



**CITY OF SOUTH PASADENA  
CITY COUNCIL - REGULAR MEETING**

**MINUTES**

**WEDNESDAY, APRIL 7, 2021 AT 7:30 PM**

**CALL TO ORDER:**

The Regular Meeting of the South Pasadena City Council was called to order by Mayor Mahmud on Wednesday, April 7, 2021, at 8:43 p.m. The meeting was held virtually, via Zoom, in accordance with Governor Newsom's Executive Order N-29-20. The City Council Chamber are located at 1424 Mission Street, South Pasadena, California.

**ROLL CALL**

<b><u>ALL PRESENT</u></b>	Mayor	Diana Mahmud
	Mayor Pro Tem	Michael Cacciotti
	Councilmember	Jack Donovan
	Councilmember	Jon Primuth
	Councilmember	Evelyn G. Zneimer

Maria Ayala, Chief City Clerk, announced a quorum.

**CITY** Sean Joyce, Interim City Manager; Andrew Jared, Assistant City Attorney;

**STAFF** Maria Ayala, Chief City Clerk were present at Roll Call. Other staff

**PRESENT:** members were present and presented reports or responded to questions as indicated in the minutes.

## 1. Public Comment - General

Mayor Mahmud announced public comments are intended to address matters not on the agenda for the meeting. Members of the public have the option of emailing or participating via Zoom (audio) to address the City Council, as listed on the agenda.

Mayor Mahmud announced that email comments were submitted via email and are added to the record as "Additional Docs" and added to the agenda and listed on the website. Note: These comments were not read, but the names of such Additional Docs are listed below.

Chief City Clerk Ayala noted the following written and recorded public comments were received:

Written Public Comment:

- Bianca Richards
- William Kelly

Recorded Public Comment:

- Louis Mench
- Alan Ehrlich

<b>PUBLIC HEARINGS</b>
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## 2. Introduction of Ordinance Adding a New Division 36.375 (Inclusionary Housing) to Chapter 36 (Zoning) of the South Pasadena Municipal Code; Adoption of Urgency Ordinance Pursuant to Government Code Section 36937(b), Amending the City of South Pasadena Municipal Code to Add a New Division 36.375 (Inclusionary Housing) to Chapter 36 (Zoning)

### Recommendation

It is recommended that the Council:

1. Introduce for First Reading by title only an Ordinance Amending the South Pasadena Municipal Code by Adding Division 36.375 (Inclusionary Housing) to Chapter 36 (Zoning) and waive further reading; and
2. Adopt an Urgency Ordinance pursuant to Government Code Section 36937(b) Amending the South Pasadena Municipal Code by Adding Division 36.375 (Inclusionary Housing) to Chapter 36 (Zoning) to take effect immediately.

A staff report was presented. The City Council had questions and discussions regarding this matter. Planning and Community Development Director Hankamer and Interim Long Range Planning & Economic Development Manager Bar-El responded to questions from the City Council and noted an additional document received to modify language in the proposed ordinance to state that affordable units shall be sold to moderate income households.

Councilmember Primuth inquired about the Planning Commission's theory regarding percentage set aside for low-income levels; the proposed in-lieu fees. Mayor Mahmud inquired where the density bonus areas are located within the City; inquired as to how enforcement will occur under the proposed ordinance. Staff responded to Councilmember questions and provided clarifications.

Mayor Mahmud opened the public hearing.

Chief City Clerk Ayala noted the following written and recorded public comments were received:

**Written Public Comment:**

- Jason Mak
- Doug Smith
- Ella Hushagen
- Victor Tang
- Gail Maltun

**Recorded Public Comment:**

- Josh Albrektson

With no other requests to speak, the public hearing was closed.

### **COUNCIL ACTION AND MOTION**

Councilmember Primuth expressed his support for the ordinance but noted that it will benefit some and not others.

Mayor Mahmud noted that Councilmember Donovan lost internet connection and is absent from the meeting.

It was moved by Mayor Mahmud, seconded by Mayor Pro Tem Cacciotti, and approved by roll call vote to approve Agenda Item 2, as amended to include language presented in the amended document that affordable units shall be sold to moderate income households.

Motion carried, 4-0. (Councilmember Donovan was not present during the vote.)

### **3. Adoption of Fiscal Year 2020-2021 Budget**

#### **Recommendation**

It is recommended that the City Council:

1. Review the proposed budget as presented, receive public comments, and provide direction to staff regarding the budget for Fiscal Year 2020-2021.
2. Review designated General Fund Reserves and provide direction to staff.
3. Approve the attached resolution, adopting the Fiscal Year 2020-2021 Annual Budget.

A staff report was presented. The City Council had questions and discussions regarding this matter. Interim Assistant City Manager Aguilar and staff responded to questions from the City Council.

Councilmember Zneimer inquired about the increase to the Police Department budget.

The City Council discussed the revenue received from cell towers and discussed where it could be allocated.

Staff responded to City Council inquiries and provided clarifications.

Mayor Mahmud opened the public hearing.

With no requests to speak, the public hearing was closed.

Mayor Pro Tem Cacciotti discussed the designated reserve recommendations from staff and requested that pension and medical reserves be set aside from the general fund in the future. Councilmember Primuth discussed the dedicated funds for street improvements and asked how that budgeted number is determined. The City Council discussed the funding from the American Rescue Plan and where it could be allocated.

Staff responded to City Council inquiries and provided clarifications.

### **COUNCIL ACTION AND MOTION**

It was moved by Mayor Pro Tem Cacciotti, seconded by Councilmember Primuth, and approved by roll call vote to approve Agenda Item 3 with the exception of recommended action #2, as presented.

Motion carried, 4-0 (Councilmember Donovan was not present during the vote).

#### **4. Public Hearing to Reallocate the Remaining Appropriation of Community Development Block Grant - Coronavirus (CDBG-CV) Funds to the Senior Nutrition program**

##### **Recommendation**

It is recommended that the City Council allocate an amount not to exceed \$27,000 of remaining CDBG-CV funds to the Senior Nutrition program, account number 260-8030-8023-8180-000, to provide free home-delivered meals from April 2021 to June 2021.

A staff report was presented.

Mayor Mahmud opened the public hearing.

With no requests to speak, the public hearing was closed.

### **COUNCIL ACTION AND MOTION**

It was moved by Mayor Pro Tem Cacciotti, seconded by Councilmember Zneimer, and approved by roll call vote to approve Agenda Item 4, as presented.

Motion carried, 4-0. (Councilmember Donovan was not present during the vote.)

#### **5. Request For Review of Project No. 2238-COA – Modification of Certificate of Appropriateness for 1030 Brent Avenue (Assessor’s Parcel Number: 5318-015-019)**

##### **Recommendation**

Staff recommends that the City Council uphold the Cultural Heritage Commission’s approval of the modification to Project No. 2238-COA, Certificate of Appropriateness for 1030 Brent Avenue based on the findings and conditions of approval contained in the February 18, 2021 Cultural Heritage Commission staff report and pursuant to the City Council discussion when this matter was originally remanded to the Cultural Heritage Commission.

A staff report was presented. The City Council had questions and discussions regarding this matter. Planning Manager Kith and staff responded to questions from the City Council.

Mayor Pro Tem Cacciotti inquired about the ability to require the removal of unpermitted construction and imposing of a 5-year moratorium. The City Council discussed the applicant's ADU conversion that occurred in 2019. Mayor Mahmud inquired about the usual penalty and enforcement from staff's perspective when unpermitted work occurs.

Staff responded to City Council inquiries and provided clarifications.

Mayor Mahmud opened the public hearing.

Chief City Clerk Ayala noted the following written and recorded public comments were received:

Written Public Comment:

- Nichole Dunville – Oppose
- Christopher Sutton – Support

Recorded Public Comment:

- Travis Dunville – Oppose

With no requests to speak, the public hearing was closed.

Councilmember Zniemer inquired about the current status to gain compliance on the unpermitted work. Mayor Pro Tem Cacciotti expressed concern with the applicant's lack of compliance over the years and inquired if there was any concerns with parking issues with the current ADU.

Staff responded to City Council inquiries and provided clarifications.

## **COUNCIL ACTION AND MOTION**

It was moved by Mayor Mahmud, seconded by Councilmember Primuth, and approved by roll call vote to approve Agenda Item 5, as presented.

Motion carried, 4-0-1. Mayor Pro Tem Cacciotti abstained.

<b>ACTION / DISCUSSION</b>
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**6. Approve City-Sponsorship of Legislation (SB 381) with Amendments Proposed Through Community Input**

Recommendation

On behalf of the Ad Hoc Caltrans Housing Subcommittee and staff, it is recommended that the City Council approve the suggested amendments (listed below, 1-7) to the version of SB 381 that was previously presented, incorporating several suggestions presented by members of the community since it was presented on March 17, 2021.

Councilmember Donovan presented the staff report.

Adam Eliason, CivicStone, made a presentation. The City Council had questions and discussions regarding this matter.

Mayor Mahmud inquired about the challenges to get SB 381 through the legislative process and how COVID-19 has effected the current process.

Councilmember Zneimer inquired if the bill can still be amended and have public input given the current tight timeline; discussed past legislative efforts pertaining to the sale Caltrans housing; expressed concern with the bill violating the California Constitution.

Kristi Lopez, Senator Portantino's Office, responded to City Council inquiries and provided clarifications.

Mayor Mahmud opened the public comment period.



Chief City Clerk Ayala noted the following written and recorded public comments were received:

Written Public Comment:

- Bert DeMars
- Linda Esposito
- Josh Albrektson
- Sally Takeda
- Mary Farley
- Ron Rosen
- Charles Loveman
- Gilbert Saucedo
- Timothy Ivison

Recorded Public Comment:

- Carol Kramer
- Victoria Patterson
- Josh Albrektson
- Delaine Shane
- Mary Urquhart
- Ryan Patterson
- Linda Esposito
- Ron Rosen
- Gilbert Saucedo
- Roberto Flores
- Angela Flores
- Laurie David
- Michael Cuestas
- Charles Loveman
- Mark Gallatin
- Cole Patterson
- Joanne Nuckols
- Cynthia Flores

With no other requests to speak, the public comment period was closed.

Councilmember Primuth requested to table this item to include additional public input. Mayor Mahmud inquired about the current legislative timeline for the bill. Mayor Pro Tem Cacciotti expressed his support to table the item and have more public input.

Councilmember Zneimer also agreed to table this item and expressed support for additional time for negotiation and public input.

The City Council discussed the possibility of tabling the item; the possibilities of amending the bill; how more public input could be achieved. The City Council discussed revisiting this item in two weeks after additional public input and involvement of the South Pasadena Preservation Foundation.

### **COUNCIL ACTION AND MOTION**

There was a consensus of the City Council to table Agenda Item 6 to the next City Council meeting.

#### **7. Award Contract to CivicStone, LLC to Determine, Prepare, and Implement a Surplus Property Acquisition and Rehabilitation Strategy in an Amount Not-to-Exceed \$75,000**

##### **Recommendation**

It is recommended that the City Council:

1. Review CivicStone, LLC 's March 29, 2021 proposal to determine, prepare, and implement a surplus property acquisition and rehabilitation strategy relating to Caltrans' surplus residential properties located in South Pasadena; and
2. Appropriate \$75,000 from Slater Fund Reserve Account (101-0000-0000-3100-000) to City Manager Professional Services Account (101-2010-2011-8170-000) for Step 1 Legislation, Plan Approval, & Unoccupied/Vacant Land Due Diligence (scope defined below); and
3. Authorize the Interim City Manager to execute the attached agreement and any amendments with CivicStone, LLC in an amount not-to-exceed \$75,000 for the Step 1 Legislative phase to determine a surplus property acquisition and rehabilitation strategy.

**COUNCIL ACTION AND MOTION**

There was a consensus to allow the City Manager to continue utilizing CivicStone, LLC.

**ADJOURNMENT**

There being no further matters, Mayor Mahmud adjourned the Virtual Zoom meeting of the City Council at 1:11 AM, to the next Regular City Council meeting scheduled for Wednesday, April 21, 2021.

Respectfully submitted:



Lucie Colombo, CMC, CPMC  
City Clerk

**APPROVED:**



**DIANA MAHMUD  
MAYOR**

Attest:



Lucie Colombo, CMC, CPMC  
City Clerk

*Approved at City Council Meeting: 7/7/2021*