



**MINUTES OF THE REGULAR MEETING OF THE
JOINT CITY COUNCIL/REDEVELOPMENT SUCCESSOR AGENCY
OF THE CITY OF SOUTH PASADENA CONVENED
THIS 7TH DAY OF OCTOBER 2015, AT 7:30 P.M.
AMEDEE O. "DICK" RICHARDS, JR., COUNCIL CHAMBERS
1424 MISSION STREET, SOUTH PASADENA, CA 91030**

ROLL CALL

Mayor Joe convened the Regular Meeting of the South Pasadena Joint City Council/Redevelopment Successor Agency (Agency) at 7:42 p.m.

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

Absent: None.

Other Officials and Staff present: City Manager/Agency Executive Director Gonzalez; City Attorney/Agency Counsel Highsmith; City Clerk Zneimer; Police Chief Miller; Deputy Fire Chief Riddle; Public Works Director Toor; Director of Library, Arts, and Culture Fjeldsted; Community Services Director Pautsch; Finance Director Batt; Assistant to the City Manager Demirjian; Principal Management Analyst Lin; Management Analyst Zneimer; Management Assistant Sanchez; and Deputy City Clerk/Deputy Agency Secretary Jimenez.

INVOCATION

Councilmember Khubesrian offered the invocation.

PLEDGE OF ALLEGIANCE

Giacomo Mastromatteo, Troop 7, Calvary Preschool; Sean Ronnie, Scott Ronnie, Bobby Hernandez, Jacob Espinoza, Dylan Mackie, Troop Members, Pack 655, Alta Loma; and Angelique Espinoza, Girl Scout Troop No. 96544, led the Pledge of Allegiance.

1. CLOSED SESSION ANNOUNCEMENTS

Mayor Joe called the Closed Session of the Regular Meeting of the City Council of October 7, 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)
Closed Session Report: City Attorney Highsmith reported that the item would be continued to the end of the Open Session Meeting.

4. Conference with Real Property Negotiators
Pursuant to Government Code Section 54956.8
Properties: 1107 Grevelia Street (68499-01-01); 821 Bonita Drive (41597-01-01);
728 Bonita Drive (68222-01-01); 804 Valley View Road (62582-01-01); and
2006 Berkshire Avenue (64544-01-01)
Agency Negotiators: City Manager Sergio Gonzalez; City Attorney Teresa L.
Highsmith
Negotiating Party: California Department of Transportation (Caltrans)
Under Negotiation: Price and Terms of Payment
Closed Session Report: City Attorney Highsmith reported that direction was provided to the Real Property Negotiators.

5. Conference with Real Property Negotiators
Pursuant to Government Code Section 54956.8
Property: 845 El Centro Street, South Pasadena, CA 91030 (APN: 5315-019-048)
Agency Negotiators: City Manager Sergio Gonzalez; City Attorney Teresa L.
Highsmith
Negotiating Party: CCCC Growth Fund, LLC
Under Negotiation: Price and Terms of Payment
Closed Session Report: City Attorney Highsmith reported that direction was provided to the Real Property Negotiators.

2. PRESENTATION OF THE CAPITOL UPDATE BY CHRIS HOLDEN, ASSEMBLYMEMBER, 41ST DISTRICT

Before Mayor Joe invited Chris Holden, Assemblymember, 41st District, to the podium, he recognized the South Pasadena Police Department (SPPD), and the lifesaving efforts of Chris Perez, Officer, SPPD.

Assemblymember Holden recognized Officer Perez by presenting him with a Certificate of Recognition. Officer Perez thanked Assemblymember Holden, the City Council, and community for continuing to support law enforcement.

Assemblymember Holden presented the Capitol Update, accompanied by a PowerPoint slide.

Councilmember Khubesrian provided an update on the City's progress on bringing more regulation for local control to the massage establishment situation; and affordable housing. She also discussed the possible exploration of legislation regarding common sense gun laws.

Councilmember Cacciotti urged Assemblymember Holden to utilize public transportation.

Mayor Pro Tem Mahmud thanked Assemblymember Holden for comments submitted regarding the State Route 710 (SR-710) Draft Environmental Impact Report/Environmental Impact Statement and indicated that new solutions to provide transportation funding are needed.

Mayor Joe thanked Assemblymember Holden for his service in representing the region.

3. PRESENTATION OF A CERTIFICATE OF APPRECIATION TO DOROTHY M. COHEN, FORMER MAYOR, CITY OF SOUTH PASADENA, AND CO-FOUNDER, FRIENDS OF THE LIBRARY BOOKSTORE, FOR A DONATION OF A PLAQUE TO ACCOMPANY THE "ASTRIDE-ASIDE" SCULPTURE IN THE CITY OF SOUTH PASADENA

Mayor Joe presented a Certificate of Appreciation and City tile to Dorothy M. Cohen, Former Mayor, and Co-Founder, Friends of the Library Bookstore, for a donation of a plaque to accompany the "Astride-Aside" Sculpture in the City.

4. COUNCILMEMBERS' COMMENTS

Councilmember Schneider requested that Southern California Edison's regulations on rooftop solar energy be referred to the Renewable Energy Council and report back to the City Council; seconded by Mayor Pro Tem Mahmud and Councilmember Cacciotti. Councilmember Schneider announced the monthly Nature Park Clean Up event on October 17, 2015, and urged members of the public to volunteer with weed removal.

Councilmember Khubesrian displayed PowerPoint slides on the following: 1) Blood Drive event on October 20, 2015, located at the South Pasadena Public Library (Library) Community Room; 2) Beyond Traffic 2045: Trends and Choices on Goods Movement Meeting hosted by the U.S. Department of Transportation; 3) League of California Cities Annual Conference, from September 30, 2015 to October 2, 2015, in San Jose, CA; and 4) Interview on SR-710 Tunnel Alternatives with Brad Pomerance, News Anchor, Charter Local Edition. She announced a Beyond the 710 Coalition interview opposing the SR-710 tunnel alternative in the Planning Report, a publication for Planning Engineers.

Councilmember Cacciotti displayed PowerPoint slides on the following: 1) Walk or Bike to School Day, on October 7, 2015; 2) SPPD's Bicycle Rodeo event on October 17, 2015; 3) Security response at the South Pasadena Goldline Station and requested that the Los Angeles Sheriff's Department provide an update at a future City Council Meeting; 4) Progress update

on the Garfield Reservoir Replacement Project; and 5) City staff at the Arroyo Seco Golf Course.

In response to Councilmember Cacciotti, Police Chief Miller discussed the increased presence of the Los Angeles Sheriff's Department on railways and stated that an update could be presented at a future City Council Meeting.

Mayor Pro Tem Mahmud requested that an item be added to a future City Council Meeting to allocate \$250 of her discretionary funds for promotional materials for an upcoming "Coffee with a Cop" event; seconded by Councilmember Cacciotti. She also requested a second for development of campaign contribution limit regulations; seconded by Councilmember Schneider. Mayor Pro Tem Mahmud announced the following: 1) Book Sale, hosted by the Friends of the Library, on October 8, 2015; and 2) Living History event performed by Bruce Buonauro as Father Junipero Serra, on October 15, 2015. She displayed a PowerPoint slide on a Water Wise Landscape Workshop being held October 22, 2015.

Mayor Joe displayed PowerPoint slides on the following: 1) Movie Screening of former South Pasadena Resident William Holden's movie "Executive Suite," hosted by Stefanie Powers, on October 1, 2015, at the Library, presentation of a rare 1988 book entitled "A Rhinoceros: a Monograph" donated by the William Holden International Wildlife Foundation, high school-aged photo of William Holden provided by classmate Mary Fosselman; and 2) SPPD Teen Academy.

Police Chief Miller described the SPPD Teen Academy's efforts to engage the community in City government.

5. CITY MANAGER COMMUNICATIONS

City Manager Gonzalez displayed PowerPoint slides on the following: 1) City of South Pasadena's Closure Notice on Monday, October 12, 2015, in observance of Columbus Day; and 2) Possible 2015 El Niño weather pattern.

Deputy Fire Chief Riddle provided an update on the possible 2015 El Niño weather pattern and the City's preparedness efforts.

In response to Councilmember Cacciotti, Deputy Fire Chief Riddle described the South Pasadena Fire Department's efforts to coordinate with outside agencies on preparedness efforts in the Arroyo Seco.

In response to Mayor Pro Tem Mahmud, Public Works Director Toor explained the City's efforts to inspect City facilities against flooding.

Councilmember Cacciotti indicated support for the shut-off of sprinkler systems during rainfall patterns at City parks. In response to Councilmember Cacciotti, Public Works Director Toor described efforts and enforcement regarding the inspection of sprinklers at

City parks during rainfall patterns and urged the public to contact the Public Works Department during working hours to report the usage of sprinklers at City parks during future rainfall patterns.

6. REORDERING OF AND ADDITIONS TO THE AGENDA

None.

7. PUBLIC COMMENTS

Mayor Joe opened the Public Comments section.

Stephanie Wolff, South Pasadena Resident, thanked the City Council for addressing traffic congestion issues; however, expressed concern for the lack of notification to South Pasadena residents on the matter, and requested that residents be notified prior to the City making formal recommendations on signage and zones.

Shlomo Nitzani, South Pasadena Resident, inquired about the following: 1) Efforts to remediate the issue of peacocks as a nuisance; 2) Decision-making regarding no left turn signage at Meridian Avenue and Mission Street; and 3) Consideration to relocate the Public Comment section to the beginning of the City Council Meeting Agenda.

Linda Krausen, South Pasadena Resident, discussed the following: 1) An email personally received indicating opposition to further funding the progress of the SR-710 tunnel; 2) Concern regarding recent rent increases applied to Caltrans-owned homes; 3) A Rain Barrel and Drought-Tolerant event, on September 14, 2015, at Descanso Gardens, La Cañada Flintridge; and 4) South Pasadena being shown on a current television show entitled "Storage Wars."

In response to Speaker Krausen, Mayor Pro Tem Mahmud confirmed that the disposition of the funds from the sale of Caltrans homes was earmarked for transportation projects within the South Pasadena corridor.

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

CONSENT CALENDAR

City Manager Gonzalez noted regarding Item No. 11 "Renewal of Pasadena Humane Society Contract for Animal Control Services for Fiscal Years 2015-16 Through 2019-20," that an updated Pasadena Humane Society contract has been provided to the City Council and clarified that the contract cannot be higher than three percent or the actual consumer price index.

MOTION: M/S Cacciotti/Mahmud to approve Consent Calendar Item Nos. 8, 9, 10, 11, 12, and 13. By roll call vote, the motion passed unanimously. Absent: None.

The Consent Calendar consisted of the following items:

- 8. APPROVAL OF THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF SEPTEMBER 16, 2015**
- 9. APPROVAL OF PREPAID WARRANTS IN THE AMOUNT OF \$2,880,736.54, GENERAL CITY WARRANTS IN THE AMOUNT OF \$1,096,054.18, PAYROLL IN THE AMOUNT OF \$452,653.53** – Included Prepaid Warrants #190118-190222 in the amount of \$2,880,379.79, General City Warrants #190223-190356 in the amount of \$1,096,054.18, and Payroll 09-25-15 in the amount of \$446,925.73, totaling \$4,429,444.25; and seated as the Successor Agency to the Community Redevelopment Agency, approve Redevelopment Successor Agency warrants for \$6,084.55 (included in above total).
- 10. APPROVAL OF THE COMMUNITY SERVICES DEPARTMENT POLICIES AND PROCEDURES MANUAL**
- 11. RENEWAL OF PASADENA HUMANE SOCIETY CONTRACT FOR ANIMAL CONTROL SERVICES FOR FISCAL YEARS 2015-16 THROUGH 2019-20**
- 12. ADOPTION OF A RESOLUTION APPROVING THE TRANSFER OF RESIDUAL GRANT FUNDS WITH THE LOS ANGELES COUNTY REGIONAL PARKS AND OPEN SPACE DISTRICT FROM THE PLAYGROUND RENOVATION PROJECTS TO THE SOUTH PASADENA DOG PARK PROJECT AND APPROVAL OF A YOUTH EMPLOYMENT PLAN, RESOLUTION NO. 7427, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA, APPROVING THE TRANSFER OF RESIDUAL GRANT FUNDS FROM THE PLAYGROUND RENOVATION PROJECTS TO A NEW PROJECT AND APPROVING THE FILING OF AN APPLICATION FOR GRANT FUNDS FROM THE LOS ANGELES COUNTY REGIONAL PARKS AND OPEN SPACE DISTRICT GRANT PROGRAM AND APPROVAL OF THE ADOPTION OF A YOUTH EMPLOYMENT PLAN**
- 13. AWARD OF CONTRACTS FOR ENGINEERING DESIGN SERVICES FOR FISCAL YEAR (FY) 2015-16 STREET IMPROVEMENT PROJECTS**

ACTION/DISCUSSION

- 14. ADOPTION OF A RESOLUTION DECLARING THE EXISTENCE OF AN EMERGENCY, WAIVE COMPETITIVE BIDDING REQUIREMENTS, AND AWARD NECESSARY CONTRACTS TO EXPEDITE REPAIRS TO THE SOUTH PASADENA PUBLIC LIBRARY AND SENIOR CENTER**

Public Works Director Toor presented the staff report and responded to City Councilmembers' questions. He indicated that staff was proposing a change to the proposed

recommendation by having the City carrying on the temporary repairs in order to re-open the Library and try to fix the drainage problem permanently before the permanent repairs are completed in the building by the insurance carrier. Public Works Director Toor indicated that this change negates the emergency to waive the bidding requirements for construction purposes.

Instead of removing the competitive bidding requirements, staff is amending the proposed recommendation to adopt, pursuant to a 4/5ths vote, the attached resolution declaring the existence of emergency and delete the portion "waive competitive requirements" and "award the necessary contracts to expedite repairs to the South Pasadena Library and Senior Center."

In response to Councilmember Cacciotti, City Attorney Highsmith indicated that it would be appropriate for the City Council to make the emergency findings pursuant to a 4/5ths vote to ratify the work that was begun immediately in response to the rain and flooding.

Mayor Pro Tem Mahmud indicated the following edits to the first page of the proposed resolution: 1) Strike the fourth "Whereas"; 2) In the following whereas, strike "is" substitute "was"; 3) Leave "insufficient time to go through a formal competitive bidding process in order to complete the" strike "permanent" and insert "temporary" repairs; 4) In Section 1, strike "and the further immediate repair of a permanent fix to avoid new weather damage"; and 5) Strike the entire Section 3.

Mayor Pro Tem Mahmud indicated support for the possibility of having staff return to the City Council if further unanticipated events occur and may need to expedite construction beyond what is currently anticipated.

Mayor Joe opened the Public Comments section.

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

MOTION: M/S Cacciotti/Mahmud **as amended** to: It is recommended that the City Council adopt, pursuant to a four-fifths vote, the attached resolution declaring the existence of an emergency and award necessary contracts to expedite repairs to the South Pasadena Public Library and Senior Center.

15. AUTHORIZATION TO PARTICIPATE AS A HOST CITY IN THE 2016 AMGEN TOUR OF CALIFORNIA

Management Analyst Zneimer presented the staff report accompanied by a PowerPoint presentation, and responded to City Councilmembers' questions.

In response to Councilmember Cacciotti, City Manager Gonzalez indicated he spoke with the City Manager of the City of Pismo Beach who encouraged the City to participate in this worthwhile event.

Mayor Joe stated he spoke with the former Mayor of Nevada City who indicated that he would like to host the Amgen Tour (Event) again.

In response to Mayor Pro Tem Mahmud, Sheri Morales, Vice President, AEG Sports, stated a draft written agreement would be sent to the City, including information regarding the fifteen course marshals and other logistical matters regarding the Event.

In response to Councilmember Khubesrian, Laurie Wheeler, President/CEO, South Pasadena Chamber of Commerce (Chamber), reported on the outreach and responses of local business community to the South Pasadena hosting the Event. She stated a majority of businesses indicated support for the Event. In response to one business owner's concern for public accessibility to businesses on the day of the Event, President /CEO Wheeler stated the Chamber would work with the City and Event organizers to assist with signage and parking. President/CEO Wheeler stated the Event was a good opportunity to bridge the Event with the annual Eclectic Music Festival, set to occur on the Saturday prior to the Event.

Mayor Joe opened the Public Comments section.

Elisabeth Emirhanian, South Pasadena Resident and Member, Women Involved in South Pasadena Political Action (WISPPA), expressed concern for the allocation of City funding spent on the Event and stated WISPPA preferred the funding be allocated on local bicycle events or local groups. She stated it would be disruptive to the community and overstretch an already understaffed Police Department.

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

In response to Mayor Joe, Eric Smith, Course Director, Amgen Tour of California, discussed the participation of volunteers and the Local Organizing Committee during the Event.

In response to Councilmember Cacciotti, Police Chief Miller discussed the impact to and feasibility of law enforcement during the Event.

In response to Councilmember Khubesrian, Vice President Morales discussed assets provided to Host City partners, to package as they see fit, to involve local partners to assist in fundraising efforts to underwrite any costs while gaining exposure.

In response to Mayor Pro Tem Mahmud, Course Director Smith stated that outreach to bicycle clubs has not been done and discussed volunteer turnout.

Councilmember Schneider discussed the possible participation of a local bicycle magazine.

City Manager Gonzalez clarified that City staff will assist with the coordination of the Event rather volunteer on the day of the Event.

MOTION: M/S Khubesrian/Cacciotti to authorize the City to participate as a Host City in the 2016 Amgen Tour of California to be held on Monday, May 16, 2016. By roll call vote, the motion passed unanimously. Absent: None.

16. DISCUSSION AND POLICY DIRECTION ON RESIDENTIAL RENT INCREASES

Assistant to the City Manager Demirjian presented the staff report accompanied by a PowerPoint presentation, and responded to City Councilmembers' questions.

In response to Councilmember Khubesrian, Chancela Al-Mansour, Executive Director, Housing Rights Center (HRC), discussed City staff referrals and interaction with the community.

In response to Councilmember Schneider and Mayor Pro Tem Mahmud, Executive Director Al-Mansour discussed HRC service offerings with city contracts versus contracts with the County of the Los Angeles. Executive Director Al-Mansour also discussed the engagement of landlords, HRC mediation services, and workshops.

In response to Councilmember Cacciotti, City Manager Gonzalez indicated staff could provide a report of further analysis on the City's involvement in rent stabilization at a future City Council Meeting.

In response to Councilmember Khubesrian, Assistant to the City Manager Demirjian discussed recent efforts by municipalities to adopt a Just Cause Eviction ordinance.

In response to Councilmember Schneider, Executive Director Al-Mansour discussed rent increase regulations and fair return calculations.

In response to Councilmember Cacciotti, Executive Director Al-Mansour explained the difference between rent control versus rent stabilization and impacts to single-family dwellings.

In response to Mayor Pro Tem Mahmud, Executive Director Al-Mansour discussed noticing requirements in rent stabilization.

In response to Mayor Joe, Executive Director Al-Mansour further explained HRC general contract terms and offerings.

Mayor Joe opened the Public Comments section.

Shlomo Nitzani, South Pasadena Resident, indicated opposition to City efforts to address rent stabilization.

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

Councilmember Schneider indicated support for employing the HRC in an effort to reduce rent stabilization tension in South Pasadena.

Mayor Pro Tem Mahmud indicated support for directing staff to explore HRC programs, particularly regarding mediation services and specialized workshops, as well as review contracts entered into by regional municipalities with the HRC to address the matter.

Councilmember Khubesrian indicated support for further exploration of a City of Glendale's Just Cause Eviction ordinance, review of the City of Pasadena's agreement with the HRC, and moving forward with City affiliation with the HRC.

Councilmember Cacciotti discussed the experiences of cities that have rent stabilization policies in place. He indicated concern for not addressing an issue affecting up to 50% of the South Pasadena population. He expressed support for some level of protection through providing a comparison of comparable cities with rent stabilization policies in place.

Mayor Joe expressed sensitivity to mom-and-pop property owners. He asked for City Council concurrence on directing staff to: 1) Explore the HRC and its related programs, outreach, and mediation service; and 2) Research the City of Glendale's Just Cause Eviction ordinance and the position of the City of Pasadena on the matter.

Councilmember Schneider indicated support for Mayor Joe's proposal.

Councilmember Khubesrian requested that the City research be expedited.

Mayor Pro Tem Mahmud recommended the implementation of a phased approach and expressed concern to the adoption of an ordinance.

BY CONSENSUS: The City Council directed staff to: 1) Explore contract with the HRC to include focused outreach, education, and mediation services for South Pasadena residents and landlords; and 2) Review the City of Glendale's Just Cause Eviction ordinance and the City of Pasadena's fair housing policies.

17. ADOPTION APPROVAL OF APPOINTMENTS TO THE SAN PASCUAL STABLES LEASE SUBCOMMITTEE

Community Services Director Pautsch presented the staff report and responded to City Councilmembers' questions.

Councilmember Cacciotti recommended that the following be added to the San Pascual Stables Lease Subcommittee's (Subcommittee) tasks: 1) Tour facilities in the region; and 2) Return with a recommendation to determine whether or not the lease agreement should be put out for bid.

Mayor Joe opened the Public Comments section.

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

Councilmember Khubesrian recommended that clear direction be provided to the Subcommittee and limit the number of meetings to be held.

Councilmembers Cacciotti and Schneider volunteered to serve on the Subcommittee.

MOTION: M/S Cacciotti/Mahmud to approve the appointments to the San Pascual Stables Lease Subcommittee. By roll call vote, the motion passed unanimously. Absent: None.

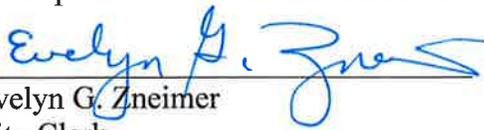
REPORTS

18. RECEIVE AND FILE THE YEAR END FINANCIAL REPORT FOR THE ARROYO SECO GOLF COURSE

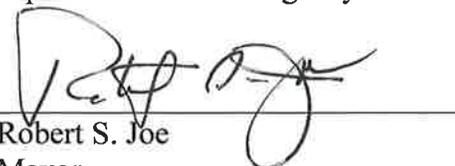
MOTION: M/S Mahmud/Khubesrian to receive and file the Year End Financial Report for the Arroyo Seco Golf Course. By roll call vote, the motion passed unanimously. Absent: None.

ADJOURNMENT

Mayor Joe adjourned the Joint City Council/Redevelopment Successor Agency Meeting at 10:39 p.m. and reconvene into Closed Session.



Evelyn G. Zneimer
City Clerk



Robert S. Joe
Mayor

Minutes approved by the South Pasadena City Council on November 4, 2015.