



**Tuesday, September 11, 2019**  
**Minutes of the Special Meeting of the City Council**

**CALL TO ORDER**

A Special Meeting of the South Pasadena City Council was called to order by Mayor Khubesrian on Tuesday, September 11, 2019, at 8:13 p.m., in the Council Chamber, located at 1424 Mission Street, South Pasadena, California.

Mayor Khubesrian announced that tonight's meeting would be adjourned in memory and honor of the September 11 (9-11) victims and a moment of silence would be observed at the end of the meeting.

**ROLL CALL**

**Present:** Councilmembers Cacciotti, Mahmud, and Schneider; Mayor Pro Tem Joe; and Mayor Khubesrian.

**Absent:** None.

**City Staff Present:** City Manager DeWolfe; City Attorney Highsmith; and Chief City Clerk Ayala were present at Roll Call. Other staff members presented reports or responded to questions as indicated in the minutes.

**PLEDGE OF ALLEGIANCE**

Councilmember Mahmud led the Pledge of Allegiance.

**1. CLOSED SESSION ANNOUNCEMENTS**

**A. Public Employee Performance Evaluation**

PUBLIC EMPLOYEE PERFORMANCE EVALUATION, Pursuant to Government Code Section 54957(b)(1):

Title: City Manager

**B. Anticipated Litigation**

CONFERENCE WITH LEGAL COUNSEL— Significant Exposure to Litigation, Pursuant to Government Code Section 54956.9(d)(2):

Number of Potential Cases: 2

**C. Existing Litigation**

CONFERENCE WITH LEGAL COUNSEL – Existing Litigation, Pursuant to Government Code Section 54956.9(d)(1):

*Smith v. City of South Pasadena*

**D. Initiation of Litigation**

CONFERENCE WITH LEGAL COUNSEL – Potential Litigation, Pursuant to Government Code Section 54956.9(d)(3):

Number of Cases: 1

**E. Real Property Negotiations**

CONFERENCE WITH REAL PROEPRTY NEGOTIATOR – Pursuant to Government Code Section 54956.8

Property: Surplus CalTrans properties within SR-710 corridor

Negotiating Parties: Stephanie DeWolfe, City Manager, Heritage Housing, and CalTrans

Under Negotiation: Price and Terms

City Attorney Highsmith reported that the meeting convened into Closed Session to discuss the following items:

Item No. B: Two matters were discussed and direction was provided to the City Attorney; however, no action was taken.

Item No. C: a status report was provided, no action was taken, however direction was provided to staff.

Item No. D: No action was taken.

City Attorney Highsmith further reported that Closed Session Items B, C, and D were the only items that were addressed in Closed Session with no time for other matters to be discussed before open session.

## **PUBLIC COMMENTS**

Dr. Tom William, Representative for Citizens Coalition for a Safe Community, requested City hold workshops regarding topics such as the status of SR 710 Phases 1 and 2.

Mark Gallatin, South Pasadena Preservation Foundation President, discussed Caltrans emergency regulations, Caltrans litigation, affordability programs, selection of Housing Related Entities, credit for affordable units for regional housing, and preference to municipal employees.

Brian Bright, South Pasadena Resident, expressed the concern of the potential hazards of having heavy trucks driving through the City.

Chris Bray, South Pasadena Resident, expressed concerns over the manner in which Public Comment has been heard at previous City Council meetings; concerns over Councilmember Schneider's comments at a recent Planning Commission meeting; concerns over the City's Planning Department; and concern over City Council priorities.

Anne Bagasao, South Pasadena Resident, thanked Councilmember Mahmud for her personal assistance with her SCE billing issue; expressed appreciation for Sergeant Robledo and his professionalism in serving the South Pasadena community as she recently did a ride-along with him; recognized California Legislators for the recent passage of statewide rent control legislation; asked City Council to give serious consideration to all aspects of the housing issues being presented; and asks that City Council do right by Alison Smith.

Sean Abajian, President of Prospects Housing, expressed concerns over property located at 626 Prospect Ave., and encouraged the City Council to take action to submit a *Letter of Interest* to CalTrans by the September 26<sup>th</sup> deadline.

Jennifer Tuason, South Pasadena Resident, concerns over the overgrown brush around the "snake trail" walking path, and how to seek assistance in having it tended to, or what the process for volunteering to clear it is.

Roberto Flores, South Pasadena Resident and member of the United CalTrans Tenants, expressed concerns over tenant rents being raised, tenant concerns being addressed, and possible legal action the tenants may take on this matter.

Libby Curiel, Los Angeles Resident and member of the United CalTrans Tenants, wants to share awareness about what CalTrans property tenants are faced with, and asks the City to include, and take into account, current resident input in how decisions are made with respect to these properties.

## **ACTION/DISCUSSION**

### **2. Receive and File a Report on Opportunities to use the California Department of Transportation Affordable Sales Program for the State Route 710 Surplus Properties to Create Affordable Housing**

Receive and file a report on opportunities to use the California Department of Transportation's (Caltrans) Affordable Sales Program for the State Route 710 surplus properties to create affordable housing.

Manager of Long Range Planning and Economic Development, Margaret Lin, provided the introduction and background to the item.

Timothy Sales, Vice-President of Operations from Heritage Housing Partners, provided an informational PowerPoint presentation. Mr. Sales was also joined by Charles Loveman, Executive Director of Heritage Housing Partners, who also provided information and responses to Council questions.

City Council held considerable discussion on this matter including, but not limited to: types of housing to be built, *New Economics for Women* pending escrow and financing issues, HRE financing regulations, available sources of funding for property purchase, possibility of tenant purchase of property, City's risk factor to participate, approach of other cities facing similar processes, etc.

Mr. Sales and Mr. Loveman responded to Council's questions accordingly.

#### **Public Comment:**

John Srebalus, South Pasadena Resident, applauds the City's efforts towards housing development, but shared concerns over lack of affordable housing programs in the City, and low-income criteria included in the Heritage Housing Partners' plan.

Don Justin Jones, Representative of Former CalTrans Tenants Association, expressed concerns over potential contradictions in the plan being proposed.

After Public Comment, City Council continued discussion on the topic including: cost to rehabilitate the homes, legislation prohibiting CalTrans bundling properties, operational risk to the City, limited equity housing cooperative, HRE's obligations to pay property taxes, potential City policy to request homeownership over rental property, etc.

Mr. Sales and Mr. Loveman responded to Council's questions accordingly.

**MOTION BY COUNCILMEMBER CACCIOTTI SECOND BY MAYOR PRO TEM JOE, CARRIED 5-0, to Receive and file a report on opportunities to use the California Department of**

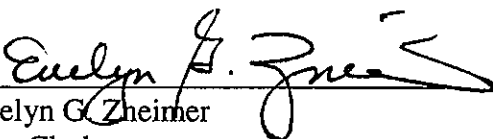
Transportation's (Caltrans) Affordable Sales Program for the State Route 710 surplus properties to create affordable housing.

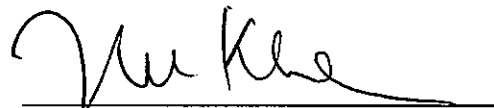
Mayor Khubesian announced that the City Council would convene back into closed session after the adjournment of the regular meeting. The next Regular City Council meeting will be held on September 18, 2019.

## ADJOURNMENT

Mayor Khubesian thanked Chief Ortiz for holding a brief ceremony in the morning to recognize the victims of September 11<sup>th</sup> (photos displayed). Mayor Pro Tem Joe said a few words in memory of the lives lost during the 9-11 tragedy.

Mayor Khubesian adjourned the meeting at 9:39 p.m.

  
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Evelyn G. Zheimer  
City Clerk

  
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Marina Khubesian, M.D.  
Mayor