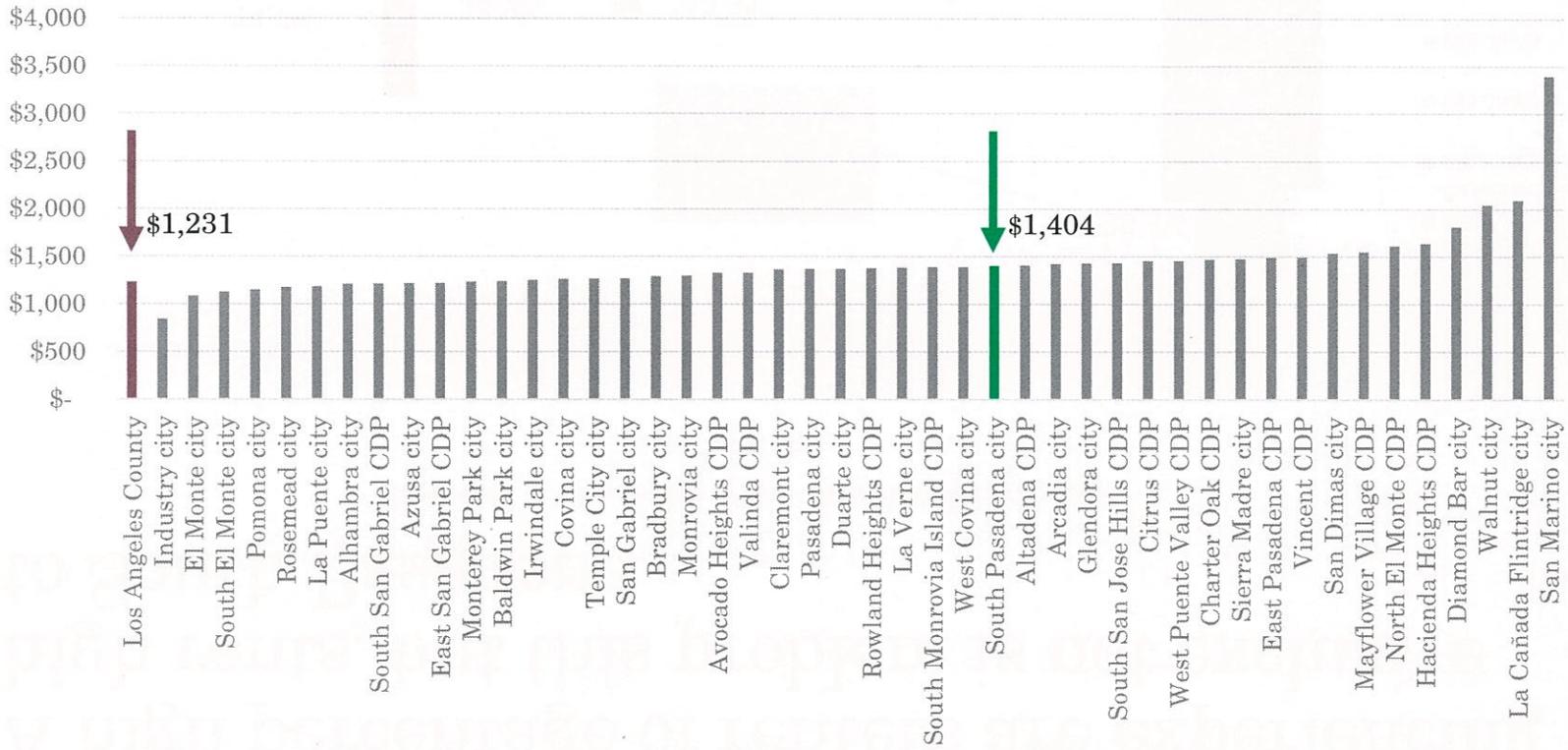


- Above Moderate Income (Above 120% of Median)
- Moderate Income (Between 80-120% of Median)
- Low Income (Between 50-80% of Median)
- Very Low Income (Between 30-50% of Median)
- Extremely Low Income (Below 30% of Median)

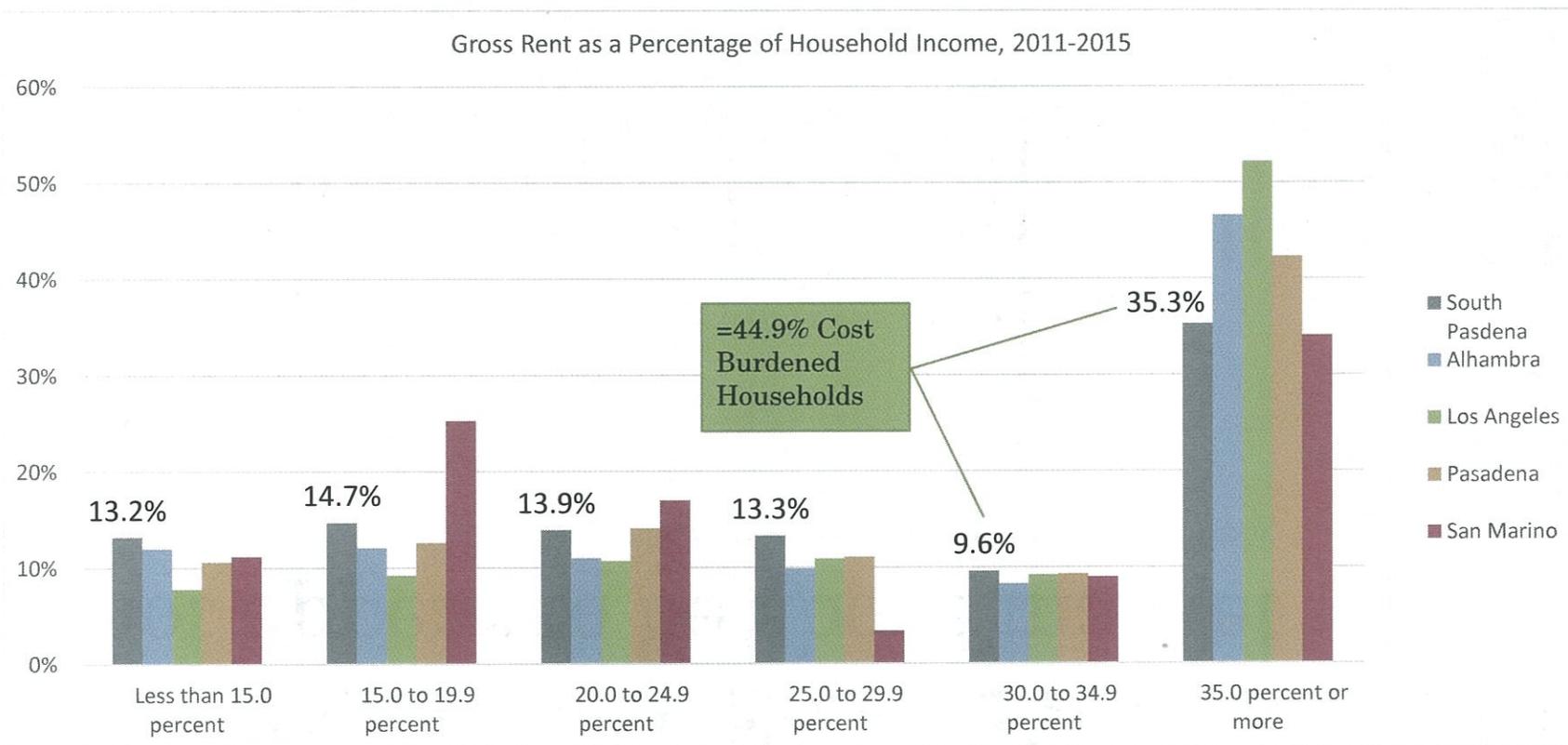


Median Rent in South Pasadena does not appear to be above market

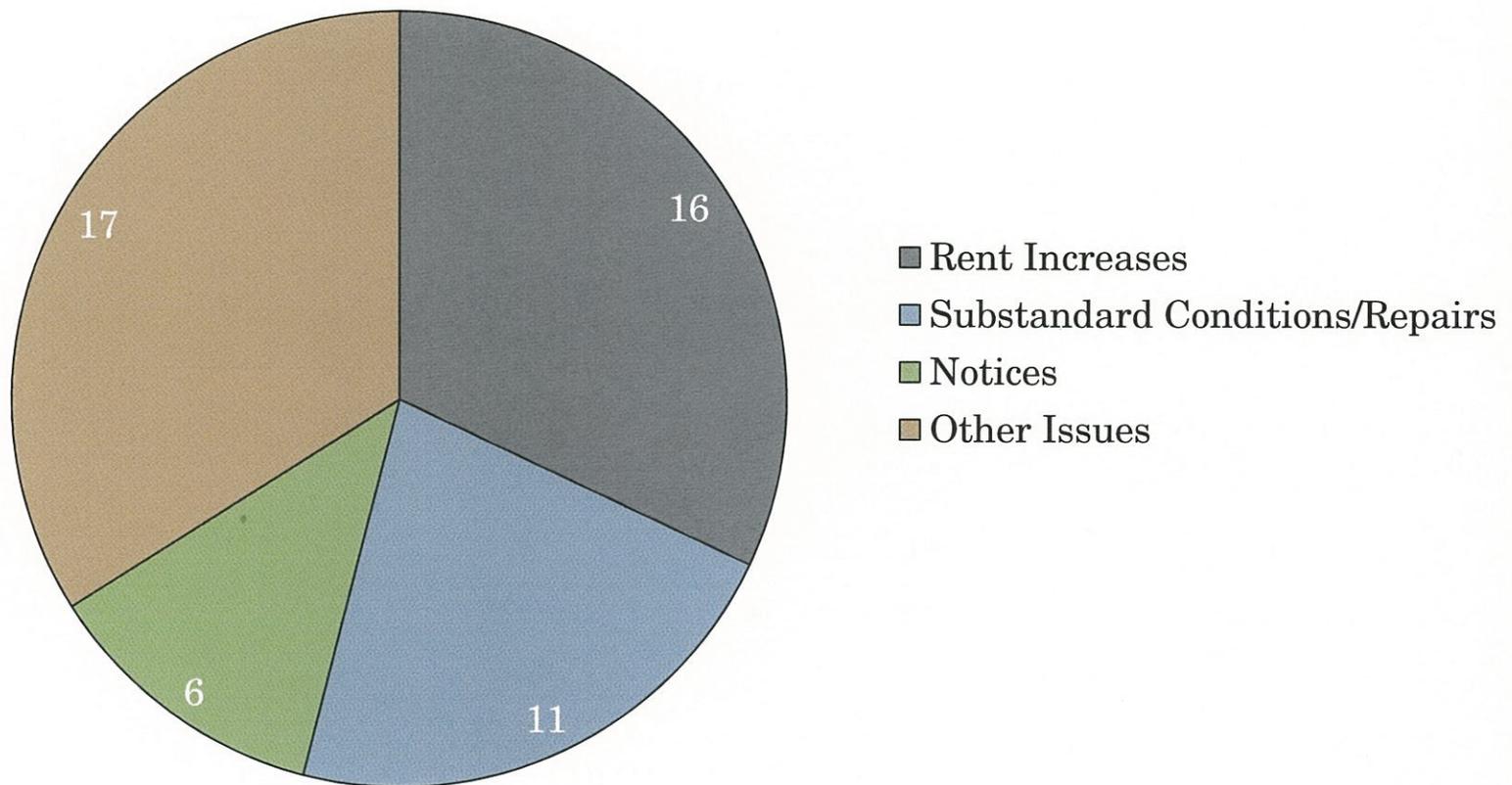
Gross Median Rent in San Gabriel Valley Communities, 2011-2015



A high percentage of renters are experiencing high rents, but this problem is not exclusive to South Pasadena



Housing Rights Center: Fifty Counseling Service Cases (July 1, 2016- December 31, 2016)



Natalie Sanchez

From: Natalie Sanchez
Sent: Wednesday, June 07, 2017 4:42 PM
To: City Council; Teresa Highsmith
Cc: Chris Castruita; Lucy Demirjian; City Clerk's Division
Subject: June 7, 2017 City Council Meeting - Item No. 26 NTom

Importance: High

Good Afternoon Mayor Cacciotti and Council,

I am forwarding the email below for your reference as it is an Additional Document for the following item listed on the June 7, 2017 Regular City Council Meeting agenda:

Agenda Item No. 26: "**Update on the Council Ad Hoc Rent Stabilization Committee**"

Natalie Sanchez, Management Assistant
City of South Pasadena
1414 Mission Street
South Pasadena, CA 91030
(626) 403-7200 ext. 233
www.southpasadenaca.gov



From: Nancy Tom [REDACTED]
Sent: Wednesday, June 07, 2017 2:46 PM
To: City Clerk's Division
Subject: Rent Control Ordinance - City Council meeting, 6/7/17

Dear Mayor Cacciotti and Councilmembers of South Pasadena,

I have lived in South Pasadena for several years starting in 2001-2008, and returning again in 2015. For seven years I lived in the same apartment and my rent was nominally raised. I had a great landlord who was incredibly fair to his tenants and who was very ethical.

In 2015, my family returned to South Pasadena and found a nice apartment rental. In less than two years, our rent has been increased twice. **Both increases** occurring in **less than one year**, totaling **over one hundred** (\$100.00) dollars. We have been told it's to bring rents to "market value" and do not know when our next increase will come. While this may not seem high compared to other complexes, it has caused a financial hardship for our family. I can tell you my employer has not given me a salary increase of \$100.00 per month.

I fear that many of the residents who are work so hard and who love living in South Pasadena will be forced out. Families like mine who support and volunteer in the community. We love the city, the people, and the schools. Should South Pasadena be affordable only for the 1%?

I urge you to support a rent control ordinance. Without one, we tenants have no protection. Landlords will continue to raise rents as high as they want and as often as they want. We need your help.

Thank you,
Nancy

From: [REDACTED]

Sent: Wednesday, June 07, 2017 3:50 PM

To: Chris Castruita <ccastruita@southpasadenaca.gov>

Subject: Re: Rent Stabilization Report to South Pasadena City Council - Wednesday, June 7, 2017

I sent this email to the city clerk email but the email was sent back. Please include the following comment anonymously in tonight's meeting:

After a year of living in my 1-bedroom apartment on Fremont Ave for only a year, my rent was raised \$300, which was far more than I could afford. This rent increase in itself is exorbitant, but the landlord himself has been unethical and violated my tenant rights. The building is owned by lawyer who runs his law business in a house in front of the apartments. For much of the duration of my stay, he kept his large, old neglected hound dog in a yard a couple feet away from my apartment, in a resounding booming howl, he would bark consistently throughout the day - but the deeply disturbing sound honestly sounded more like a dinosaur than a dog. The property manager relayed to me that the landlord refused to do anything about the barking and I was told it was better that I simply move out instead of correcting the issue.

The South Pas police department informed me that this dog's barking had been an ongoing issue since before 2010, but neither they nor Animal Control could do anything but show up and tell the landlord that there's been complaints. After going to the owner of the property management for help, the landlord was informed he was violating my tenant rights. He promptly fired the management company, the dog problem persisted, and my rent was increased shortly thereafter. After numerous failed attempts to get through the Housing Rights office, I realized I had no other option but to move out.

Instead of receiving help from the City to protect my rights as a tenant, I was essentially punished by my landlord for attempting to exercise my rights, and forced to leave my home. We need both rent stabilization and greater enforcement of tenant's rights. If we don't, those in power will continue to abuse it.