



Wednesday, November 18, 2020
Minutes of the Regular Meeting of the City Council

CALL TO ORDER

A Regular Meeting of the South Pasadena City Council was called to order by Mayor Joe on Wednesday, November 18, 2020, at 7:34 p.m., in the Council Chamber, located at 1424 Mission Street, South Pasadena, California.

ROLL CALL

Present via Zoom: Councilmembers Rossi, Cacciotti and Schneider; Mayor Pro Tem Mahmud and Mayor Joe

Absent: None

City Staff Present: Interim City Manager Sean Joyce (in attendance via Zoom); City Attorney Teresa Highsmith (in attendance via Zoom); and Chief City Clerk Ayala were present at Roll Call.

PLEDGE OF ALLEGIANCE

Mayor Pro Tem Mahmud led the flag salute.

1. Closed Session Announcements

A. INITIATION OF LITIGATION

CONFERENCE WITH LEGAL COUNSEL—Initiation of Litigation, Pursuant to Government Code Section 54956.9(d)(4):

Number of Potential Cases: 2

City Attorney Highsmith reported two (2) items of potential initiation of litigation were heard during Closed Session. Council provided direction in one of the matters for the City to join with other jurisdictions in Southern California to urge the Southern California Association of Governments (SCAG) to issue a challenge to the Regional Housing Assessment Needs (RHNA) numbers assigned to the Southern California area cities.

2. Commission Appointments

- A. Appoint the following resident to the unexpired term ending December 31, 2021:
- Casey Law, Natural Resources and Environmental Commission
- B. Appoint the following residents to a second one-year term ending December 31, 2021:
- Juliana Fong, Youth Commission
 - Ella Chuang, Youth Commission
 - Zack Quezada, Youth Commission
 - Camille Whetsel, Youth Commission
 - Colin Wong, Youth Commission
- C. Appoint the following resident to a one-year term ending December 31, 2021:
- Sadie Abelson, Youth Commission
 - Sadie Metcalfe, Youth Commission

MOTION BY MAYOR PRO TEM MAHMUD, SECOND BY COUNCILMEMBER CACCIOTTI, CARRIED 5-0, to approve the Commission Appointments as presented.

3. Public Comments - General

Mayor Joe announced public comments for the meeting were received on a recorded voice line from the following individuals on general topics in addition to the emails received. He announced the public should be aware City Council would not discuss comments or vote on non-agenda items and public comments on agenda items would be taken when the item is addressed.

Chief City Clerk Ayala announced there was an upload of emailed public comments that were not included in the agenda packet. She noted the comments would be uploaded tomorrow and become part of the final meeting record.

Chief City Clerk Ayala announced the names of those who submitted public comment via e-mail (these comments were not read, but are added to the official final record of the meeting and are available under the meeting's Additional Documents):

- Susan Pastorek
- Sam Burgess
- Will Hoadley-Brill
- Ella Hushagen
- Patrick Kirchen
- Jackson Baughman
- Anne Bagasao

Chief City Clerk Ayala played an audio recording of the public comment received via the City's public comment phone line:

- Victoria Patterson – Expressed concern for her treatment by the South Pasadena Police Department (SPPD) during an altercation at a recent rally. She is requesting an unbiased third-party investigation of the South Pasadena Police Department (SPPD).
- Will Hoadley-Brill – Expressed concern regarding the conduct of SPPD at a recent rally.
- Minerva Garcia – Expressed concern regarding corruption within the SPPD and the conduct of SPPD at a recent rally.
- Noah Kuhn – Encouraged City Council to enlist the assistance of an unbiased, third party to conduct a thorough investigation of SPPDs conduct specifically at a recent rally.
- Phung Huynh - Encouraged City Council to enlist the assistance of an unbiased, third party to conduct a thorough investigation of SPPDs conduct at a recent rally.
- Ava Dunville – Encouraged City Council to enlist the assistance of an unbiased, third party to conduct a thorough investigation of SPPDs conduct specifically at a recent rally.
- Sam Burgess – Encouraged City Council to replace the six (6) trees planted in remembrance of fallen Vietnam veterans at the War Memorial site and have the remembrance plaques relocated to the base of the trees.
- David Beadle – Encouraged City Council to enlist the assistance of an unbiased, third party to conduct a thorough investigation of SPPDs conduct specifically at a recent rally.
- Fahren James – Recalled her experiences with SPPD and noted bias, violence bigotry is rampant within SPPD. She commented City Council is responsible for their silence.
- Ella Hushagen – Expressed concern the Planning Commission will be approving another development that lacks affordable housing and encouraged City Council to develop an Inclusionary Zoning Ordinance.
- Anna McCurdy - Encouraged City Council to enlist the assistance of an unbiased, third party to conduct a thorough investigation of SPPDs conduct specifically at a recent pro-Trump rally.
- Helen Tran - Encouraged City Council to enlist the assistance of an unbiased, third party to conduct a thorough investigation of SPPDs conduct specifically at a recent pro-Trump rally. She expressed concern regarding the silence of the City Council regarding this matter.
- Patrick Kirchen – Expressed concern regarding the constant turnover within the City’s Planning Department and called for a cohesive development plan within the City.

- James DeSimone - Encouraged City Council to enlist the assistance of an unbiased, third party to conduct a thorough investigation of SPPDs conduct specifically at a recent rally.
- Veronica Carrizales - Encouraged City Council to enlist the assistance of an unbiased, third party to conduct a thorough investigation of SPPDs conduct specifically at a recent rally.
- Unknown – Expressed concern regarding SPPD conduct during the recent rally.

Councilmember Cacciotti briefly commented on the public comments regarding requests for independent review of the (SPPD) and/or the Police Chief and requested the City Manager briefly address these comments tonight.

COMMUNICATIONS

4. Councilmembers Communications

Councilmember Rossi concurred with Councilmember Cacciotti's previous comments and will wait to hear from the City Manager.

Councilmember Cacciotti reported on his attendance at the following regional meetings: South Coast Air Quality Management District (AQMD), November 7; Foothill Gold Line Construction Authority, November 10; and AQMDs Administrative Committee and Investment Oversight Committee meetings on November 13. He also reported on the November 9 meeting of the Parks and Recreation Commission and encouraged residents to attend this Commission's meetings in the future.

Councilmember Cacciotti also reported on having received resident concerns regarding dangerous branches on Donaldo Court. Lastly, he reported on having attended a Zoom meeting with Mayor Joe to hear resident concerns over the Eviction Moratorium.

Councilmember Schneider reported he is the liaison to the Mobility and Transportation Infrastructure Commission (MTIC) and recommended City Council delegate review of the large City projects to the MTIC. He inquired about the permanent closure of Meridian between El Centro and Mission.

Councilmember Schneider moved to place a review of larger citywide projects and the permanent closure of Meridian Avenue between El Centro and Mission Street on the Mobility and Transportation Infrastructure Commission's agenda. Councilmember Cacciotti seconded both motions.

Councilmember Schneider reported the South Pasadena Public Arts Commission is currently adding vinyl wraps of artwork to the concrete k-rail barriers being used in the City's al fresco dining program.

Mayor Pro Tem Mahmud reported attendance at a Clean Power Alliance (CPA) meeting and reported a \$1 million grant has been received for workforce development. She reported attendance at the Water Education for Latino Leaders Conference and the Planning Commission meeting on November 17th. Lastly, she reported the Seven Patios Mixed-Use Project was approved by the Planning Commission.

Mayor Pro Tem Mahmud requested to use discretionary funds to plant two (2) trees referenced in Sam Burgess' public comments. Councilmember Cacciotti seconded the motion. She expressed concern regarding the increase in COVID-19 numbers in South Pasadena and encouraged residents to follow the Health Officer's Order.

Mayor Joe reported attendance at a ribbon-cutting ceremony at Twohey's restaurant on November 18.

5. City Manager Communications

Interim City Manager Joyce announced the City would employ an experienced independent outside investigator after receiving several written complaints on Monday. He advised the City would not comment during the investigation but will provide the results to the public once the investigation is completed.

6. Reordering of and Additions to the Agenda

Interim City Manager Joyce announced Item No. 13 would be pulled from tonight's agenda.

CONSENT CALENDAR

Councilmember Schneider pulled Item No. 10 for individual discussion. Councilmember Cacciotti pulled Item No. 8 for individual discussion. Chief City Clerk Ayala advised a public comment was received on Item No. 9 and City Council elected to hear the comment separately.

No public comment provided.

MOTION BY COUNCILMEMBER CACCIOTTI, SECONDED BY MAYOR PRO TEM MAHMUD, CARRIED 5-0, to approve Consent Calendar Item Nos. 7, 11, 12, 14, and 15.

7. Approval of Prepaid Warrants in the Amount of \$58,224.91; Prepaid Warrant Voids in the amount of (\$823.80); General city Warrants in the Amount of \$901,817.70; Payroll in the Amount of \$611,721.42; Supplemental ACH Payments in the amount of \$2,000.00; LAIF Transfer in the Amount of \$4,200,000.00.

City Council approved the Warrants as presented.

11. Receive and File Water and Sewer Service Charges Increase for Calendar Year 2021

City Council received and filed Water and Sewer Service Charges Increase for Calendar Year 2021.

12. Approval to Engage Zions Bank as Custodial Agent for the City

City Council approved the request to engage Zions Bank to comply with banking regulatory requirements and authorize the City Treasurer and staff to proceed.

13. Eliminate Library Overdue Material Fees to Ensure Equitable Access to Library Services

The item was removed at the request of Interim City Manager Joyce.

14. Al Fresco Dining and Retail Pilot Program Expansion to Waive Temporary Use Permit Fees for Special Events and Temporary Designation of City-Owned Off-Street Parking Spaces at Edison Lane as Public Parking

City Council approved:

1. Expanding the Al Fresco Dining and Retail Pilot Program (Program) to include waiver of Temporary Use Permit (TUP) fees for special events; and
2. The temporary designation of limited City-owned off-street parking spaces at Edison Lane as public parking spaces for the Program.

15. Discretionary Fund Request from Councilmember Joe in the Amount of \$2,000 for Installation of a Bench at the Senior Citizens' Center

City Council approved the Discretionary Fund request by Councilmember Joe to allocate \$2,000 for the creation and installation of a bench at the South Pasadena Senior Citizens' Center.

ITEMS PULLED FROM CONSENT

8. Monthly Investment Reports for September 2020

Councilmember Cacciotti requested future Monthly Investment Reports be remanded to the Finance Commission for review, along with examining the yields, before being presented to City Council. Councilmember Rossi seconded Councilmember Cacciotti's motion with an added amendment that the Finance Commission review the 6-month projection provided by the Finance Department, and how that projection model works. Councilmember Cacciotti accepted the amendment.

Mayor Pro Tem Mahmud offered a second amendment to Councilmember Cacciotti's motion, to have the Finance Commission consider the feasibility of a carbon-neutral investment policy. Councilmember Cacciotti accepted the second amendment.

MOTION BY COUNCILMEMBER CACCIOTTI, SECONDED BY MAYOR PRO TEM MAHMUD, CARRIED 5-0, to approve Consent Calendar Item No. 8 as stated.

9. Authorization to Accept Grant Award in the Amount of \$45,000 from the California Office of Traffic Safety for the Strategic Traffic Enforcement Program

The following individual submitted public comment via e-mail (this comment was not read, but is added to the official final record of the meeting and is available under the meeting's Additional Documents):

- Helen Tran

Chief City Clerk Ayala played an audio recording of the public comment received via the City's public comment phone line:

- John Srebalus - Care First South Pasadena recommends SPPD collect racial data at all traffic stops and use unarmed traffic officers to enforce the Civil Traffic Code in alignment with new 21st Century Policing.
- Helen Tran - recommends SPPD collect racial data at all traffic stops and use unarmed traffic officers to enforce the civil traffic code in alignment with new 21st Century Policing.

Councilmember Schneider recommends that the topic of police processing of traffic citations/stops be agendized for a future Council meeting for discussion. Councilmember Cacciotti also recommends that these issues also be brought to the Public Safety Commission, and then be presented to the Council.

In response to Mayor Pro Tem Mahmud's inquiry, Interim City Manager Joyce clarified the Computer Aided Dispatch (CAD) item will be returning to City Council for consideration and confirmed that software will assist in the collection of racial data at all traffic stops.

MOTION BY COUNCILMEMBER CACCIOTTI, SECONDED BY MAYOR PRO TEM MAHMUD, CARRIED 5-0, to:

1. Authorize acceptance of a Grant Award in the Amount of \$45,000 from the California Office of Traffic Safety for the Strategic Traffic Enforcement Program; and
2. Authorize the City Manager or designee to execute all necessary documents to accept the grant and all grant renewals.

10. Approve Second Amendment to the Agreement with Pacific Hydrotech (for Change Orders in the Amount of \$607,617.94) for Construction; Approve First Amendment to Agreement with NV5, Inc., for additional not-to-exceed amount of \$273,250 (Change Order # 1) for the Construction Management and Inspection Services for the Graves Reservoir Replacement Project

Councilmember Schneider reported the supervisory control and data acquisition (SCADA) system for the well and booster pumps was omitted from the original design and without it, the well pumps cannot be operated safely and continuously. He noted the item will cost the City \$1 million and was very concerned the design overlooked such an important feature. He further expressed concern that this agenda item would be presented as a Consent Calendar item.

Interim City Manager Joyce responded the staff report confirms the item was missing from the original design that was prepared by former staff members who are no longer with the City. He further explained staff's intent to balance the agenda in an effort to be able to hear all items. He recommends the City have a full-time Construction Manager to lead these types of projects.

Councilmember Schneider agreed with the recommendation for a full-time Construction Manager in the future.

MOTION BY COUNCILMEMBER SCHNEIDER, SECONDED BY MAYOR PRO TEM MAHMUD, CARRIED 5-0, to:

1. Approve the Second Amendment to the Agreement with Pacific Hydrotech (for Change Orders in the amount of \$607,617.94) for Construction;
2. Approve the First Amendment to Agreement with NV5, Inc., for additional not-to-exceed amount of \$273,250 (Change Order # 1) for the Construction Management and Inspection Services for the Graves Reservoir Replacement Project

PUBLIC HEARING

Continued Public Hearing from October 21, 2020:

16. Project No. 2355-APP (Continued) - Appeal of the Planning Commission's Decision to Approve Project No. 2191-HDP/TRP – Hillside Development Permit for the street extension of Moffat Street, which will be a private street extending westward from the northern end of Lowell Avenue to allow access to seven lots in the City of Los Angeles and a Tree Removal Permit

Mayor Joe reported the item had been continued from the October 21 City Council meeting.

Planning Manager Kanika Kith provided the staff report. Planning Manager Kith and City Attorney Highsmith responded to Council questions and comments accordingly.

Councilmember Cacciotti advised a letter was received by Supervisor Hilda Solis requesting the item be postponed. In response to Councilmember Cacciotti's inquiry, City Attorney Highsmith opined that the City could be exposing itself to a claim of the Permit Streamlining Act if the item continues to be postponed. She also opined that reading a letter from Los Angeles County Supervisor Hilda Solis and not from other members of the public would be showing preference. She suggested City Council highlight her concerns if it is needed for consideration.

Mayor Joe announced that all public comments received on this item were to be received by 4 p.m. this evening. Those public comments may be accessed online under Additional Documents for this item. Mayor Joe further recommended, that given the large number of public comments received and the business still remaining on the agenda, that recorded public comments be heard for a total of 30 minutes. Any public comments not played tonight would still be taken into the final record. The Council concurred with Mayor Joe's recommendation.

Mayor Joe opened the public hearing at 9:14 p.m.

Chief City Clerk announced names of public comment received via email (92) per Council's request.

- Carla Mendoza
- Diana Ramirez
- Alice Murthy
- Desiree Picazo
- Sara Jung
- Ana Cano
- Isabella Rodriguez
- Ashley Jen-Sandoval
- Stephanie Leyva
- Jenn Hovick
- Liz Re
- Tiffany Tran
- Courtney Rice
- Irene Baghdasaryan
- Pilli Jaquez
- Jacqueline Arevalo
- Estefany Gutierrez
- Michelle Jimenez
- Pieter Kaufman
- Camille Devoney
- Claire Mesesan
- Rochelle Kuan-Hoffman
- Annie and Charles
- Julianne Novoa
- Emily Butler
- Megan Adams
- Caty Wagner
- Allison Iturra
- Lydia Butler
- Nicholas Ortega
- Zion Rodriguez Aceves
- Jennifer Ho
- Alexis Castelan
- Rebecca Sandoval
- Hermilo Acosta
- Yazmine Rodriguez
- Nikki Fox
- James Villanueva
- Lexi Gomez
- Dalena Nguyen
- Alanna Wagy
- Toni Enright

- Lois Keller
- Stephanie Galindo
- Stephanie Zamora
- Stephanie Tong
- Alexandra Alvarez
- Andrea Lausell
- Erynn Bell
- Tom Williams
- Danielle Leidner-Peretz
- Greg Nussen
- Lucy Johnston
- Aydin Pasebani
- Hilda Solis
- William Thompson
- Johnathan Oyaga
- Matthew Buck
- Consuelo Lopez
- Jessica Brito
- Rene Camarillo
- Brisa Munoz
- Summer Ng
- Laura Cortez
- YounMi Peek
- Izzy Jaquez
- Jackie Gradilla
- Monica Alvarado
- Cindy Gradilla-Juarez
- Lynae Cook
- Kristen Calderon
- Frances Flores
- Adam Gelbart
- Chris Wooden
- Valerie Bueno
- Laena Meyers
- Gemma Jimenez
- Isabella Roland
- Chris Cohen
- Seneca Dykes
- Ella Hushagen
- Jamie Perlman
- Madeleine Arellano
- Gina Dance
- Ozzy Carmona
- Nori Henk
- Michelle Vasquez

- Micah Haserjian
- Brenda Contreras
- Jennifer Duong
- Paige Brott
- Julianne Garcia

Chief City Clerk Ayala played 30 minutes of the 117 public comments received via the recorded public comment line.

All recorded public comments expressed opposition to the proposed Project No. 2355-APP:

- Francisco Rodriguez
- Hannah Buckley
- Anna
- Uma Sully
- Diego Ruiz
- Courtney Rice
- Matthew Hawthorne
- John Obaye
- Amin
- Shawn
- Leticia Callela-Austin
- Monte Means
- Nancy Wagner
- Roberto Benavidez
- Allison Thorne
- Fahren James
- Julianne Garcia
- Lincoln
- Chad Thompson
- Iris Avila
- Yvette
- Unknown
- Oscar Valdez
- Brianna Chavez

The following public comments were also received via the recorded public comment line. Recorded comments were uploaded online to be heard under Additional Documents. The following public comments all expressed opposition to the proposed Project No. 2355-APP:

- Brianna Barboza
- Dalina Newin
- Brenda Brito
- Alana
- Angel Castillo
- Katy Herrera

- Ally Peeples
- Margaret Starbuck
- Pamela Guerra
- Adriana Vazquez
- Juan
- James Lively
- Madeline Arellano
- Jenny Amaya
- Jaqueline Gomez
- Diana
- Victoria Patterson
- Angelica Mata
- Jerry and Virginia Salazar
- Carolina Blanchert
- Alexandra Pruitt
- Sofia Muller
- Lauren Curtis
- Sam Handelman
- Belinda
- Vanessa Moreno
- Ortheus
- Peter Curtis
- Amber Vazquez
- Rita Mateo
- Laura Cortez
- Jessica Johnson
- Juliana De La Rosa
- Hau
- Madeline
- Joseph Butler
- Delila Levy
- Allison
- Rick Perez
- Leticia Deballos
- Andrew Hartness
- Cilia Mata
- Jackie Gardilla
- Emmy Gardilla
- Alfredo Aguayo
- Kristin Calderon
- Umani Ross
- Sam
- Misha Harris
- Lisa Fields
- Nina Curtis

- Andrew
- Alex Fleming
- Renae Haserjian
- Juliette Johnson
- Faviola Velasco
- Ben Oswald
- Faye
- Sharon Stern
- Monserat Velasco
- Karla Vega
- Cathy Huong
- Maribel Torres
- Audrey Ran
- Katilyn Wong
- Leandro Nunez
- Sophie
- Ella Hushagen
- Juan
- Heidi Rivera
- Keith Saventorra
- Mia Stern
- Kiana
- Tamaya Jewel
- Nathan Losteter
- Gina Dance
- Jennifer Lee
- Randy Gomez
- Cheryl
- Constance Villalvaso
- Cynthia Camacho
- Tyler Jara
- Julie
- Yahira Gomez
- Carina Diaz
- Jordan Haine
- Brennan Perry
- Six (6) Unknown public comments also provided

Brenda Contreras and Micah Haserjian, appellants, expressed dissatisfaction with the Planning Commission and noted the project should have never been approved. Concerns were also expressed regarding the City staff not having yet produced an order to vacate Moffat Street in 1962, asserting that the issue cannot be considered settled without the missing documentation.

Appellants further cited a letter by Los Angeles County Supervisor Hilda Solis advising rezoning will happen later this year; and, also noted that the El Sereno Community Land Trust

recently declared an interest in transferring their land into their Land Trust. She encouraged the Council to deny the project.

Steven Scheck, Attorney for the applicant, commented that issues were addressed by City staff and the City of Los Angeles. He noted the conditions of approval were adjusted based on input from residents and the City Council. He advised the applicant has agreed to the conditions of approval and recognizes the concerns raised by the Council. He commented the property would be subject to a plan update and not a rezone and noted state law does not allow the downgrading of zoning to existing properties. He noted the homes will be developed by-right and there will not be any discretionary approvals or changes. Lastly, he noted the private access drive was a private easement granted in 1962 after a public street was removed. He encouraged City Council to deny the appeal.

In response to Mayor Pro Tem Mahmud's inquiry, Mr. Scheck confirmed the developer had not met with the neighbors during the month since the last public hearing. Mayor Pro Tem Mahmud strongly encouraged the developer to meet with the neighbors to reach a compromise as there is considerable ill from residents towards the project.

In response to Mayor Joe's inquiry, City Attorney Highsmith vehemently denied having any affiliation with the developer. Mr. Scheck praised City Attorney Highsmith's professionalism while working on this project. He confirmed his client has no previous affiliation with the City Attorney.

Mayor Joe closed the public hearing at 10:05 P.M.

Councilmember Cacciotti expressed concern regarding exposing the City to possible litigation. He suggested continuing the item for further review. He clarified the City is only responsible for the easement and not the development of the property which lies with the City of Los Angeles.

Councilmember Schneider commented he cannot currently support the Planning Commission's recommendation.

Mayor Pro Tem Mahmud expressed concern regarding waiting for the Northeast Los Angeles Community Plan before considering the item. She does not feel the timeline of having an update by the end of 2020 is accurate. She encouraged residents to bring their concerns to the City of Los Angeles Planning Department.

In response to Mayor Joe's inquiry, City Attorney Highsmith opined that continuing the item for two-months puts the burden on the new Council.

MOTION BY COUNCILMEMBER CACCIOTTI, SECONDED BY COUNCILMEMBER SCHNEIDER, CARRIED 5-0, to continue the public hearing to February 2021 and hold a closed session to discuss potential legal issues for the second City Council meeting in December.

Mayor Pro Tem Mahmud recommended continuing Item No. 18 to December 2, 2020. Given there is only one (1) public comment, City Council chose to hear the item this evening.

17. Open the Public Hearing for Discussion of an Urgency Ordinance Establishing Additional Tenant Protections; Review Findings and Provide Direction Regarding No-Fault Just Cause Evictions for Substantial Remodels, Tenant Relocation Assistance and Penalties

Assistant to the City Manager Lucy Demirjian provided a PowerPoint presentation, and responded to Council questions accordingly.

Interim City Manager Joyce confirmed the 45-day moratorium ends on December 16, 2020, for Council awareness. Assistant to the City Manager Demirjian clarified the moratorium ends on December 19, 2020.

Prior to opening the public hearing, Mayor Joe asked Chief City Clerk Ayala what the number of public comments received were.

Chief City Clerk Ayala responded that two public comments had been received in writing, and 12 public comments have been received via the public comment line.

Councilmember Cacciotti asked the Council to reconsider hearing Agenda Item No. 18, given the number of public comments being heard on this item. The Council concurred with Councilmember Cacciotti to move Agenda Item No. 18 to the next regular meeting of the City Council on December 2, 2020.

Mayor Joe opened the public hearing at 10:43 p.m.

Chief City Clerk Ayala announced the names of those who submitted public comment via e-mail (these comments were not read, but are added to the official final record of the meeting and are available under the meeting's Additional Documents):

- Ryan Barrett
- Alana Eden

Chief City Clerk Ayala played an audio recording of the public comment received via the City's public comment phone line:

- Josh Albrektson - Provided comments expressing support of the item and encouraged City Council to investigate rent control.
- Katrina Bleckley - Provided comments expressing support of the item and encouraged City Council to protect residents. She expressed support of requiring landlords to obtain permits prior to issuing a no-fault eviction.
- Matt Barbado - Provided comments expressing support of the item and encouraged City Council to protect residents.
- Matthew Buck - Provided comments encouraged City Council to continue the item on behalf of the California Apartment Association until further stakeholder meetings are held and additional feedback is received.

- Andrea Segal - Provided comments expressing support of the item and encouraged City Council to protect residents.
- Brandon Yung - Provided comments expressing support of the item and encouraged City Council to protect residents. He expressed support of requiring landlords to obtain permits prior to issuing a no-fault eviction.
- Jonathan Yaeger - Provided comments expressing support of the item and encouraged City Council to pass the item.
- John Srebalus - Provided comments expressing support of the item and encouraged City Council to protect residents. He expressed support of requiring landlords to obtain permits prior to issuing a no-fault eviction.
- Alyssa Rudd - Provided comments expressing support of the item and encouraged City Council to protect residents.
- Helen Tran - Provided comments expressing support of the item and encouraged City Council to protect residents.
- Unknown - Provided comments expressing support of the item and encouraged City Council to protect residents.
- Robyn Odoku - Provided comments expressing support of the item and encouraged City Council to protect residents.

Director Hankamer and City Attorney Highsmith responded to Council questions regarding: substantial remodel usually needs an architect or a contractor, or both; demolition permit requirements; noticing requirements to the tenant from the landlord; construction permit requirements; etc.

Councilmember Schneider recommended a more robust inspection program, and using a third-party contractor to provide an Occupancy Inspection Program. Mayor Pro Tem Mahmud agreed. Councilmember Schneider further suggested a mandatory return of the tenant's security deposit.

Mayor Pro Tem Mahmud noted relocation assistance is a complicated matter and recommends exploring the issue further.

Mayor Joe closed the public hearing at 11:14 P.M.

MOTION BY COUNCILMEMBER CACCIOTTI, SECONDED BY MAYOR PRO TEM MAHMUD, CARRIED 5-0, to:

1. Open the public hearing for discussion of a proposed urgency ordinance establishing additional procedures and requirements for no-fault just cause evictions for substantial remodels; and

2. Review initial study and provide direction regarding relocation assistance and direct staff to return with additional recommendations after stakeholder outreach and Planning Commission discussions.

ACTION/DISCUSSION ITEMS


18. Adoption of California Environmental Quality Act Initial Study and Negative Declaration and the Proposed Climate Action Plan

The item was moved to the next Regular Meeting of the City Council on December 2, 2020.


ADJOURNMENT

Mayor Joe announced a next Regular City Council meeting on December 2, 2020.

There being no further business, at 11:17 p.m. Mayor Joe adjourned the meeting.

DocuSigned by:

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Maria E. Ayala
Chief City Clerk

DocuSigned by:

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Diana Mahmud
Mayor

City Council Approved: 02/17/2021