



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

**MINUTES**  
**WEDNESDAY, APRIL 20, 2022, AT 7:00 P.M.**

**CALL TO ORDER:**

The Regular Meeting of the South Pasadena City Council was called to order by Mayor Cacciotti on Wednesday, April 20, 2022, at 7:00 P.M. The City Council Chambers are located at 1424 Mission Street, South Pasadena, California.

**ROLL CALL:**

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

**ABSENT**           None.

Christina Muñoz, Deputy City Clerk, announced a quorum.

**CITY STAFF PRESENT:**

Arminé Chaparyan, City Manager; Andrew Jared, City Attorney; Christina Muñoz, Deputy City Clerk were present at Roll Call. Other staff members presented reports or responded to questions as indicated in the minutes.

**PLEDGE OF ALLEGIANCE**

The Flag Salute was led by Mayor Pro Tem Primuth

**CLOSED SESSION ANNOUNCEMENTS**

**1. CLOSED SESSION ANNOUNCEMENTS**

**A. CONFERENCE WITH LEGAL COUNSEL: EXISTING LITIGATION**

(Government Code Section 54956.9(d)(1))

1. Californians for Homeownership, Inc. v. City of South Pasadena, (Case No. 22STCP01388)
2. Californians for Homeownership, Inc. v. City of South Pasadena, (Case No. 22STCP01161)

**Two new items were added to the closed session agenda per City Attorney Jared:**

**B. CONFERENCE WITH LEGAL COUNSEL: EXISTING LITIGATION**

(Government Code Section 54956.9(d)(1))

1. Owen Cliff Snider v. City of South Pasadena, (UPC Case No. LA-CE-1180-M)
2. Alison Smith v. City of South Pasadena (LASC Case No. 19BBCV00118)
3. City of South Pasadena v. California Department of Transportation (LASC Case No. 21STCP01779)

**C. CONFERENCE WITH LEGAL COUNSEL: POTENTIAL OF LITIGATION**

(Government Code Section 54956.9(d)(2))

Number of Potential Cases: 2

**City Attorney Jared reported that no action was taken in closed session.**

**The City Council recessed closed session at 6:59 P.M.**

**PUBLIC COMMENT**

**2. PUBLIC COMMENT – GENERAL – GENERAL (NON-AGENDA ITEMS)**

In-Person Comments:

Members of the Pasadena Showcase House spoke regarding an event at Oaklawn Manor from April 24 – May 22.

Ed Chen, Athens Services, spoke regarding a giveaway event this weekend.

Walter Quinn spoke regarding the South Pasadena Police Department.

Toby spoke regarding the work done by the City Council and a fix-it ticket he received.

Alan Ehrlich spoke regarding the City Council's deliberative process at public meetings.

Yvonne LaRose spoke regarding dispute resolution services.

## PRESENTATIONS

### 3. PET ADOPTION: PASADENA HUMANE SOCIETY

Michelle Holbrook, Pasadena Humane Society, introduced Portobello.

### 4. SOUTH PASADENA POLICE DEPARTMENT LIFE SAVING AWARDS

Police Chief Solinsky presented lifesaving awards to Officer Perch, Officer Calderon, and Detective Borrello.

### 5. PROCLAMATION DECLARING APRIL 17 THROUGH APRIL 23, 2022 AS "CALIFORNIA MOSQUITO AWARENESS WEEK" IN THE CITY OF SOUTH PASADENA

Mayor Cacciotti presented a proclamation declaring April 17 through April 23 2022, as "California Mosquito Awareness Week".

### 6. PROCLAMATION DECLARING APRIL 22, 2022, AS "EARTH DAY" IN THE CITY OF SOUTH PASADENA

Mayor Cacciotti presented a proclamation declaring April 22, 2022, as "Earth Day".

### 7. PROCLAMATION DECLARING APRIL 27, 2022 AS "DENIM DAY" IN THE CITY OF SOUTH PASADENA

Mayor Cacciotti presented a proclamation declaring April 27, 2022 as "Denim Day".

### 8. PROCLAMATION DECLARING APRIL 24, 2022 AS "ARMENIAN GENOCIDE REMEMBRANCE DAY" IN THE CITY OF SOUTH PASADENA

Mayor Cacciotti presented a proclamation declaring April 24, 2022 as "Armenian Genocide Remembrance Day".

## COMMUNICATIONS

### 9. COUNCILMEMBERS COMMUNICATIONS

Councilmember Zneimer spoke regarding the City's award for its Rose Parade float, the recent Library Volunteer Recognition event, recent code enforcement cases, and a recent water education session she attended.

Councilmember Donovan spoke regarding the Arroyo Seco Golf Course and Nature Trail re-openings, and the lease for the batting cages.

Councilmember Mahmud spoke regarding a recent meeting of the Library Board of Trustees, a recent meeting of the Planning Commission and its approval of the Arbor Square Project, and the upcoming Garden Tour hosted by South Pasadena Beautiful.

**Motion by Councilmember Mahmud, second by Mayor Pro Tem Primuth, to bring back a resolution condemning the actions of the Russian Government towards Ukraine.**

Mayor Pro Tem Primuth spoke regarding a recent meeting of the Mobility, Infrastructure & Transportation Commission, the Arroyo Verdugo Joint Powers Authority (JPA) meeting postponement to June 9, 2022, a recent Southern California Association of Governments (SCAG) Transportation Committee meeting, a recent SB 381 Implementation Ad-Hoc Committee meeting, the final report from the Finance Ad-Hoc Committee, the 626 Golden Street event this coming weekend, the Eclectic Music Festival on April 30, and the upcoming South Pasadena Education Foundation Party Gras event in May.

Mayor Cacciotti spoke regarding electronic leaf blowers, the Library Volunteer Recognition event, the recent event of the Institute Redesign and Learning at the Arroyo, the horse trail by the Arroyo, an unhoused individual who recently obtained housing, a recent meeting at the Huntington Beach Police Department regarding mental health mobile services, a Public Works employee who fixed a broken tree branch, the Arroyo Seco Golf Course, and the recent Eggstravaganza event.

#### **10. CITY MANAGER COMMUNICATIONS**

City Manager Chaparyan invited the community to attend the 626 Golden Streets event.

"Gabe the Sasquatch" visited the City Council meeting along with "Officer Justice".

#### **11. REORDERING OF, ADDITIONS, OR DELETIONS TO THE AGENDA**

None.

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**CONSENT CALENDAR**

A motion was made by Councilmember Zneimer, seconded by Councilmember Mahmud and approved by roll call vote to approve Consent Calendar Items 12-15, as presented and with modification to item No. 13. Mayor Pro Tem Primuth requested to pull Item No. 16 for separate discussion. The motion carried 5-0, by the following vote:

**AYES:** Donovan, Mahmud, Primuth, Zneimer, Mayor Cacciotti  
**NOES:** None.  
**ABSENT:** None.  
**ABSTAINED:** None.

12. APPROVAL OF PREPAID WARRANTS IN THE AMOUNT OF \$95,607.42; GENERAL CITY WARRANTS IN THE AMOUNT OF \$558,255.01; SUPPLEMENTAL AUTOMATED CLEARING HOUSE PAYMENTS IN THE AMOUNT OF \$67,943.53; VOIDS IN THE AMOUNT OF (\$6,077.50); TRANSFERS IN THE AMOUNT OF \$96,898.22; PAYROLL IN THE AMOUNT OF \$937,322.02

**Recommendation**

It is recommended that the City Council approve the Warrants as presented.

A motion was made to approve recommendation on the Consent Calendar

13. APPROVAL OF A FIVE-YEAR AGREEMENT WITH THE SOUTH PASADENA CHAMBER OF COMMERCE FOR THE OPERATION OF THE SOUTH PASADENA FARMERS' MARKET

**Recommendation**

It is recommended that the City Council approve a five (5) year agreement with the South Pasadena Chamber of Commerce for the operation of the South Pasadena Farmers' Market.

A motion was made to approve recommendation on the Consent Calendar

14. MONTHLY INVESTMENT REPORT FOR FEBRUARY 2022

**Recommendation**

It is recommended that the City Council receive and file the Monthly Investment Report for February 2022.

A motion was made to approve recommendation on the Consent Calendar

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**15. APPROVAL OF THIRD AMENDMENT TO THE ARROYO SECO GOLF COURSE OPERATIONS MANAGEMENT AGREEMENT WITH DONOVAN BROS. GOLF, LLC**

**Recommendation**

It is recommended that the City Council approve the Third Amendment to the Arroyo Seco Golf Course (Golf Course) Operations Management Agreement (Agreement) with Donovan Bros. Golf, LLC (Donovan).

**A motion was made to approve recommendation on the Consent Calendar**

**16. PRESENTATION OF CITY COUNCIL MEETING MINUTES**

**Recommendation**

It is recommended that the City Council approve the minutes as listed on the agenda and as presented.

**COUNCIL ACTION AND MOTION**

**Mayor Pro Tem Primuth pulled this item for further discussion. A motion was made by Mayor Pro Tem Primuth, seconded by Councilmember Zneimer and approved by roll call vote to approve the Item No. 16, as modified. The motion carried 5-0, by the following vote:**

**AYES:** Donovan, Mahmud, Primuth, Zneimer, Mayor Cacciotti  
**NOES:** None.  
**ABSENT:** None.  
**ABSTAINED:** None.

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**PUBLIC HEARING**

- 17. PUBLIC HEARING TO ADOPT A RESOLUTION APPROVING THE REMAINING COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FUNDS FOR FISCAL YEAR 2021/2022, IN THE AMOUNT OF \$104,170.90, WITH INCREASES OF \$6,127.70 FOR THE SENIOR NUTRITION PROGRAM AND \$98,043.20 FOR THE SIDEWALK REPLACEMENTS AND AMERICAN WITH DISABILITIES ACT RAMP UPGRADES, AND PROGRAM FUNDS FOR FISCAL YEAR 2022/2023 IN THE AMOUNT OF \$122,554, WITH \$24,510.80 FOR THE SENIOR NUTRITION PROGRAM AND \$98,043.20 FOR SIDEWALK REPLACEMENTS AND AMERICAN WITH DISABILITIES ACT RAMP UPGRADES**

**Recommendation**

It is recommended that the City Council conduct a public hearing and adopt a resolution to approve the following:

1. Program the remaining portion of the Community Development Block Grant (CDBG) program funds for the Fiscal Year 2021/2022, in the amount of \$104,170.90, with increases of \$6,127.70 for the Senior Nutrition Program and \$98,043.20 to Sidewalk Replacements and American with Disabilities Act (ADA) ramp upgrades; and
2. Program the CDBG program funds for the Fiscal Year 2022/2023, in the amount of \$122,554, with \$24,510.80 for the Senior Nutrition Program and \$98,043.20 for Sidewalk Replacements and ADA ramp upgrades.

**COUNCIL ACTION AND MOTION**

**A motion was made by Mayor Pro Tem Primuth, seconded by Councilmember Mahmud and approved by roll call vote to approve the Item No. 17, as presented. The motion carried 5-0, by the following vote:**

**AYES:** Donovan, Mahmud, Primuth, Zneimer, Mayor Cacciotti  
**NOES:** None.  
**ABSENT:** None.  
**ABSTAINED:** None.

**Resolution No. 7763 was adopted.**

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**ACTION/DISCUSSION****18. AUTHORIZE THE CITY MANAGER TO EXECUTE CONTRACT AMENDMENTS FOR THE 2021-2029 HOUSING ELEMENT AND GENERAL PLAN/ DOWNTOWN SPECIFIC PLAN****Recommendation**

It is recommended that the City Council authorize the City Manager to execute the:

1. Second Amendment to the PlaceWorks Professional Services Agreement (PSA) for the 2021-2029 Housing Element to include additional analysis in the amount of \$42,715 for a total not-to-exceed amount of \$310,313; and
2. Third Amendment to the PlaceWorks PSA for the General Plan/Downtown Specific Plan (GP/DTSP) to include additional revisions in the amount of \$25,000 for a total not-to-exceed amount of \$260,312.

**In-person Comments:**

Alan Ehrlich spoke regarding the amendment for the Housing Element and General Plan.

Josh Albrektson spoke regarding lawsuits against the City, the April administrative draft of the Housing Element to the California Department of Housing and Community Development (HCD) and the response from HCD.

**COUNCIL ACTION AND MOTION**

**A motion was made by Mayor Pro Tem Primuth, seconded by Councilmember Mahmud and approved by roll call vote to approve the Item No. 18, as presented, with direction that staff report back on the reconciliation of PlaceWorks' invoices and amounts paid vs contract max allowance. The motion carried 4-1, by the following vote:**

**AYES:** Donovan, Mahmud, Primuth, Mayor Cacciotti  
**NOES:** Zneimer  
**ABSENT:** None.  
**ABSTAINED:** None.

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**19. APPROVAL OF A MEMORANDUM OF UNDERSTANDING WITH THE SOUTH PASADENA PRESERVATION FOUNDATION FOR INSPECTION OF VACANT CALTRANS SURPLUS HOMES; AND AUTHORIZE CITY MANAGER TO ISSUE REQUEST FOR QUALIFICATIONS FOR HOUSING RELATED ENTITIES, TO ISSUE A REQUEST FOR PROPOSAL FOR PROPERTY INSPECTION AND REPAIR ESTIMATES FOR SUCH PROPERTIES, AND TO APPROVE A FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT WITH CIVICSTONE, LLC**

**Recommendation**

It is recommended that the City Council review and provide direction regarding the implementation of Senate Bill 381 (SB 381):

1. Authorize the City Manager to enter into a Memorandum of Understanding (MOU) with the South Pasadena Preservation Foundation (SPPF) to inspect the vacant historic surplus Caltrans properties and identify the character defining features; and
2. Authorize the City Manager to release a Request for Qualifications (RFQ) to solicit Housing Related Entities (HREs) for potential partnership opportunities and/or consultants to assist in the formation and implementation of a Community Land Trust; and
3. Authorize the City Manager to release a Request for Proposals (RFP) to conduct property inspection and repair estimates of the properties under consideration for purchase by the City; and
4. Approve a First Amendment to the Professional Services Agreement (PSA) with CivicStone, LLC to extend the contract term to complete the existing scope of work and authorize an additional \$5,850 for the additional scope of work, for total not-to-exceed amount of \$80,850

**Zoom Comments:**

Mark Gallatin spoke regarding the South Pasadena Preservation Foundation and CalTrans.

Steven Lawrence spoke regarding the renters of South Pasadena and the CalTrans properties.

**COUNCIL ACTION AND MOTION**

**Recommendation No. 1 of this item was removed at the request of the South Pasadena Preservation Foundation. The item will be brought back at a future meeting date.**

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A motion was made by Mayor Pro Tem Primuth, seconded by Councilmember Mahmud and approved by roll call vote to approve recommendation No. 2 of this item, as presented. The motion carried 5-0, by the following vote:

**AYES:** Donovan, Mahmud, Primuth, Zneimer, Mayor Cacciotti  
**NOES:** None.  
**ABSENT:** None.  
**ABSTAINED:** None.

A motion was made by Councilmember Donovan, seconded by Councilmember Mahmud and approved by roll call vote to approve recommendation No. 3 of this item, as presented with the letter to Caltrans pertaining to access to the properties. The motion carried 5-0, by the following vote:

**AYES:** Donovan, Mahmud, Primuth, Zneimer, Mayor Cacciotti  
**NOES:** None.  
**ABSENT:** None.  
**ABSTAINED:** None.

A motion was made by Councilmember Mahmud, seconded by Mayor Cacciotti and approved by roll call vote to approve recommendation No. 4 of this item, as presented. The motion carried 5-0, by the following vote:

**AYES:** Donovan, Mahmud, Primuth, Zneimer, Mayor Cacciotti  
**NOES:** None.  
**ABSENT:** None.  
**ABSTAINED:** None.

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**ADJOURNMENT**

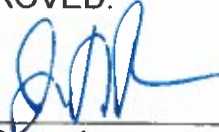
There being no further matters, Mayor Cacciotti adjourned the meeting of the City Council at 11:10 P.M., to the next Special City Council meeting scheduled on Wednesday, April 27, 2022.

Respectfully submitted:



Mark Perez  
Deputy City Clerk

APPROVED:



Jon Primuth  
Mayor

ATTEST:



Mark Perez  
Deputy City Clerk

*Approved at City Council Meeting: April 19, 2023*