



**MINUTES OF THE REGULAR MEETING OF THE  
JOINT CITY COUNCIL/REDEVELOPMENT SUCCESSOR AGENCY/  
PUBLIC FINANCING AUTHORITY  
OF THE CITY OF SOUTH PASADENA CONVENED  
THIS 1<sup>ST</sup> DAY OF JULY 2015, AT 7:30 P.M.  
AMEDEE O. "DICK" RICHARDS, JR., COUNCIL CHAMBERS  
1424 MISSION STREET**

**ROLL CALL**

Mayor Joe convened the Regular Meeting of the South Pasadena Joint City Council/Redevelopment Successor Agency (Agency)/Public Financing Authority (Authority) at 7:41 p.m.

Interim Chief Deputy City Clerk Kilby called the roll. Present were City Councilmembers/Agency/Authority Members Cacciotti, Khubesrian, and Schneider; Mayor Pro Tem/Agency/Authority Vice Chair Mahmud; and Mayor/Agency/Authority Chair Joe.

Absent: None.

Other Officials and Staff present: City Manager/Agency/Authority Executive Director Gonzalez; City Attorney/Agency/Authority Counsel Highsmith; Police Chief Miller; Deputy Fire Chief Riddle; Finance Director Batt; Public Works Director Toor; Director of Library, Arts, and Culture Fjeldsted; Community Services Director Pautsch; Human Resources Manager Lee Ko; Principal Management Analyst Lin; Executive Assistant Demirjian; and Interim Chief Deputy City Clerk/Interim Chief Deputy Agency/Interim Chief Deputy Authority Secretary Kilby.

**INVOCATION**

Mayor Joe offered the invocation.

**PLEDGE OF ALLEGIANCE**

Noelle Baldauf, former athlete, Special Olympics, led the Pledge of Allegiance.

**1. CLOSED SESSION ANNOUNCEMENTS**

Mayor Joe called the Closed Session of the Regular Meeting of the City Council of July 1, 2015, to order at 6:30 p.m., and all Councilmembers were present. The Meeting convened

into Closed Session to discuss the following items as listed on the Closed Session Regular Meeting Agenda:

3. Conference with Legal Counsel – Initiation of Litigation  
Pursuant to Government Code Section 54956.9 (d)(4)
4. Personnel Item – Performance Evaluation of City Manager  
Pursuant to Government Code Section 54957 (b)(1)
5. Conference with Labor Negotiators regarding labor negotiations with the following  
Unrepresented Employee: City Manager  
Pursuant to Government Code Section 54957.6

Item No. 3: City Attorney Highsmith reported that the City Council met in Closed Session to discuss a matter of potential initiation of litigation with the City Attorney. Direction was provided to the City Attorney; however, no action was taken.

Item No. 4: City Attorney Highsmith said the City Council also met in Closed Session to conduct the annual performance evaluation of the City Manager. Direction was provided to the City Manager.

Item No. 5: City Attorney Highsmith said that additionally, there was a discussion under labor negotiations and direction was provided.

**2. PRESENTATION BY PAUL LEON, MAYOR, CITY OF ONTARIO, AND CITY OF SOUTH PASADENA REPRESENTATIVE ON THE GOVERNING BOARD OF THE METRO GOLD LINE FOOTHILL EXTENSION CONSTRUCTION AUTHORITY (FOOTHILL GOLD LINE): UPDATE ON THE FOOTHILL GOLD LINE**

Paul Leon, Mayor, City of Ontario, and City of South Pasadena (City) Representative on the Governing Board of the Metro Gold Line Foothill Extension Construction Authority (Foothill Gold Line) provided an update on the Foothill Gold Line, accompanied by a PowerPoint presentation. South Pasadena Resident Dan Evans, the City's Alternate Governing Board Representative, Foothill Gold Line, joined him at the podium and contributed to the presentation. Both responded to questions. Councilmember Cacciotti requested that the Representatives inform the Governing Board of the current overcrowded conditions of the Gold Line and of the need for a north-south light-rail connection.

**3. PRESENTATION OF A CERTIFICATE OF APPRECIATION TO MICHELLE LINDSAY, OUTGOING COMMISSIONER, ANIMAL COMMISSION, FOR OVER TWO YEARS OF SERVICE ON THE SOUTH PASADENA ANIMAL COMMISSION**

Mayor Joe presented a Certificate of Appreciation to Michelle Lindsay, Outgoing Commissioner, Animal Commission, for more than two years of service on the Commission.

#### **4. COUNCILMEMBERS' COMMENTS**

Councilmember Schneider requested that with the City Council's permission, he would like to ask the Parks and Recreation Commission to consider an appropriate memorial at the Garfield Park Youth House to honor David Margrave, a former City Councilmember who recently passed away. He requested that the type of memorial be discussed and that a recommendation be brought back to the City Council. This was seconded by Councilmember Cacciotti and Mayor Pro Tem Mahmud. Councilmember Schneider reported on the Cultural Heritage Commission's review of historic resources along the State Route 710 (SR-710) corridor and efforts to develop a working operational model for the historic Rialto Theatre.

Councilmember Khubesrian reported on the following: 1) Her attendance at the League of California Cities' Mayors and Councilmembers Executive Forum held June 24-26, 2015, in Monterey, CA; 2) California Assembly Bill 32 (AB 32), which sets goals for reducing greenhouse gas emissions, and Senate Bill 375 (SB 375), which requires regional transportation planning to go beyond existing requirements and meet greenhouse gas emission reduction targets; and 3) The importance of collaboration in the region. She provided examples where collaboration provided a positive outcome and where collaboration failed. On the positive side, the Arroyo Verdugo Subregion developed a joint comment letter on the SR-710 North Study Draft Environmental Impact Report/Environmental Impact Statement (SR-710 Draft EIR/EIS). She described attempts to invite collaboration at the San Gabriel Valley Council of Governments' (SGVCOG) June 18, 2015, meeting. However, she said the group voted 16-7 to support the SR-710 tunnel as its recommended preferred alternative. Councilmember Khubesrian requested that an item be added to a future City Council Meeting to consider the pros and cons of continuing as a member of the SGVCOG. She requested that staff research the issue for the City Council's review, seconded by Councilmember Schneider. Councilmember Khubesrian reported that the Arroyo Verdugo Subregion voted to allocate any potential future Measure R2 funds through this steering committee, which would permit more local control.

Councilmember Cacciotti displayed PowerPoint slides and reported on the following: 1) A recent meeting of the Natural Resources and Environmental Commission (NREC); 2) The Arroyo Seco Golf Course (Golf Course) and efforts to move from gas-powered to all-electric landscape equipment; and 3) Garfield Reservoir, which is currently under construction. Councilmember Cacciotti noted that last month (at the June 17, 2015, Regular City Council Meeting), he made a motion to set up a committee to review the Golf Course lease, which expires in June 2017. He said he wanted to modify the motion as he found that in January 2017, six months prior, there is a joint ability to negotiate with the operator to continue for another four years. As a result, he said, the committee needs to be set up immediately. He said the issues to consider are the following: Should the City keep the same operator? Should the City put out a Request for Proposal (RFP)? Should the City take over and retain the employees? He requested that the committee be established and report back to the City

Council by May 2016, seconded by Councilmember Schneider. The City Council will then have six months before January 2017 to make a decision. In regard to the need for an electric vehicle charging station, Councilmember Cacciotti said that this has been an ongoing topic of discussion at NREC meetings. He requested that the City pursue grant funds. He requested that an item be added to a City Council Meeting agenda within the next few months to consider the location for installing a charging station, seconded by Mayor Pro Tem Mahmud. Councilmember Cacciotti displayed a flyer and announced the upcoming "Green Living Expo" and Concert in the Park to be held on July 19, 2015, at Garfield Park. Councilmember Cacciotti requested that the City investigate purchasing Edison International-owned light poles. He said the deadline to apply is August 2015 as the enabling legislation is expiring, and he requested that the City explore the opportunity and complete an application prior to the expiration date. He requested that staff return with a recommendation, seconded by Councilmember Schneider. Councilmember Cacciotti expressed concern about recent rent increases, noting that some landlords are raising rents exorbitantly. He requested that staff return to the City Council with a recommendation, seconded by Councilmember Schneider.

Mayor Pro Tem Mahmud reported on a presentation she made at the SGVCOG on the risks and costs associated with tunnel construction. She said she was disappointed with the response. She reported on her attendance at the following events: 1) A public hearing on the SR-710 Draft EIR/EIS in East Los Angeles; 2) A SGVCOG meeting to welcome Phil Washington, new Chief Executive Officer, Metropolitan Transportation Authority (Metro); 3) The recent South Pasadena Police Officers' Association Award Luncheon; and 4) A meeting of the California Transportation Commission (CTC) in Sacramento, CA, where she provided public comment on behalf of the City on the recently released cost/benefit analysis of the SR-710 Draft EIR/EIS. In response to Mayor Joe's question as to whether the CTC prepared a letter to Metro regarding the comments it received on the cost/benefit analysis, she said the CTC Board approved the recommendation of staff not to provide any substantive comments on the SR-710 Draft EIR/EIS. However, the CTC sent a letter indicating that it would not favor receiving any project recommendation without having the cost/benefit analysis released together with an opportunity for the public to provide comment on the cost/benefit analysis. It encouraged that if either toll revenue funding was anticipated to be utilized for construction of any of all the alternatives, or if it was anticipated that private partnership financing be utilized, that the project proponent meet early to coordinate with the CTC staff. Mayor Joe asked City Manager Gonzalez to obtain a copy of CTC's letter to Metro.

Mayor Joe announced that the Grand Marshals for the 4<sup>th</sup> of July Festival of Balloons Parade will be seven local South Pasadena Special Olympics Athletes who have competed in past events. He displayed a PowerPoint photographs that he and Joe Payne, Chair, 4<sup>th</sup> of July/Festival of Balloons Parade Committee, took with the Grand Marshals. He said he is looking forward to seeing them on the parade route. He announced that athletes from Paraguay and Morocco will be coming to South Pasadena, Host Town for the 2015 Special Olympics World Games.

## **CITY MANAGER COMMUNICATIONS**

City Manager Gonzalez announced and displayed PowerPoint slides for the following: 1) The request for artists' proposals for the South Pasadena Box Art Project (utility boxes) sponsored by the South Pasadena Arts Council; 2) An upcoming Neighborhood Meeting related to proposed bicycle improvements on El Centro Street to be held on July 22, 2015. Councilmember Cacciotti commented on proposed options; and 3) The upcoming 34<sup>th</sup> annual 4<sup>th</sup> of July Festival of Balloons festivities.

### **REORDERING OF AND ADDITIONS TO THE AGENDA**

Mayor Joe requested that Public Comment be heard before the Consent Calendar, seconded by Councilmembers Cacciotti and Schneider. No objections were voiced.

### **PUBLIC COMMENTS**

Mayor Joe opened the Public Comments section.

Vickere Murphy, Greening for the 21<sup>st</sup> Century (GREEN21) Program Manager, Office of Carol Liu, State Senator, 25<sup>th</sup> Senatorial District, announced and displayed a flyer for the "Living Well with Less Water" forum hosted by Senator Liu on July 24, 2015, at the Duarte Community Center, 1600 Huntington Drive, Duarte, CA, from 10:00 a.m. to 12:00 p.m. In regard to Senator Liu's comments on the SR-710 Draft EIR/EIS, she said that the Office is finalizing its cost/benefit analysis prior to its SR-710 Draft EIR/EIS reply.

Laurie Kruse, South Pasadena Resident, noted that over the last year, she has seen "rents go through the roof." The City does not have rent control, and there are no caps on rent increases. She said landlords utilize various methods to raise rents exorbitantly and evict residents. She requested that the City Council adopt a rent-control ordinance for the City. She distributed rent-control materials to the City Council, including a sample ordinance.

Jesse Gonzalez, South Pasadena Resident, said that he and his family love the City and have lived here for 14 years. He said that speaker Kruse made him realize that at any point, he and his family could be forced to leave his rental unit with a 60-day notice. He requested that some protection be put in place.

Martin Alborno, South Pasadena Resident, said he and his family have lived in South Pasadena for more than ten years and cherish the community. He said some rent-related protection is necessary to maintain the City's diversity. He indicated support for rent control in the City.

There being no additional speakers, Mayor Joe closed the Public Comments section.

### **CONSENT CALENDAR**

Mayor Pro Tem Mahmud requested that Item No. 14 be removed from the Consent Calendar for separate consideration.

Councilmember Cacciotti requested that Item No. 9 be removed from the Consent Calendar for separate consideration.

A member of the public requested that Item No. 14 be removed from the Consent Calendar for separate consideration.

Mayor Joe noted that there was one minor correction for Item No. 7, Approval of the Minutes. The City Council Meeting of June 8, 2015, was actually a Special Meeting and not a Regular Meeting as listed on tonight's agenda.

**MOTION:** M/S Khubesrian/Cacciotti to approve Consent Calendar Item Nos. 7, 8, 10, 11, 12, 13, and 15, and including Prepaid Warrants #188837-189004 in the amount of \$694,580.22, and Payroll 06-19-15 in the amount of \$407,888.64, totaling \$1,102,468.86; and seated as the Successor Agency to the Community Redevelopment Agency, approve Redevelopment Successor Agency warrants for \$6,150.20 (included in above total). By roll call vote, the motion passed unanimously. Absent: None.

The Consent Calendar consisted of the following items:

- 7. APPROVAL OF THE MINUTES OF THE SPECIAL CITY COUNCIL MEETING OF JUNE 8, 2015, AND THE REGULAR CITY COUNCIL MEETING OF JUNE 17, 2015**
- 8. APPROVAL OF AGREEMENT BETWEEN THE CITY AND THE SOUTH PASADENA CHAMBER OF COMMERCE**
- 10. ADOPTION OF A RESOLUTION AUTHORIZING SUBMITTAL OF A GRANT APPLICATION TO PARTICIPATE IN THE USED OIL PAYMENT PROGRAM, RESOLUTION NO. 7405, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA, AUTHORIZING THE SUBMITTAL OF A GRANT APPLICATION TO PARTICIPATE IN THE USED OIL PAYMENT PROGRAM CYCLE 6 (FISCAL YEAR 2014-15) FROM THE STATE OF CALIFORNIA DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY**
- 11. APPROVAL OF A RESOLUTION APPOINTING COUNCILMEMBER MARINA KHUBESRIAN, M. D., AS THE VOTING DELEGATE AND CITY MANAGER SERGIO GONZALEZ AS THE ALTERNATE VOTING DELEGATE, REPRESENTING THE CITY OF SOUTH PASADENA AT THE 2015 LEAGUE OF CALIFORNIA CITIES' ANNUAL BUSINESS MEETING ON OCTOBER 2, 2015, IN SAN JOSE, CALIFORNIA, RESOLUTION NO. 7406, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA, APPOINTING DELEGATES AND ALTERNATES TO THE LEAGUE OF CALIFORNIA CITIES AS OFFICIAL REPRESENTATIVES OF THE CITY OF SOUTH PASADENA**

**12. ADOPTION OF A RESOLUTION APPROVING PROGRAM SUPPLEMENT-AL AGREEMENT FOR DESIGN OF IN-ROADWAY WARNING LIGHTS FUNDED BY HIGHWAY SAFETY IMPROVEMENT PROGRAM GRANT FUNDS, RESOLUTION NO. 7407, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA, ADOPTING PROGRAM SUPPLEMENTAL AGREEMENT NO. N016 TO ADMINISTERING AGENCY-STATE AGREEMENT FOR FEDERAL-AID PROJECTS NO 07-5071R FOR THE DESIGN OF IN-ROADWAY WARNING LIGHTS FUNDED BY HIGHWAY SAFETY IMPROVEMENT PROGRAM CYCLE 6 GRANT FUNDS**

**13. APPROVAL OF FIRST AMENDMENT TO AGREEMENT FOR LEGAL SERVICES WITH COLANTUONO, HIGHSMITH & WHATLEY, PC**

*CITY COUNCIL/REDEVELOPMENT SUCCESSOR AGENCY/PUBLIC FINANCING AUTHORITY*

**15. APPROVAL OF PREPAID WARRANTS IN THE AMOUNT OF \$694,580.22, AND PAYROLL IN THE AMOUNT OF \$407,888.64**

**ITEMS PULLED FROM THE CONSENT CALENDAR FOR SEPARATE CONSIDERATION**

Mayor Joe requested that Item No. 14 be discussed before Item No. 9. No objections were voiced.

**14. ADOPTION OF RESOLUTIONS AND APPROVAL OF RELATED MATTERS FOR THE GENERAL MUNICIPAL ELECTION NOVEMBER 3, 2015, CONSOLIDATING WITH THE COUNTY OF LOS ANGELES, TO ELECT THREE CITY COUNCILMEMBERS AND TO APPROVE PLACING ON THE BALLOT A QUESTION RELATED TO EXTENDING AND INCREASING THE EXISTING LIBRARY SPECIAL TAX**

Mayor Pro Tem Mahmud requested that Item No. 14 be pulled because she realized that the way the resolution was drafted, the City would be forced to hold an election to renew the Library Special Tax almost two years before the date that it expires. The proposed term would expire in June 2023, and the election for renewal would have to be held in 2021. She recommended changing the expiration date to June 30, 2024, which would mean the approval of a renewal, if desired by the City Council, could be placed on the ballot of the General Municipal Election of November 2023.

Mayor Joe opened the Public Comments section.

Brendan Durrett, Chair, Yes on Measure L Committee (Committee), expressed appreciation to the City Council for its diligent, persistent, and tireless work on the wording of the Library Special Tax Ballot Measure (Measure). He expressed support on behalf of the Committee for the proposed ballot language and on extending the term to eight years.

There being no additional speakers, Mayor Joe closed the Public Comments section.

Mayor Joe said that as the Mayor, he has been asked by the Committee to sign the ballot argument in favor of the Measure that will appear in the Official Sample Ballot and Voting Instructions. He said that without objection from the City Council, he would like to be listed in support of the Measure on the argument in favor and on any rebuttal to any argument that may be filed against it as recommended by the Committee. Mayor Pro Tem Mahmud asked City Attorney Highsmith to confirm that this is permissible; she confirmed that this is allowed by the Elections Code.

**MOTION:** M/S Mahmud/Cacciotti to adopt the five proposed resolutions for the November 3, 2015, General Municipal Election, in which voters will be electing or re-electing three Councilmembers and voting on renewing the Library Special Tax as proposed, with one modification to change the expiration of the Library Special Tax, if it passes, from June 30, 2023, to June 30, 2024, lengthening the term from seven to eight years, and approving an increase in the tax to account for a portion of Consumer Price Index (CPI) increments since 1994 and adding a CPI factor starting in year two. The five resolutions were: **RESOLUTION NO. 7408**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA, CALLING FOR THE HOLDING OF A GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 3, 2015, FOR THE ELECTION OF CERTAIN OFFICERS AS REQUIRED BY THE PROVISIONS OF THE LAWS OF THE STATE OF CALIFORNIA RELATING TO GENERAL LAW CITIES AND FOR THE SUBMISSION TO THE VOTERS A QUESTION RELATING TO THE EXTENSION AND INCREASE IN THE LIBRARY SPECIAL TAX; **RESOLUTION NO. 7409**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA, REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES TO CONSOLIDATE A GENERAL MUNICIPAL ELECTION TO BE HELD ON NOVEMBER 3, 2015, WITH THE SCHOOL ELECTION TO BE HELD ON THE DATE PURSUANT TO SECTION 10403 OF THE ELECTIONS CODE; **RESOLUTION NO. 7410**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA, REGARDING A CITY MEASURE AND DIRECTING THE CITY ATTORNEY TO PREPARE AN IMPARTIAL ANALYSIS; **RESOLUTION NO. 7411**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA, PROVIDING FOR THE FILING OF REBUTTAL ARGUMENTS FOR CITY MEASURES SUBMITTED AT MUNICIPAL ELECTIONS; and **RESOLUTION NO. 7412**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA, ADOPTING REGULATIONS FOR CANDIDATES FOR ELECTIVE OFFICE PERTAINING TO CANDIDATES' STATEMENTS SUBMITTED TO THE VOTERS AT A GENERAL MUNICIPAL ELECTION TO BE HELD ON NOVEMBER 3, 2015. The City Council approved language and terms of the Ballot Measure to extend the Library Special Tax with a 33 1/3% increase (increasing the tax from \$24-48/year to \$32-\$64/year for residential owners, depending on square footage, from \$24-\$96/year to \$32-128/year for non-residential parcel owners, depending on lot size; and from \$12/unit/year to \$16/unit/year for multi-family property owners) for eight years from July 1, 2016, until June

30, 2024; with a CPI adjustment beginning in year two; and approved requesting the County of Los Angeles to designate the Measure as Measure L (for Library), with second alternative Measure LL and third alternative Measure B (for Book). By roll call vote, the motion passed unanimously. Absent: None.

## **9. APPROVAL OF JOB DESCRIPTIONS FOR THE MANAGEMENT SERVICES DEPARTMENT**

Councilmember Cacciotti requested that Item No. 9 be pulled as residents inquired why the newly established position for Assistant to the City Manager was an internal promotional job opportunity only. He said it is advisable to recruit for this type of position both internally and externally, perhaps for a month.

City Manager Gonzalez explained how the three managerial positions in the restructured Management Services Department are being filled. He said he made a decision as the hiring authority to make the Assistant to the City Manager an internal promotional opportunity. Councilmember Khubesrian indicated support for City Manager Gonzalez's decision to keep this position as a promotional job opportunity. City Manager Gonzalez responded to questions.

Mayor Joe opened the Public Comments section.

There being no speakers, Mayor Joe closed the Public Comments section.

**MOTION:** M/S Cacciotti/Khubesrian to: 1) Approve the job description for Chief Deputy City Clerk; 2) Approve the job description for Human Resources Manager; and 3) Approve the job description for Assistant to the City Manager. By roll call vote, the motion passed unanimously. Absent: None.

## **PUBLIC HEARING**

### **16. ADOPTION OF A RESOLUTION CONFIRMING AN ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR THE LIGHTING AND LANDSCAPING MAINTENANCE DISTRICT (LLMD) FOR FISCAL YEAR 2015-16**

Public Works Director Toor presented the staff report and responded to City Councilmembers' questions on Caltrans-owned traffic signals, Edison-owned street lights, and City-owned signals and street lights, including questions on purchasing street lights.

Mayor Joe opened the Public Hearing.

There being no speakers, Mayor Joe closed the Public Hearing.

**MOTION:** M/S Mahmud/Cacciotti to adopt **RESOLUTION NO. 7413**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA, CONFIRMING THE FISCAL YEAR 2015-16 ANNUAL LEVY AND COLLECTION OF

ASSESSMENTS FOR CERTAIN MAINTENANCE IN AN EXISTING DISTRICT PURSUANT TO THE PROVISIONS OF DIVISION 15, PART 2 OF THE STREETS AND HIGHWAYS CODE OF THE STATE OF CALIFORNIA. By roll call vote, the motion passed unanimously. Absent: None.

#### **ACTION/DISCUSSION**

#### **17. DIRECTION REGARDING THE PURCHASE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION VACANT PARCELS AND ADOPTION OF RESOLUTION FOR INTENDED PUBLIC USE**

Principal Management Analyst Lin presented the staff report, accompanied by a PowerPoint presentation. She, City Manager Gonzalez, and City Attorney Highsmith responded to City Councilmembers' questions.

Mayor Joe opened the Public Comments section.

Sam Burgess, South Pasadena Resident, requested that the City appraise all vacant Caltrans properties at one time. In response to Caltrans' statement that appraisals are not released, he asked whether this meant that prices are not negotiable and that eminent domain will come up.

Chris Sutton, Attorney, Law Office of Christopher Sutton, representing Caltrans tenants, indicated support for the City's acquisition of the parcels for use as pocket parks and community gardens. He said the price for the properties is unusually high and indicated support for lowering the price. He noted that Caltrans could finance the purchases over ten years. He said that there is a requirement that past unpaid taxes on these lands be recovered from the sales price and distributed to the County Auditor. He distributed a document containing history of the subject properties and possible property tax recovery calculations.

Michelle Lindsay, South Pasadena Resident, stated she owns a property adjacent to the subject lot at 1107 Grevelia Street, which serves as a valuable impromptu park.

Beatriz Solis, South Pasadena Resident, indicated the need to create additional green space and build community in the City. She recommended that some of the parks encourage activity. She noted that the lots are blighted and should be developed to meet the needs for activity.

Ruth Cusick, South Pasadena Resident, indicated support for the purchase of 1107 Grevelia Street for use as a pocket park.

Andrew Blaiklock, South Pasadena Resident, said that the lot at 1107 Grevelia Street has served his family well and indicated support for its purchase as a pocket park.

Linda Krausen, South Pasadena Resident, said she lives next door to the subject lot at 1107 Grevelia Street and indicated support for its purchase and continuation as a meeting place and a place for relaxation. She said the homes on the street are small without any lot. She displayed photographs of the subject lot to the City Council on two electronic devices. She asked whether a particular type or percentage of equipment is required in order for the lot to be designated as a "pocket park." She wants to avoid the type of equipment that will turn the park into a destination vs. simply being part of a neighborhood.

Emilia Lomeli, South Pasadena Resident, indicated support for purchasing the lots for pocket parks. She expressed support for earlier recommendations to institute a rent-control ordinance.

Olivia Hunt, Jael Osborne, and Lindsey Kuwahara, Girl Scouts, Girl Scout Troop No. 12521, indicated support for purchasing the lots. Girl Scout Hunt offered the Girl Scout Troop's assistance in developing the lots.

Karen Krausen, South Pasadena Resident, indicated support for purchasing the lot at 1107 Grevelia Street.

Marie Ibsen Risigari-Gai, a Caltrans tenant, indicated support for positions taken by previous speakers. She said the tenants still do not know what the property prices are. She said rents are being raised every six months. A strong pushback on Caltrans' asking price for the lots is needed. She urged the City Council to listen to suggestions made by Attorney Sutton.

There being no additional speakers, Mayor Joe closed the Public Comments section. Discussion followed and three motions were made regarding purchasing the lots without general consensus. Discussion about the elements of the motion focused on which lots to purchase and costs of development, the need to ask for an extension of the deadline, whether to enlist the assistance of political representatives, negotiations on the purchase price, and efforts to persuade Caltrans to release vacant lots at a nominal cost, as has been done for other entities. Councilmember Cacciotti displayed a photograph of the 2006 Berkshire Avenue property.

City Manager Gonzalez suggested that there is one more City Council meeting before the July 21, 2015, deadline for making a decision on purchasing the properties. He said that staff and the City Attorney can contact Caltrans on July 2, 2015, about obtaining an extension on the deadline and about engaging in negotiations on the price. He suggested that staff report back to the City Council at the July 15, 2015, City Council Meeting, when final direction can be provided by the City Council. He said the sale is governed by recent legislation authored by Senator Liu, and support will be requested as appropriate. Councilmember Schneider supported Councilmember Cacciotti's desire to contact Senator Liu and Chris Holden, Assemblymember, District 41, California State Assembly, and he suggested that City Manager Gonzalez contact these legislators. City Manager Gonzalez suggested that an Ad Hoc City Council Committee be established to address the issue.

Mayor Pro Tem Mahmud requested that staff identify zoning for remaining parcels.

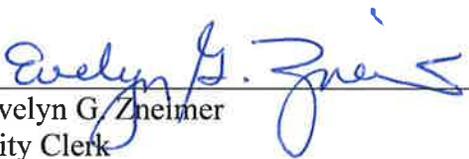
**MOTION:** M/S Khubesian/Cacciotti to continue the item on providing direction regarding the option to purchase two of the five vacant parcels currently being offered by the California Department of Transportation (Caltrans) at 1107 Grevelia Street and 2006 Berkshire Avenue to the Regular City Council Meeting of July 15, 2015; and to create an Ad Hoc City Council Committee comprised of Councilmembers Cacciotti and Khubesian to work with the City Manager and City Attorney on the issue. By roll call vote, the motion passed unanimously. Absent: None.

**PUBLIC COMMENT ON RENT CONTROL AND REQUEST TO ADD AN ITEM TO THE AGENDA**

Councilmember Khubesian said that the comments made earlier by members of the public on rent control should be taken seriously. She requested that an item be added to a future City Council Meeting agenda to consider establishing a Rent Review Advisory Committee vs. a rent-control policy. Mayor Joe said that a staff recommendation should be part of the staff report.

**ADJOURNMENT**

Mayor Joe adjourned the Joint City Council/Redevelopment Successor Agency/Public Financing Authority at 10:23 p.m.

  
Evelyn G. Zneimer  
City Clerk

  
Robert S. Joe  
Mayor

Minutes approved by the South Pasadena City Council on July 15, 2015.