



Additional Documents List Regular City Council Meeting November 18, 2020

Item No.	Agenda Item Description	Distributor	Document
2	Authorize Commission Appointments	Maria E. Ayala, Chief City Clerk	Memo (Providing additional name for appointment consideration)
15	Discretionary Fund Request from Councilmember Joe in the Amount of \$2,000 for Installation of a Bench at the Senior Citizens' Center	Tamara Binns, Executive Assistant to the City Manager	Memo (Providing additional information)
PC	Public Comment Received via Email: Agenda Item No. 3 Agenda Item No. 16 Agenda Item No. 17	Maria E. Ayala, Chief City Clerk	Emailed Public Comment



City of South Pasadena Management Services

Memo

Date: November 16, 2020

To: The Honorable City Council

Via: Sean Joyce, Interim City Manager

From: Maria E. Ayala, Chief City Clerk

Re: November 18, 2020 City Council Meeting Item No. 2 Additional Document –
Authorize Commission Appointments

This Additional Document is being provided for Agenda Item #2, Authorize Commission Appointments to add one (1) name for consideration for appointment to the City's Youth Commission.

Recommendation #3, under the item, would read as follows, adding the second name for consideration for appointment to a new term:

2. Appoint the following residents to a one-year term ending December 31, 2021:
 - Sadie Abelson, Youth Commission
 - Sadie Metcalfe, Youth Commission (*individual being added for consideration*)



City of South Pasadena Management Services

Memo

Date: November 17, 2020

To: Honorable Mayor and Council Members

Via: Sean Joyce, Interim City Manager

From: Tamara Binns, Executive Assistant to the City Manager

Re: November 18, 2020, City Council Meeting Agenda Item 15– **Discretionary Fund Request from Councilmember Joe in the Amount of \$2,000 for Installation of a Bench at the Senior Citizens’ Center**

Please the additional background information for Mayor Joe’s discretionary fund request, and a funding chart showing the current discretionary fund balances.

Background

The South Pasadena Senior Center will benefit from a bench donation from Mayor Robert Joe in honor of his years of services and support to the Center. Over the years Mayor Joe has attended many, many special events. He would often bring special guests to bring attention to the Center. The seniors looked forward to his attendance and always gave him a warm welcome. The proposed bench would be placed in the southern area of the patio, with a plaque indicating his years of service to the senior community.

**City Councilmembers Discretionary Funds
Fiscal Year 2019/20 and 2020/21**

	<u>Cacciotti</u>	<u>Joe</u>	<u>Khubesrian</u>	<u>Mahmud</u>	<u>Schneider</u>
Prior Year Balance Carryover Maximum>	\$10,000	\$10,000	\$9,750	\$10,000	10,000
<i>Total with Current Year Allowance(Maximum Allowed \$10,000)</i>	<i>\$10,000</i>	<i>\$10,000</i>	<i>\$10,000</i>	<i>\$10,000</i>	<i>\$10,000</i>
<u>Date</u>					
<u>Pledged</u>					
<u>Description</u>					
8/21/2019 LA Mayor's Conference			\$5,000		
9/18/2019 Senior Center Luncheon		\$300			
11/20/2019 TOR in memory of Paul Abbey			\$1,000		
11/20/2019 SoPas Beautiful Post Office Project		\$1,000			
11/20/2019 Library Ray Bradbury Room fused glass				\$1,500	
12/4/2019 SoPas Beautiful Post Office Project	\$1,000				
5/6/2020 Thank You SP First Responders Banner			\$130		
5/20/2020 Festival of Balloons 2020	\$2,000	\$1,000			
6/4/2020 Conceptual drawing for hook ramp					\$6,000
7/1/2020 Library Ray Bradbury Room fused glass					\$4,000
7/15/2020 Street banner 2020 Census				\$1,527	
	<u>Cacciotti</u>	<u>Joe</u>	<u>Rossi</u>	<u>Mahmud</u>	<u>Schneider</u>
11/4/2020 Holiday lighting/banners for business district	\$1,500	\$3,000	\$3,870		
11/18/2020 Senior Center bench		\$2,000			
<i>YTD Appropriations</i>	<i>\$4,500</i>	<i>\$7,300</i>	<i>\$10,000</i>	<i>\$3,027</i>	<i>\$10,000</i>
Available at 11/18/20	\$5,500	\$2,700	\$0	\$6,973	\$0

General Public Comment
AGENDA ITEM NO. 3

1. Susan Pastorek
2. San Burgess

From: susanpastorek <[REDACTED]>
Sent: Thursday, November 12, 2020 12:48 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: 928 Palm ave

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I, Susan Pastorek of 918 Palm ave , south Pasadena oppose use of property at 928 Palm ave for anything other than single resident use.
Sent from [Mail](#) for Windows 10

From: susanpastorek <[REDACTED]>
Sent: Thursday, November 12, 2020 12:38 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: for the next meeting regarding 928 Palm ave , this month 11-19-20

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I, Susan Pastorek, at 918 Palm avenue, so pas. Oppose allowing any change in zoning or making property other than a single residence. The house is already being used for rentals to many people not related to the owner now, and the city attorney is aware of this violation.

Sent from [Mail](#) for Windows 10

From: Sam Burgess <[REDACTED]>
Sent: Tuesday, November 17, 2020 7:57 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Fwd: War Memorial Trees and Plaques

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sam Burgess

Open Session--November 18, 2020

Item #3-Public Comment

This past week the United States commemorated Memorial Day. A day to honor our countries veterans but most importantly, honor those veterans who served but returned to a grieving family.

I began my residency here in South Pasadena in 1978. For the first ten years, as I walked past the War Memorial building, I ignored the building and its small park. I did so because I remained filled with anger directed towards those elected representatives who lead us into the unnecessary Viet Nam war. A war I began protesting immediately upon my discharge from the military in the late 1960s. My protests were against our national leaders, not our veterans.

There came a day when I was intrigued by a small monument in the park. I found it was a memorial to six South Pasadena veterans who fell in a far-off country. A country the United States should never have been in--Viet Nam.

Spread out near the monument were six individually named memorial plaques each placed at the base of six newly planted trees.

Over the years these six trees, through lack of proper maintenance, died and were removed. In the last two years South Pasadena has replaced four of the six trees but in different areas of the park. The memorial plaques remain in their original location.

I believe it is only appropriate two additional trees be planted and the six Memorial Plaques be moved from their present location and once again placed at the base of the newly planted trees.

Regular City Council Meeting
E-mail Public Comment 11/18/2020

AGENDA ITEM NO. 16

Public Hearing

**Project No. 2355-APP (Continued) - Appeal of the Planning Commission's
Decision to Approve Project No. 2191-HDP/TRP – Hillside Development
Permit for the street extension of Moffat Street, which will be a private street
extending westward from the northern end of Lowell Avenue to allow access
to seven lots in the City of Los Angeles and a Tree Removal Permit**

1. Karla Mendoza
2. Diana Ramirez
3. Alice Murthy
4. Desiree Picazo
5. Sarah Jung
6. Ana Cano
7. Isabella Rodriguez
8. Ashley Genz-Sandoval
9. Stephanie Leiva
10. Jenn Hovik
11. Liz Re
12. Tiffany Tran
13. Courtney Rice
14. Irene Baghdasaryan
15. Pilli Jaquez
16. Jacqueline Arevalo
17. Estefany Gutierrez
18. Michelle Jimenez
19. Pieter Kaufman
20. Camille Devoney
21. Claire Mesesan
22. Rochelle Kuan Hoffman

23. Annie & Charles
24. Julianne Novoa
25. Emily Butler
26. Megan Adams
27. Caty Wagner
28. Alison Iturra
29. Lydia Butler
30. Nicholas Ortega
31. Zion Rodriguez Aceves
32. Jennifer Ho
33. Alexis Castelan
34. Rebecca Sandoval
35. Hermilo Acosta
36. Yazmin Rodriguez
37. Nikki Fox
38. James Villanueva
39. Lexi Gomez
40. Dalena Nguyen
41. Alanna Wagy
42. Toni Enright
43. Lois Keller
44. Stephanie Galindo
45. Stephanie Zamora
46. Stephanie Tong
47. Alexandra Alvarez
48. Andrea Lausell
49. Erynn Bell
50. Tom Williams
51. Daniel Leidner-Peretz
52. Greg Nussen
53. Lucy Johnston

54. Aydin Pasebani
55. Hilda Solis
56. William Thompson
57. Jonathan Oyaga
58. Matthew Buck
59. Consuelo Lopez
60. Jessica Brito
61. Rene Camarillo
62. Brisa Munoz
63. Summer Ng
64. Laura Cortez
65. YoungMi Peak
66. Izzy Jaquez
67. Jackie Gradilla
68. Monica Alvarado
69. Cindy Gradilla-Juarez
70. Lynae Cook
71. Kristen Calderon
72. Frances Flores
73. Adam Gelbart
74. Chris Wooden

From: Karla Mendoza <[REDACTED]>
Sent: Sunday, November 15, 2020 12:08 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Land Development in El Sereno

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Vic Mendoza, and i would like to comment on Agenda Item #16. I have lived in El Sereno my entire life. Witnessing the slow creep of gentrifiers make their way into our city has been both painful and disappointing. It leaves me to think about what El Sereno will look like in the next ten to fifteen years, and i wonder if the warmth and community I have been surrounded by my whole life will survive. Agenda Item #16 will aid in the destruction and displacement of our community. Not only is this housing proposal unsafe to the city's current residents, it's violent. Your pursuit for money will kick people out of the only homes they've known. How about making use of all the available vacant luxury housing? Or perhaps y'all can destabilize land in your own billion dollar neighborhoods? I think some tacky white gentrifier apartments would look lovely on Fair Oaks.

From: Diana Ramirez <[REDACTED]>
Sent: Sunday, November 15, 2020 12:13 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Planet Home Living Approval To Build in El Sereno Hills - UNACCEPTABLE

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi, I just became aware of the news that Planet Home Living was able to obtain an approval to begin a private street and or apartment construction on the hills of El Sereno. I do not approved of this and as a El Sereno Resident and Home owner, this is atrocious behavior to the wildlife on those hills. Not only that but the residents of El Sereno (LA) were not contacted or asked about this project proposal! This is unlawful.

I don't understand why the need to build more luxury and high end buildings if half of those buildings in LA are still empty because no one can afford them!!! We need the city to stand by with its residents and listen to what the community needs and wants. We don't want anymore developers coming in and destroying communities and displacing residents that can't afford those rents. This is absolutely unacceptable.

From: Alice Rutherford Murthy <[REDACTED]>
Sent: Sunday, November 15, 2020 1:06 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: El Sereno Development

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear councilmembers,

I'm writing to express my concern over a development project set to take place in El Sereno but which was approved by South Pasadena and not Los Angeles. This project, a private road and luxury homes by Planet Home Living, will be a detriment to the community of El Sereno.

Not only will it increase traffic on the narrow residential streets, it will destroy the habitat of coyotes, owls, hawks, bees, nesting and migrating birds, and other native flora and fauna including the endangered Southern California Black Walnut tree.

LA currently has thousands of luxury homes sitting empty in the midst of a crisis of homelessness, not to mention the high numbers of empty and deteriorating homes owned by CalTrans in this very neighborhood. New luxury housing is not what this community needs. In addition to social and ethical concerns, the environmental impact of this project looks to be questionable and approved only through loopholes. An excavation on a steep hill made of clay and shale near the Raymond Fault poses danger of damage to private property & storm drainage, and increases the risk of mudslides, and construction poses respiratory danger to the community fighting a pandemic.

The city of Los Angeles was not consulted on this project and the citizens in the area were not notified. Please do not let this dubious development continue in our city without proper approval.

Sincerely,
Alice Murthy
El Sereno

From: Desiree Picazo <[REDACTED]>
Sent: Sunday, November 15, 2020 2:11 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Private road on Lowell Ave

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

This is a letter of disapproval regarding the road-building happening on Lowell ave. This development is not on par with the needs of the community nor the surrounding environment. As citizens of the area, we demand that there be a CEQA report be made public to the residents of this area and those surrounding the EL SERENO community.

With the homelessness crisis worsening, financial impacts of covid 19 to residents, environmental impacts of surrounding air pollution there is absolutely no justification for this project upon any grounds.

We demand a complete end, we demand transparency, and we demand the decision making processes to be inclusive.

Desiree Picazo
CSU Los Angeles

From: Sarah J <[REDACTED]>
Sent: Sunday, November 15, 2020 3:41 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Citizen complaint - Opposing luxury housing in El Sereno

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am writing to submit a public comment and citizen complaint for the illegally approved private street development into El Sereno that green lit the building of luxury housing on a hill full of wildlife and endangered species.

I, along with so many in and around the community, strongly oppose this luxury home and private street development. We are in a pandemic with many out of jobs and no money for rent and the city goes and approves what? A luxury housing development? What sort of priorities is this??

Undo the damage and cancel the approval NOW. It's disgusting how corrupt local government can be and you need to be held accountable for things that harm the community, not help it. Shame on you for working on luxury housing. We should be focused on low-income affordable housing and housing for the homeless. There is something seriously and fundamentally wrong with priorities here.

Thank you,
Sarah Jung

From: Ana Cano <[REDACTED]>
Sent: Sunday, November 15, 2020 3:55 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Agenda Item #16

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

I am writing this email to voice my opinions against the construction of luxury housing in El Sereno. This plan is not only detrimental to the ecosystem in the area but will also negatively affect the existing community that is housed there. The city of South Pasadena should not and does not have the right to build there without any approval from Los Angeles. Furthermore, this will disproportionately affect communities of color, cause displacement, and lead to even more unwelcome gentrification. I urge you to consider the effects of this plan and reject it altogether. Thank you for your time.

Sincerely,
Ana Cano

From: Isabella Rodriguez <[REDACTED]>
Sent: Sunday, November 15, 2020 8:03 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Agenda Item #16

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Isabella Rodriguez, I am a resident of El Sereno & I strongly OPPOSE the development of a private road and/or luxury homes that connects near Lowell Street. Not only would this action have a major environmental impact for the wildlife & endangered species currently habituating the area, but would also increase housing costs, leading to the displacement of many current residents. Not to mention this project is extremely dangerous as the steep hill planning to be excavated is made of clay & shale, which has a high risk of mudslides & private property damage. The last thing residents need to worry about during a PANDEMIC is respiratory problems due to construction. Lastly, South Pasadena has conveniently failed to provide the documentation that states they DO NOT have the right to approve this construction. So once again, I strongly OPPOSE this development.

From: Ashley Sandoval <[REDACTED]>
Sent: Sunday, November 15, 2020 9:00 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Comment on agenda item #16

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom It May Concern,

Re: Agenda item 16 Project No. 2355-APP

As a community member, I do not approve of the actions that South Pasadena have taken in part to have this development recklessly approved to please developers that are not of the community. El Sereno is a majority immigrant working class community, unfortunately people not of the community want to build their developments no matter what the cost is. This is an incredibly racist project that should have never been approved! Shame on you South Pasadena, we see what your actions prioritize despite.

The residents of El Sereno have spoken and are upset by this exploitative project as it does not serve the needs of our community and is detrimental to the environment, safety of our community members and compromises, safety of our community members, and compromises the foundations of the existing homes surrounding the site.

South Pasadena's own Councilmember stated in the Oct. 21st meeting that they would easily deny this project if the complete project was happening in their city.

Reasons to oppose the project:

1. Increased traffic to narrow, residential streets full of families (Lowell, Newtonia, Maycrest)
2. CEQA (Environmental Impact Report) is being avoided through a piecemealing loophole.
3. Loss of habitat to coyotes, hawks, bees, nesting+migrating birds, flora & fauna, etc.
4. Dangerous, deep excavation to a steep hill made of clay+shale near the Raymond Fault.
5. No official plans indicating grading, staging and haul route plans, etc. were produced.
6. LA was not consulted, residents were not informed. Residents threatened by the developer (Planet Home Living originally from Orange County)
7. LA has thousands of luxury homes sitting empty. Gentrification, environmental racism.
8. Concerns of respiratory problems during a global pandemic.
9. Contributes to the extinction of the endangered SoCal Black Walnut + other native trees.
10. Damage to private property, storm drainage down Lowell Ave, high risks of mudslides.
11. South Pasadena is failing to provide document that proves they don't have the right to approve this project.
12. Northeast LA Community Plan will allow residents to petition zone change to LA lots in 2021.

Sincerely,

Ashley Genz-Sandoval, RDN, CSP

"The river never drinks its own water. The tree never tastes its own fruit. The field never consumes its own harvest. They selflessly strive for the well-being of all those around them." ~ Mewari proverb, India

-----Original Message-----

From: Stephanie Leiva <[REDACTED]>

Sent: Sunday, November 15, 2020 9:51 PM

To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>

Subject: Stop building in el Sereno!

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Do not build housing on El Sereno!

This is horrible for the environment, the wildlife that lives there, the traffic would be increased and the fact that LA did not approve these plans makes it worst.

This is wrong and please don't build.

Stephanie

From: jennhovik <[REDACTED]>

Sent: Sunday, November 15, 2020 10:34 PM

To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>

Subject: Project 2355-APP

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Greetings,

This proposed project does not serve the needs of the community. It will have a negative impact on the environment causing loss of habitat, increase traffic flow, & is simply not necessary. We need affordable housing. This project will further gentrify the community. Many locals are struggling with financial losses due to the pandemic; potential rent increases will further their suffrage.

Please consult LA City who will surely oppose.

Regards,
Jenni

From: Liz Re <[REDACTED]>
Sent: Sunday, November 15, 2020 11:45 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Agenda item #16

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Re: Agenda item 16 Project No. 2355-APP

As a community member, I do not approve of the actions that South Pasadena have taken in part to have this development recklessly approved to please developers that are not of the community. El Sereno is a majority immigrant working class community, unfortunately people not of the community want to build their developments no matter what the cost is. This is an incredibly racist project that should have never been approved! Shame on you South Pasadena, we see what your actions prioritize despite.

The residents of El Sereno have spoken and are upset by this exploitative project as it does not serve the needs of our community and is detrimental to the environment, safety of our community members and compromises, safety of our community members, and compromises the foundations of the existing homes surrounding the site.

South Pasadena's own Councilmember stated in the Oct. 21st meeting that they would easily deny this project if the complete project was happening in their city.

Reasons to oppose the project:

- Increased traffic to narrow, residential streets full of families (Lowell, Newtonia, Maycrest)
- CEQA (Environmental Impact Report) is being avoided through a piecemealing loophole.
- Loss of habitat to coyotes, hawks, bees, nesting+migrating birds, flora & fauna, etc.
- Dangerous, deep excavation to a steep hill made of clay+shale near the Raymond Fault.
- No official plans indicating grading, staging and haul route plans, etc. were produced.
- LA was not consulted, residents were not informed. Residents threatened by the developer (Planet Home Living originally from Orange County)
- LA has thousands of luxury homes sitting empty. Gentrification, environmental racism.
- Concerns of respiratory problems during a global pandemic.
- Contributes to the extinction of the endangered SoCal Black Walnut + other native trees.
- Damage to private property, storm drainage down Lowell Ave, high risks of mudslides.
- South Pasadena is failing to provide document that proves they don't have the right to approve this project.
- Northeast LA Community Plan will allow residents to petition zone change to LA lot s in 2021.

I am disappointed in the actions of South Pasadena that prides itself on a hometown feel. I urge you not to develop into El Sereno for the betterment of your community and not your neighboring one. Do not continue your gentrification.

From: Tiffany Tran <[REDACTED]>
Sent: Monday, November 16, 2020 7:43 AM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Re: Agenda item 16 Project No. 2355-APP

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As a community member, I do not approve of the actions that South Pasadena have taken in part to have this development recklessly approved to please developers that are not of the community. El Sereno is a majority immigrant working class community, unfortunately people not of the community want to build their developments no matter what the cost is. This is an incredibly racist project that should have never been approved! Shame on you South Pasadena, we see what your actions prioritize despite.

The residents of El Sereno have spoken and are upset by this exploitative project as it does not serve the needs of our community and is detrimental to the environment, safety of our community members and compromises, safety of our community members, and compromises the foundations of the existing homes surrounding the site.

South Pasadena's own Councilmember stated in the Oct. 21st meeting that they would easily deny this project if the complete project was happening in their city.

From: Courtney Rice <[REDACTED]>
Sent: Monday, November 16, 2020 7:44 AM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Public Comment for Agenda Item #16

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello my name is Courtney Rice and I am writing regarding Agenda Item #16. I am both a homeowner and business owner in El Sereno and I strongly oppose this project. I do not feel it serves the needs of our community and is detrimental to the environment and safety of our community members. First of all, I do not feel South Pasadena should be making decisions on projects that affect El Sereno. Secondly, I am opposed to any project that would increase traffic on narrow streets, destroy native trees and animal habitat, and potentially compromise the foundations of existing neighbors' houses. Furthermore, the last thing our neighborhood needs right now is luxury housing. This project should be denied.

Thank you for taking my comment. I strongly hope that you choose to vote in solidarity with the wishes of the community and not an outside developer on this unnecessary project that does not benefit our needs.

Kind Regards,
Courtney Rice

From: Irene Baghdasaryan <[REDACTED]>
Sent: Monday, November 16, 2020 8:00 AM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Endangering wildlife on El Sereno

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello South Pasadena Counsel,

As a Pasadena resident, I would like to express strong opposition to the private street development on El Sereno. Constructing luxury housing on a hill full of wildlife and endangered species is negligent and irresponsible. Further issues with this motion are that LA was not consulted and residents weren't informed. This will cause an increase in traffic to narrow, residential streets full of families -- not to mention respiratory issues during a global pandemic.

If 2020 has shown us anything, it is the true colors of opportunists trying to exploit people/the environment during a pandemic for frivolous monetary gain. Let me know if there are any petitions against the motion. I will gladly sign.

Please do better, Pasadena.

Sincerely,
Irene Baghdasaryan

From: Pilli Jaquez <[REDACTED]>
Sent: Monday, November 16, 2020 9:24 AM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Comment for Agenda Item #16

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

As a resident of El Sereno for over 10 years I have seen the negative effects gentrification has had on my community, it's residents, the environment, and animals. While building luxury housing may be an economic incentive for the developers it disenfranchises working class residents of El Sereno that are already struggling financially. Given the pandemic residents economic stressors have been exacerbated due to job loss.

I strongly oppose the private street development that would allow for luxury housing to be built on a hill in El Sereno which would displace wildlife and increase housing costs in El Sereno. This development would contribute the loss of habitat for owls and coyotes and would also contribute to the extinction of California Black Walnut Trees and other native plants.

Additionally the city of LA was not consulted about this development and residents were not informed either. The lack of consideration and transparency with residents is unacceptable. Marginalized communities are constantly being pushed to the side and exploited due to lack of resources, however the residents of El Sereno are a powerful community who stand united to fight against this development.

Again I strongly oppose this development as it will put the El Sereno community in danger, environmentally and economically.

Respectfully,

Pilli

From: Jacqueline Arevalo <[REDACTED]>
Sent: Monday, November 16, 2020 9:31 AM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Re: Agenda item 16 Project No. 2355-APP

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Reasons to oppose the project:

-
- Increased traffic
- to narrow, residential streets full of families (Lowell, Newtonia, Maycrest)
-
-
- CEQA (Environmental
- Impact Report) is being avoided through a piecemealing loophole.
-
-
- Loss of habitat
- to coyotes, hawks, bees, nesting+migrating birds, flora & fauna, etc.
-
-
- Dangerous,
- deep excavation to a steep hill made of clay+shale near the Raymond Fault.
-
-
- No official
- plans indicating grading, staging and haul route plans, etc. were produced.
-
-
- LA was not
- consulted, residents were not informed. Residents threatened by the developer (Planet Home Living originally from Orange County)
-
-
- LA has thousands
- of luxury homes sitting empty. Gentrification, environmental racism.
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- Concerns of
- respiratory problems during a global pandemic.

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- **Contributes**
- to the extinction of the endangered SoCal Black Walnut + other native trees.
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- **Damage to private**
- property, storm drainage down Lowell Ave, high risks of mudslides.
-
-
- **South Pasadena**
- is failing to provide document that proves they don't have the right to approve this project.
-
-
- **Northeast LA**
- Community Plan will allow residents to petition zone change to LA lot s in 2021.
-

Sincerely,
Jacqueline Arevalo

From: Estefany Gutierrez <[REDACTED]>
Sent: Monday, November 16, 2020 9:34 AM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Agenda item 16 Project No. 2355-APP

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The residents of El Sereno have spoken and are upset by this exploitative project as it does not serve the needs of our community and is detrimental to the environment, safety of our community members and compromises, safety of our community members, and compromises the foundations of the existing homes surrounding the site.

South Pasadena's own Councilmember stated in the Oct. 21st meeting that they would easily deny this project if the complete project was happening in their city.

Reasons to oppose the project:

- Increased traffic to narrow, residential streets full of families (Lowell, Newtonia, Maycrest)
- CEQA (Environmental Impact Report) is being avoided through a piecemealing loophole.
- Loss of habitat to coyotes, hawks, bees, nesting+migrating birds, flora & fauna, etc.
- Dangerous, deep excavation to a steep hill made of clay+shale near the Raymond Fault.
- No official plans indicating grading, staging and haul route plans, etc. were produced.
- LA was not consulted, residents were not informed. Residents threatened by the developer (Planet Home Living originally from Orange County)
- LA has thousands of luxury homes sitting empty. Gentrification, environmental racism.

Sincerely,
Estefany Gutierrez

From: Michelle Jimenez <[REDACTED]>
Sent: Monday, November 16, 2020 9:50 AM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Re: Agenda item 16 Project No. 2355-APP

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

As a community member, I do not approve of the actions that South Pasadena have taken in part to have this development recklessly approved to please developers that are not of the community. El Sereno is a majority immigrant working class community, unfortunately people not of the community want to build their developments no matter what the cost is. This is an incredibly racist project that should have never been approved! Shame on you South Pasadena, we see what your actions prioritize despite.

The residents of El Sereno have spoken and are upset by this exploitative project as it does not serve the needs of our community and is detrimental to the environment, safety of our community members and compromises, safety of our community members, and compromises the foundations of the existing homes surrounding the site.

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- Contributes to the extinction of the endangered SoCal Black Walnut + other native trees.
- Damage to private property, storm drainage down Lowell Ave, high risks of mudslides.
- South Pasadena is failing to provide document that proves they don't have the right to approve this project.
- Northeast LA Community Plan will allow residents to petition zone change to LA lot s in 2021.

Sincerely,
Michelle Jimenez

-----Original Message-----

From: Pieter Kaufman <[REDACTED]>

Sent: Monday, November 16, 2020 10:26 AM

To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>

Subject: Planet Home Living Development

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I'm writing to express my complete opposition to the approval of this project, and the private road that South Pasadena is approving to gain access.

The negative impacts on the community include decreased quality of life and increased housing costs for residents of El Sereno, increased traffic on small residential streets, the encroachment on the driveway of one existing resident in particular, heightened risk for local safety due to grading and excavation and destabilization of the hill, and in general, the siting of "luxury" units in an existing natural space where no one needs any luxury units. LA has a glut of luxury units. This is about gentrification and has to stop.

Additionally, there has been no EIR required due to loopholes, and apparently, local residents were never consulted or informed of the scope of the project.

It is unfair and wrong that developers—whether from Orange County or LA—with deep pockets can strong-arm their way in to an open area to build unneeded units just for profit. There is an organic, existing community here, and they should be allowed to live in peace. Nobody wants new luxury units shoe-horned in to the hill between other existing homes.

Moreover, the hill is home to listed and endangered California Black Walnuts trees, as well as a home to other local wildlife, and provides natural habitat. We need all the existing green space we can keep, not more concrete.

My family lives in both South Pasadena and Los Angeles. We pay property taxes in both cities, to say nothing of obviously spending almost all our local money here. I am 100% opposed to this action and demand it be denied forever.

Thank you,
Pieter Kaufman

From: Camille Devoney <[REDACTED]>
Sent: Monday, November 16, 2020 10:36 AM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Agenda Item #16 comment

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Council,

I am writing to express my disappointment and strong opposition to the recent approval given to Planet Home Living to create a private driveway off of Lowell Ave.

This project would threaten endangered wildlife and will force the displacement of vulnerable other wildlife.

We don't need more luxury homes built only to sit unoccupied and we don't need to disturb the families who already live in this area by increasing traffic on their narrow street and threatening the foundations of their homes.

Granting approval to this development is granting approval for ecological destruction and for environmental racism. We can do better than that and Planet Home Living can take their useless developments elsewhere.

Thank you.

- Camille Devoney

From: Claire Mesesan <[REDACTED]>
Sent: Monday, November 16, 2020 11:26 AM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Public comment on agenda item 16 Project No. 2355-APP

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am a resident of El Sereno reaching out to share my opposition on the proposed development of a road connecting El Sereno to South Pasadena.

I am concerned about the reckless way this development was approved, which did not involve Los Angeles city officials or the El Sereno community and did not include an environmental impact report. The land proposed for development includes important and endangered ecosystems (including the Southern Californian black walnut and other native trees) that support wildlife and pollinators. Further, this work requires deep excavation on a steep hill of shale and clay soils located near the Raymond Fault. A full CEQA environmental impact report is essential before approval can even be considered.

During a global pandemic and an economic recession, the last thing Los Angeles needs are more attempts at gentrification by outsider developers interested in luxury homes. With a severe lack of affordable housing and many properties sitting empty, projects like these exacerbate inequality and wealth gaps, particularly in a predominantly immigrant and working class neighborhood. This project is irresponsible and I hope South Pasadena does the right thing and includes all stakeholders in a decision-making process with impacts beyond its own city limits.

Thank you,

Claire Mesesan
El Sereno Resident

From: Rochelle Hoffman <[REDACTED]>
Sent: Monday, November 16, 2020 11:55 AM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Re: Agenda item 16 Project No. 2355-APP

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

As a community member, I do not approve of the actions that South Pasadena have taken in part to have this development recklessly approved to please developers that are not of the community. El Sereno is a majority immigrant working class community; unfortunately, people not of the community want to build their developments no matter what the cost is. This is an incredibly racist project that should have never been approved! Shame on you South Pasadena. We see what your actions prioritize.

The residents of El Sereno have spoken and are upset by this exploitative project, as it does not serve the needs of our community and is detrimental to the environment, the safety of our community members, compromises the safety of our community members, and compromises the foundations of the existing homes surrounding the site.

South Pasadena's own Councilmember stated in the Oct. 21st meeting that they would easily deny this project if the complete project was happening in their city.

Reasons to oppose the project:

- Increased traffic to narrow, residential streets full of families (Lowell, Newtonia, Maycrest)
- CEQA (Environmental Impact Report) is being avoided through a piecemealing loophole.
- Loss of habitat to coyotes, hawks, bees, nesting+migrating birds, flora & fauna, etc.
- Dangerous, deep excavation to a steep hill made of clay+shale near the Raymond Fault.
- No official plans indicating grading, staging and haul route plans, etc. were produced.
- LA was not consulted, residents were not informed. Residents threatened by the developer (Planet Home Living originally from Orange County)
- LA has thousands of luxury homes sitting empty. Gentrification, environmental racism.
- Concerns of respiratory problems during a global pandemic.
- Contributes to the extinction of the endangered SoCal Black Walnut + other native trees.
- Damage to private property, storm drainage down Lowell Ave, high risks of mudslides.
- South Pasadena is failing to provide document that proves they don't have the right to approve this project.
- Northeast LA Community Plan will allow residents to petition zone change to LA lot s in 2021.

Sincerely,
Rochelle Kuan Hoffman

From: sweat shorts <[REDACTED]>
Sent: Monday, November 16, 2020 12:04 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Public comment Agenda Item 16

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

We are South Pasadena constituents, writing to emphatically oppose Agenda Item 16, in which the city of South Pasadena illegally approved private street development of luxury developments on a hill filled with wildlife and endangered species in El Sereno, which would destroy the habitat and land.

Residents nor neighbors were consulted, and the community has voiced strong opposition after learning of this. This private development project must not proceed.

Thank you,
Annie & Charles

From: Julianne Novoa <[REDACTED]>
Sent: Monday, November 16, 2020 12:07 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Agenda item 16 Project No. 2355-APP

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

As a community member, I do not approve of the actions that South Pasadena have taken in part to have this development recklessly approved to please developers that are not of the community. El Sereno is a majority immigrant working class community, unfortunately people not of the community want to build their developments no matter what the cost is. This is an incredibly racist project that should have never been approved! Shame on you South Pasadena, we see what your actions prioritize despite.

The residents of El Sereno have spoken and are upset by this exploitative project as it does not serve the needs of our community and is detrimental to the environment, safety of our community members and compromises, safety of our community members, and compromises the foundations of the existing homes surrounding the site.

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- -Loss of habitat to coyotes, hawks, bees, nesting+migrating birds, flora & fauna, etc.
- -Dangerous, deep excavation to a steep hill made of clay+shale near the Raymond Fault.
- -No official plans indicating grading, staging and haul route plans, etc. were produced.
- -LA was not consulted, residents were not informed. Residents threatened by the developer (Planet Home Living originally from Orange County)
- -LA has thousands of luxury homes sitting empty. Gentrification, environmental racism.
- -Concerns of respiratory problems during a global pandemic.
- -Contributes to the extinction of the endangered SoCal Black Walnut + other native trees.
- -Damage to private property, storm drainage down Lowell Ave, high risks of mudslides.
- -South Pasadena is failing to provide document that proves they don't have the right to approve this project.
- -Northeast LA Community Plan will allow residents to petition zone change to LA lot s in 2021.

Sincerely,
Julianne Novoa

From: Emily Butler <[REDACTED]>
Sent: Monday, November 16, 2020 12:09 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Re: Agenda item 16 Project No. 2355-APP

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

As a resident of El Sereno for 26 years, I do not approve of the actions that South Pasadena have taken in part to have this development recklessly approved to please developers that are not of the community. El Sereno is a majority immigrant working class community, unfortunately people not of the community want to build their developments no matter what the cost is. This is an incredibly racist project that should have never been approved! El Sereno is a long standing, beautiful community and these buildings are not consistent with the architecture nor do they even beautify the neighborhood. Shame on you South Pasadena, we see what your actions prioritize.

The residents of El Sereno have spoken and are upset by this exploitative project as it does not serve the needs of our community and is detrimental to the environment, safety of our community members and compromises, safety of our community members, and compromises the foundations of the existing homes surrounding the site.

South Pasadena's own Councilmember stated in the Oct. 21st meeting that they would easily deny this project if the complete project was happening in their city.

Reasons to oppose the project:

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- Damage to private property, storm drainage down Lowell Ave, high risks of mudslides.
- South Pasadena is failing to provide document that proves they don't have the right to approve this project.
- Northeast LA Community Plan will allow residents to petition zone change to LA lot s in 2021.

Sincerely,

Emily Butler

From: Megan Adams <[REDACTED]>
Sent: Monday, November 16, 2020 12:14 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Agenda Item #16 | Public Comment

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

As a resident of South Pasadena, I'm against the development of more luxury homes in our city and the development of a private road without proper documentation required to do so. If you cannot find the documentation to properly move forward then the default is not to continue pushing thru with bogus approvals. We need new affordable options for residents and to follow the proper channels when building anything! It's 2020 and for our city council to move in this way, against a meaningful group of residents and without needed documentation, is absolutely shameful. Every last councilperson who votes yes on this project should be voted out of their position.

Megan Adams

From: Caty Wagner <[REDACTED]>
Sent: Monday, November 16, 2020 12:27 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Agenda item 16 Project No. 2355-APP

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

As a community member who lives by the San Pascual Stables and hiking trail, I do not approve of the actions that South Pasadena have taken in part to have this development recklessly approved to please developers that are not of the community. El Sereno is a majority immigrant working class community, unfortunately people not of the community want to build their developments no matter what the cost is. This is an incredibly racist project that should have never been approved! Shame on you South Pasadena, we see what your actions prioritize despite.

The residents of El Sereno have spoken and are upset by this exploitative project as it does not serve the needs of our community and is detrimental to the environment, safety of our community members and compromises, safety of our community members, and compromises the foundations of the existing homes surrounding the site.

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- South Pasadena is failing to provide document that proves they don't have the right to approve this project.
- Northeast LA Community Plan will allow residents to petition zone change to LA lot s in 2021.

From: Alison Iturra <[REDACTED]>
Sent: Monday, November 16, 2020 12:27 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Agenda item 16 Project No. 2355-APP

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

As a community member of El Sereno, I do not approve of the actions that South Pasadena have taken in part to have this development recklessly approved to please developers that are not of the community. El Sereno is a majority immigrant working class community, unfortunately people not of the community want to build their developments no matter what the cost is. This is an incredibly racist project that should have never been approved! Shame on you South Pasadena, we see what your actions prioritize despite.

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Sincerely,
Alison Iturra
[REDACTED]

From: lydia butler <[REDACTED]>
Sent: Monday, November 16, 2020 12:35 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Construction of luxury building Lowell and atlas Project No 2355-APP

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Agenda item 16 Project No. 2355-APP

As a 26 year homeowner near this projected plan , I do not approve of the actions that South Pasadena has taken in part to have this development recklessly approved to please developers that are not of the community. El Sereno is a majority immigrant working class community, unfortunately people not of the community want to build their developments no matter what the cost is. This is an incredibly racist project that should have never been approved! Shame on you South Pasadena,we see what your actions prioritize despite.

I am a homeowner in El Sereno I am upset by this exploitative project as it does not serve the needs of our community and is detrimental to the environment, safety of our community members and compromises, safety of our community members, and compromises the foundations of the existing homes surrounding the site.

South Pasadena's own Councilmember stated in the Oct. 21st meeting that they would easily deny this project if the complete project was happening in their city. SO THEY DON'T CARE ABOUT OUR COMMUNITY !!! HOW CAN SOUTH PASADENA APPROVE OF A PROJECT THAT THE MAJORITY OF BUILDING WILL BE IN LOS ANGELES ???!

I HAVE WORKED 26 YEARS TO OWN MY OWN HOME AND RAISE A FAMILY , SPENT MANY DAYS AND HOURS TO PETITION FOR STOP SIGNS SPEED BUMPS AND IMPROVE MY STREET !! MY NEIGHBORHOOD IS NOW PROTECTED FROM THE 710 FREEWAY SINCE BEING DECLARED AN HISTORIC NEIGHBORHOOD . WE HAVE FINALLY BEGUN TO SEE OUR NEIGHBORHOOD BECOME MORE BEAUTIFUL AND IMPROVE PROPERTY VALUE , ONLY TO HAVE IT ALL AT RISK OF A STEADY STREAM OF TRAFFIC CLOGGING OUR BEAUTIFUL STREETS AS THEY SHORTCUT TO THE FREEWAY OFF OF FREMONT . ALSO ENDANGERED WILL BE OUR FREEROAMING PEACOCKS , AND CHILDREN WHO SKATEBOARD AND RIDE BIKES ON OUR WIDE BEAUTIFUL STREETS . WE ARE OPPOSING THIS GREEDY PROJECT WHICH WILL BE OF ZERO BENEFIT TO MY FAMILY AND EXISTING FAMILIES . WE SAY NO TO THIS ILLEGAL AND DANGEROUS BUILDING !! GO BUILD IN ORANGE COUNTY AND STOP EXPLOITING EL SERENO AND OTHER MINORITY CITIES WITH YOUR GREED , GENTRIFICATION AND INDIFFERENCE TO OUR WELLBEING !

Reasons to oppose the project:

- Increased traffic to narrow, residential streets full of families (Lowell, Newtonia, Maycrest)
- CEQA (Environmental Impact Report) is being avoided through a piecemealing loophole.
- Loss of habitat to coyotes, hawks, bees, nesting+migrating birds, flora & fauna, etc.
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- Concerns of respiratory problems during a global pandemic.
- Contributes to the extinction of the endangered SoCal Black Walnut + other native trees.
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- South Pasadena is failing to provide document that proves they don't have the right to approve this project.
- Northeast LA Community Plan will allow residents to petition zone change to LA lot s in 2021.

Sincerely,

LYDIA BUTLER
Sent from my iPhone

From: Nicholas Ortega <[REDACTED]>
Sent: Monday, November 16, 2020 12:35 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Comments Regarding Agenda Item 16

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

My name is Nicholas Ortega and I would like to express my opposition to Agenda Item 16.

My reasons for opposing this development include, but are not limited to: increased traffic to narrow residential streets, the use of loopholes to avoid CEQA (environmental impact report), loss of habitat to local flora and fauna (including endangered tree species, such as the Southern California Black Walnut), dangerous excavation on a steep hill near the Raymond Fault, a lack of official planning, no input from local residents, threats to local residents by the developer, increased gentrification, environmental racism, possible respiratory issues during a pandemic, damage to private property, and risk of mudslides.

The people of this community are overwhelmingly against this development.

Thank you,

Nicholas Ortega

--

Nicholas M. Ortega
Statistics B.S. Candidate
University of California, Los Angeles

[REDACTED]

From: Zion Rodriguez Aceves <[REDACTED]>
Sent: Monday, November 16, 2020 1:12 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Agenda item 16 Project No.2355-APP

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

As a member of the community, I strongly disapprove of South Pasadena reckless and quite honestly racist development project No. 2355-APP. This project will directly affect the surrounding community, specifically El Sereno, a small working-class community of predominantly immigrants. The construction of apartments and roads is unsafe for the community it will increase the chances of mudslides and can cause respiratory issues. Not only will this affect the people in the community but the animal and plant life. Southern California Black Walnut tree is on the brink of extinction and the construction of this road and apartments will lead to the eventual extinction of the tree. The fact that the city of Pasadena is avoiding an environmental report is disgusting you should be shamed. Climate change is going to destroy the earth and the Pasadena like they don't care. Almost all California Native plants are going extinct including California White Sage and the almost nonexistent California Poppy Flowers. With the minimal animal diversity we have in the area coyotes, hawks, bees, and all immigrant birds are going to be put at risk due to Pasadena's ignorance. I am deeply disappointed and ashamed of the Pasadena City council and anyone involved in this non-democratic so-called, "community development project".

With shame, Zion

From: Jennifer Ho <[REDACTED]>

Sent: Monday, November 16, 2020 1:30 PM

To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>

Subject: Comment for Agenda Item 16 - El Sereno

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi there,

I am writing to voice my concern about South Pasadena illegally approving a private street development into El Sereno that gives the green light to build luxury housing on a hill full of wildlife and endangered species in El Sereno.

I **strongly oppose** this exploitative luxury home and private street development, as this:

- is environmental racism
- will lead to displacement and increased housing costs in El Sereno

Do not approve this construction.

Thanks,
Jen

From: Alexis Castelan <[REDACTED]>

Sent: Monday, November 16, 2020 1:40 PM

To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>

Subject: Project No. 2355-APP

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello my name is Alexis Castelan, I've read that South Pasadena is illegally approving a private street development into El Sereno which is a threat to wildlife. As a citizen who lives in El Sereno area I Strongly oppose thus exploitative luxury home and street development. Los Angeles was not consulted and most importantly residents were NOT informed . This leaves residents threatened by the developer . I am very upset by this because this exploitive project does NOT serve the needs of our community and is detrimental to the environment.

From: Rebecca Sandoval <[REDACTED]>
Sent: Monday, November 16, 2020 1:51 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Agenda item 16 Project No. 2355-APP

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As a community member, I do not approve of the actions that South Pasadena have taken in part to have this development recklessly approved to please developers that are not of the community. El Sereno is a majority immigrant working class community, unfortunately people not of the community want to build their developments no matter what the cost is. This is an incredibly racist project that should have never been approved! Shame on you South Pasadena, we see what your actions prioritize despite.

The residents of El Sereno have spoken and are upset by this exploitative project as it does not serve the needs of our community and is detrimental to the environment, safety of our community members and compromises, safety of our community members, and compromises the foundations of the existing homes surrounding the site.

South Pasadena's own Councilmember stated in the Oct. 21st meeting that they would easily deny this project if the complete project was happening in their city.

Reasons to oppose the project:

- Increased traffic to narrow, residential streets full of families (Lowell, Newtonia, Maycrest)
- CEQA (Environmental Impact Report) is being avoided through a piecemealing loophole.
- Loss of habitat to coyotes, hawks, bees, nesting+migrating birds, flora & fauna, etc.
- Dangerous, deep excavation to a steep hill made of clay+shale near the Raymond Fault.
- No official plans indicating grading, staging and haul route plans, etc. were produced.
- LA was not consulted, residents were not informed. Residents threatened by the developer (Planet Home Living originally from Orange County)
- LA has thousands of luxury homes sitting empty. Gentrification, environmental racism.
- Concerns of respiratory problems during a global pandemic.
- Contributes to the extinction of the endangered SoCal Black Walnut + other native trees.
- Damage to private property, storm drainage down Lowell Ave, high risks of mudslides.
- South Pasadena is failing to provide document that proves they don't have the right to approve this project.
- Northeast LA Community Plan will allow residents to petition zone change to LA lot s in 2021.

Sincerely,
Rebecca Sandoval, El Sereno resident.

From: Milo Acosta <[REDACTED]>
Sent: Monday, November 16, 2020 2:43 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Project No 2355-APP Agenda Item 16

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I STRONGLY oppose & do not approve of the actions South Pasadena have taken. The construction of this private road by the developer, PLANET HOME LIVING, is reckless, dangerous and on the verge of being racist. Our community will NOT benefit and is clearly only about \$\$\$. The increased traffic, disturbance and unnecessary work will have a negative environmental impact on our community.

We will make sure to hold you accountable and spread the news of your actions, please fight for those you claim to represent.

Sincerely,
Hermilo Acosta

From: Yazmin Rodriguez <[REDACTED]>

Sent: Monday, November 16, 2020 2:46 PM

To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>

Subject: Re: Agenda item 16 Project No. 2355-APP

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

As a community member, I do not approve of the actions that South Pasadena have taken in part to have this development recklessly approved to please developers that are not of the community. El Sereno is a majority immigrant working class community, unfortunately people not of the community want to build their developments no matter what the cost is. This is an incredibly racist project that should have never been approved! Shame on you South Pasadena, we see what your actions prioritize despite.

The residents of El Sereno have spoken and are upset by this exploitative project as it does not serve the needs of our community and is detrimental to the environment, safety of our community members and compromises, safety of our community members, and compromises the foundations of the existing homes surrounding the site.

South Pasadena's own Councilmember stated in the Oct. 21st meeting that they would easily deny this project if the complete project was happening in their city.

Reasons to oppose the project:

- Increased traffic to narrow, residential streets full of families (Lowell, Newtonia, Maycrest)
- CEQA (Environmental Impact Report) is being avoided through a piecemealing loophole.
- Loss of habitat to coyotes, hawks, bees, nesting+migrating birds, flora & fauna, etc.
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- Damage to private property, storm drainage down Lowell Ave, high risks of mudslides.
- South Pasadena is failing to provide document that proves they don't have the right to approve this project.
- Northeast LA Community Plan will allow residents to petition zone change to LA lot s in 2021.

Sincerely,

Yazmine Rodriguez

From: nikki fox <[REDACTED]>
Sent: Monday, November 16, 2020 2:58 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Agenda item no.16/ Project no. 2355-APP for Wednesday Nov. 18th

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am a community member of the SGV (3rd generation) and I STRONGLY oppose this project! Not only is it a complete disrespect to the community that already lives in El Sereno and South Pas (really think about how this will effect neighbor relationships to the community moving into the new luxury housing...) it is IMMORAL to contribute to loss of endangered plants and animals! We are sick of having to fight to keep bees and black walnut trees alive when us HUMANS desperately need creatures like this to survive. You're contributing to the death of us as a species through genocide of our land for the dollar. Also there are coyotes, owls and other birds habitats at stake here and I can tell you because of these wildfires like the bobcat fire, they desperately need a healthy green home. Where do you think they will go if you take that away for more luxury housing literally NO ONE but the developers want?? If you want to know exactly how absolutely UNNECESSARY this project is please refer to the 93,000 VACANT homes in LA county!!!! Yes you read that right. 93,000. There is no lack of housing in Los Angeles. This whole project is a waste of time, money, resources and LAND! I urge you to listen to the people, community, animals, plants and land by opposing this project before its too late.

Thank you,
Nikki Fox

From: James Villanueva <[REDACTED]>
Sent: Monday, November 16, 2020 2:59 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject:

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

My name is James Alexander Villanueva and I would like to express my opposition to Agenda Item 16.

My reasons for opposing this development include, but are not limited to: increased traffic to narrow residential streets, the use of loopholes to avoid CEQA (environmental impact report), loss of habitat to local flora and fauna (including endangered tree species, such as the Southern California Black Walnut), dangerous excavation on a steep hill near the Raymond Fault, a lack of official planning, no input from local residents, threats to local residents by the developer, increased gentrification, environmental racism, possible respiratory issues during a pandemic, damage to private property, and risk of mudslides.

The people of this community are overwhelmingly against this development.

Sincerely, James V.

From: lexi gomez <[REDACTED]>
Sent: Monday, November 16, 2020 3:11 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Agenda item 16 Project No. 2355-APP

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

As a community member, I do not approve of the actions that South Pasadena have taken in part to have this development recklessly approved to please developers that are not of the community. El Sereno is a majority immigrant working class community, unfortunately people not of the community want to build their developments no matter what the cost is. This is an incredibly racist project that should have never been approved! Shame on you South Pasadena, we see what your actions prioritize despite.

The residents of El Sereno have spoken and are upset by this exploitative project as it does not serve the needs of our community and is detrimental to the environment, safety of our community members and compromises, the safety of our community members, and compromises the foundations of the existing homes surrounding the site.

South Pasadena's own Councilmember stated in the Oct. 21st meeting that they would easily deny this project if the complete project was happening in their city.

Reasons to oppose the project:

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- Increased traffic to narrow, residential streets full of families (Lowell, Newtonia, Maycrest)
-
-
- CEQA (Environmental Impact Report) is being avoided through a piecemealing loophole.
-
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- Loss of habitat to coyotes, hawks, bees, nesting+migrating birds, flora & fauna, etc.
-
-
- Dangerous, deep excavation to a steep hill made of clay+shale near the Raymond Fault.
-
-
- No official plans indicating grading, staging and haul route plans, etc. were produced.
-
-
- LA was not consulted, residents were not informed. Residents threatened by the developer (Planet Home Living originally from Orange County)
-
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- LA has thousands of luxury homes sitting empty. Gentrification, environmental racism.

-
-
- Concerns of respiratory problems during a global pandemic.
-
-
- Contributes to the extinction of the endangered SoCal Black Walnut + other native trees.
-
-
- Damage to private property, storm drainage down Lowell Ave, high risks of mudslides.
-
-
- South Pasadena is failing to provide document that proves they don't have the right to approve this project.
-
-
- Northeast LA Community Plan will allow residents to petition zone change to LA lot s in 2021.
-

Sincerely,
Lexi Gomez, South Pasadena resident

From: dalena nguyen <[REDACTED]>
Sent: Monday, November 16, 2020 3:26 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: ATTN: Project No. 2355-APP

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

It has been brought to my attention that Planet Home Living, is trying to build luxury housing in El Sereno. Not only would this be detrimental to the natural wildlife of the area, but it is incredibly detrimental to the community and civilians of South Pasadena, who did NOT approve of this development and are NOT in favor of its development! This is textbook ENVIRONMENTAL RACISM that will only continue to displace and disadvantage primarily BIPOC communities. Please do not let these evil, greedy, careless developers desecrate our home and environment!

Regards,

--

Dalena Nguyen (she/her)

From: Alanna Wagy <[REDACTED]>
Sent: Monday, November 16, 2020 4:16 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Agenda Item #16

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am a Los Angeles resident and I would like to voice my opposition to the construction of a private road from Lowell Ave. We are at a time when the market is over saturated with unaffordable luxury development and the problem is becoming worse with the pandemic. I find it careless that your city council would approve this for development, especially when it is not even part of South Pasadena. Please consider the residents of Los Angeles before making rash decisions that only benefit luxury realtors and developers.

Thank you,

Alanna Wagy

From: Toni Enright <[REDACTED]>

Sent: Monday, November 16, 2020 5:07 PM

To: PlanningComments <PlanningComments@southpasadenaca.gov>

Subject: Project No. 2355-APP or Project No. 2191-HDP/TRP Planning Commission Meeting

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I was under the impression that this project would be discussed further at the Planning Commission meeting this week, however I did not see it on the agenda, nor did I get a call back when I left a message with the City this afternoon. Please let me know when this topic will be discussed and if I need to resubmit my letter at that time. Thanks.

Members of the Planning Commission,

My comments pertain to the Moffat Street extension project. While I do not live in the immediate area, I am a hillside homeowner in South Pasadena. Upon hearing about this project and researching information presented by both the developer's team and those in the immediate vicinity, I have several concerns as listed below:

Structural/hillside stability: While as reported in the August 11, 2020 Planning Committee Meeting items (Attachment 1, Section 4, Number 4) a "preliminary geotechnical report" indicates that the project will be "safe against hazard from landslides, settlement, or slippage..." I am concerned that this is simply a "preliminary" report. Seismic activity is also a significant concern. Is further investigation/study/assessment warranted before beginning a project of this magnitude? As a hillside property owner, I would request more than a "preliminary" report if such a project was being planned near my home.

Wildlife: In the 30+ years I have been a homeowner in this city, I have observed the change in the visibility of our animal co-inhabitants. Coyote sightings were rare in my early years of living here, but have become close to a weekly occurrence in recent years. There has been an incredible amount of new construction over these decades, resulting in significant shrinking of the habitat for wildlife. What helped to make hillside dwelling so special was having open, undeveloped spaces; I knew that the coyotes were there (I heard their calls) but did not have to deal with seeing them or the signs of their kills on my street on a regular basis. There are far more species that are also struggling to survive with all the development occurring. Also, while I do see that replacement trees are delineated in the planning, it is concerning that mature trees will be removed. Young trees will require a significant amount of water until they are established.

Consultation/cooperation with homeowners in LA and SoPas: I found it challenging to access all the information regarding this project as related to community involvement and consideration. While I did see email correspondence between the applicant/developer and a homeowner, and a few comments from people in the immediate area, it is not clear how much opportunity was provided for input from affected parties (both in LA and SoPas), especially in these days of Covid19 where in-person meeting attendance is no longer possible. Information was not easily or clearly accessible via the SoPas website (different items were found in a number of locations). Again, I do not live in the area near the proposed development, but can imagine the stress of the homeowners who do. There is frequent construction in my immediate neighborhood, and the debris, dirt and noise is unpleasant as I walk near my home. These are not projects anywhere near the magnitude of the planned Moffat Street extension.

I would hope that the Planning Commission will take into account all of the concerns of those affected, and consider all ramifications (e.g., more assurance than a "preliminary geotechnical report," wildlife consideration, community input).

Thank you.

Toni Enright

From: Lois Keller <[REDACTED]>

Sent: Monday, November 16, 2020 5:44 PM

To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>

Subject: Objection to planet home living project

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Plowing this permit through is not okay with me. This does not serve the needs of the beautiful South Pasadena community. Why were residents not informed? Please consider the health of all citizens, animals and local floral and fauna before giving privilege to this wealthy OC developer.

Thank you,

Lois Keller

From: Stephanie G. Galindo <[REDACTED]>
Sent: Monday, November 16, 2020 7:29 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Nature

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I oppose the private street development and exploitative luxury home thing that was illegal approved.
Nature needs to be left alone.

You will be killing needed oxygen from that land and will kill residents.

Fuck your money leave el sereno alone please

Sincerely a concerned el sereno native,
Stephanie G.Galindo (she/they)
A.K.A Charles Galin (he/they)

From: Stephanie Zamora <[REDACTED]>
Sent: Monday, November 16, 2020 11:00 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Agenda item 16 Project No. 2355-APP

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

As a community member, I do not approve of the actions that South Pasadena have taken in part to have this development recklessly approved to please developers that are not of the community. El Sereno is a majority immigrant working class community, unfortunately people not of the community want to build their developments no matter what the cost is. This is an incredibly racist project that should have never been approved! Shame on you South Pasadena, we see what your actions prioritize despite.

The residents of El Sereno have spoken and are upset by this exploitative project as it does not serve the needs of our community and is detrimental to the environment, safety of our community members and compromises, safety of our community members, and compromises the foundations of the existing homes surrounding the site.

South Pasadena's own Councilmember stated in the Oct. 21st meeting that they would easily deny this project if the complete project was happening in their city.

Reasons to oppose the project:

- Increased traffic to narrow, residential streets full of families (Lowell, Newtonia, Maycrest)
- CEQA (Environmental Impact Report) is being avoided through a piecemealing loophole.
- Loss of habitat to coyotes, hawks, bees, nesting+migrating birds, flora & fauna, etc.
- Dangerous, deep excavation to a steep hill made of clay+shale near the Raymond Fault.
- No official plans indicating grading, staging and haul route plans, etc. were produced.
- LA was not consulted, residents were not informed. Residents threatened by the developer (Planet Home Living originally from Orange County)
- LA has thousands of luxury homes sitting empty. Gentrification, environmental racism.
- Concerns of respiratory problems during a global pandemic.
- Contributes to the extinction of the endangered SoCal Black Walnut + other native trees.
- Damage to private property, storm drainage down Lowell Ave, high risks of mudslides.
- South Pasadena is failing to provide document that proves they don't have the right to approve this project.
- Northeast LA Community Plan will allow residents to petition zone change to LA lot s in 2021.

Sincerely,

Stephanie Zamora

From: Stephanie Tong <[REDACTED]>
Sent: Tuesday, November 17, 2020 8:25 AM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Re: Agenda item 16 Project No. 2355-APP

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

As a community member, I do not approve of the actions that South Pasadena have taken in part to have this development recklessly approved to please developers that are not of the community. El Sereno is a majority immigrant working class community, unfortunately people not of the community want to build their developments no matter what the cost is. This is an incredibly racist project that should have never been approved! Shame on you South Pasadena, we see what your actions prioritize despite.

The residents of El Sereno have spoken and are upset by this exploitative project as it does not serve the needs of our community and is detrimental to the environment, safety of our community members and compromises, safety of our community members, and compromises the foundations of the existing homes surrounding the site.

South Pasadena's own Councilmember stated in the Oct. 21st meeting that they would easily deny this project if the complete project was happening in their city.

Reasons to oppose the project:

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- Increased traffic to narrow, residential streets full of families (Lowell, Newtonia, Maycrest)
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- CEQA (Environmental Impact Report) is being avoided through a piecemealing loophole.
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- Loss of habitat to coyotes, hawks, bees, nesting+migrating birds, flora & fauna, etc.
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- Dangerous, deep excavation to a steep hill made of clay+shale near the Raymond Fault.
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- No official plans indicating grading, staging and haul route plans, etc. were produced.
-
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- LA was not consulted, residents were not informed. Residents threatened by the developer (Planet Home Living originally from Orange County)
-

-
- LA has thousands of luxury homes sitting empty. Gentrification, environmental racism.
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-
- Concerns of respiratory problems during a global pandemic.
-
-
- Contributes to the extinction of the endangered SoCal Black Walnut + other native trees.
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- Damage to private property, storm drainage down Lowell Ave, high risks of mudslides.
-
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- South Pasadena is failing to provide document that proves they don't have the right to approve this project.
-
-
- Northeast LA Community Plan will allow residents to petition zone change to LA lot s in 2021.
-

Sincerely,
Stephanie

From: Alexandra Alvarez <[REDACTED]>
Sent: Tuesday, November 17, 2020 8:57 AM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Agenda Item 16

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear South Pasadena City Council Members,

I strongly oppose this exploitative luxury home and private street development that is happening in my community of El Sereno. This is environmental racism and will lead to the displacement of many El Sereno residents along with increasing housing costs in our community. The city of Los Angeles was not even informed of these plans nor were the residents who live where this development would take place. Planet Home Living have even avoided to file an Environmental Impact Report through a piece-mailing loophole.

This is not ethical and I strongly urge you to stop this development from going forward.

Respectfully,

Alexandra Alvarez
Concerned El Sereno Resident

From: Andrea Lausell <[REDACTED]>
Sent: Tuesday, November 17, 2020 9:54 AM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Project No. 2355-APP

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom It May Concern,

It has come to my attention that a private street development into El Sereno that gives the green light to build luxury housing on a hill full of wildlife endangered species in live, has been "approved". Please reconsider and do not build these luxury housing that will not only destroy the wildlife in the area but displace the residents who will be forced to leave. The loss of habitat would be to coyotes, owls, hawks, bees, nesting and migrating birds, flora & fauna would all be affected by building these luxury apartments.

This is environmental racism that will displace the local residents and increase housing costs. Which is especially troubling because we are in a global pandemic and instead of harming our community, we need to take care of them and building luxury apartment that will be filled with cis het white residents in a historically Latinx area isn't the way to go. LA was not consulted about the plans to build and the residents of this area were not informed of this pending decision.

El Sereno is home for me. It is where I found love, a second family to help take care of me and my disability, it is my community and I do not want to see them ripped from their homes by some housing no average Angeleno can afford. Please stop this building from happening. Save our community and our wildlife.

Sincerely,
Andrea Lausell
Pronouns: she/her

From: Erynn Bell <[REDACTED]>

Sent: Tuesday, November 17, 2020 10:20 AM

To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>

Subject: Registration of public comment on Agenda Item #16

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi there,

I would like to register my opposition for Agenda Item 16 ahead of the upcoming council meeting. I officially oppose this development in El Sereno.

I am opposing because this is environmental racism which will lead to displacement and increased housing costs in El Sereno. Loss of habitat for coyotes, owls, hawks, as well as nesting & migrating birds.

The CEQA is being avoided through a piecemealing loophole - this is not good for the community.

Please let me know if you have any questions.

Regards,
Erynn Bell

--

Erynn Bell

From: Tom Williams <[REDACTED]>

Sent: Tuesday, November 17, 2020 10:24 AM

To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>

Subject: So Pas City Council Meeting Nov. 17, 2000 Comments for Item 16 Moffat Private Street

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Option 2: 2. Email your public comments to ccpubliccomment@southpasadenaca.gov. Written public comments will be announced at the meeting and become part of the meeting record. Written public comments will be uploaded online for public viewing under Additional Documents.

16. Project No. 2355-APP (Continued) - Appeal of the Planning Commission's Decision to Approve Project No. 2191-HDP/TRP – Hillside Development Permit for the street extension of Moffat Street, which will be a private street extending westward from the northern end of Lowell Avenue to allow access to seven lots in the City of Los Angeles and a Tree Removal Permit

Comments:

DISAPPROVE This Application and require a formal Memorandum of Agreement regarding lease agency status for all future dealing regarding the Private Street and ALL parcels, construction, and operations related thereto.

#1 The City of South Pasadena (CoSP) is not designated as the Lead Agency for this project which include excavations, filling, retaining walls, roadways, and other facilities and operation within the City of Los Angeles and thereby is not legally entitled to consider, assess, and certify compliance by the City for the proposed project with the California Environmental Quality Act and to declare and certify the adequacy and completeness of a Categorical Exemption or any other exemption for this or any other part of the project.

#2 The City (CoSP) has assigned staging/parking areas and haul routes for the private street construction, outside of the CoSP, which will require the City of Los Angeles to consider such without coordination of CoSP with CoLA Dpt. Building and Safety.

#3 The project application involves only one piece of a larger development program, future growth, for the area, including both CoSP and CoLA:

Road access and driveways for seven CoLA lots and one CoSP lot;

Further westerly extension of private road;

Partial development of seven CoLA parcels, and future development of more than two additional parcels;

Future development of four or more subdivided parcels or parcels with accessory dwelling units in CoSP;

No Operations, Maintenance, and Security Association has been established for longer-term liabilities and responsibilities; and

No designated public services are shown, mentioned, or assigned (e.g., storm drainage, LID, sewers, fire hydrants, lighting, etc.).

Based on the above, disapprove the proposed application or continue such until full compliance with the above deficiencies can be properly, adequately, and completely addressed.

From: Danielle Peretz <[REDACTED]>

Sent: Tuesday, November 17, 2020 10:30 AM

To: Robert Joe <rjoe@southpasadenaca.gov>; Diana Mahmud <dmahmud@southpasadenaca.gov>; Michael Cacciotti <mcacciotti@southpasadenaca.gov>; Dr. Richard Schneider - Personal <Rdschneider0@yahoo.com>; Stephen Rossi <srossi@southpasadenaca.gov>; City Council Public Comment <ccpubliccomment@southpasadenaca.gov>

Cc: Daniel Yukelson <dan@aagla.org>

Subject: [BULK] November 18th South Pasadena City Council Meeting - agenda item 17

Importance: Low

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning, Hon. Mayor Robert S. Joe and Members of the South Pasadena City Council;

Attached for your review is a letter submitted by the Apartment Association of Greater Los Angeles (AAGLA or Association) regarding agenda item 17, scheduled for discussion at the November 18th City Council Meeting.

Thank you for your time and consideration.



Danielle Leidner-Peretz
Director, Government Affairs & External Relations
Apartment Association of Greater Los Angeles





AAGLA

"Great Apartments Start Here!"

Danielle Leidner-Peretz
Director, Government Affairs &
External Relations

November 17, 2020
Via Electronic Mail

Hon. Mayor Robert S. Joe and the
Members of the South Pasadena City Council
1414 Mission Street
South Pasadena, California 91030

Re: Public Hearing – Discussion of an Urgency Ordinance Establishing Additional Tenant Protections; Review Findings and Provide Direction Regarding No-Fault Just Cause Evictions for Substantial Remodels, Tenant Relocation Assistance and Penalties (Agenda Item 17)

Dear Hon. Mayor Robert S. Joe and Members of the South Pasadena City Council;

At the November 18th City Council meeting, the Council will continue discussions relative to limiting residential rental no-fault terminations for substantial remodel, review options for relocation assistance and provide staff with further direction. The Apartment Association of Greater Los Angeles (AAGLA or Association) urges the Council to thoughtfully deliberate these matters, allow for key stakeholder engagement and not hastily advance an ordinance that could be potentially detrimental to the City's affordable and aging housing supply.

Recently enacted State Law, Assembly Bill 3088 "the Tenant, Homeowner, and Small Landlord Relief and Stabilization Act of 2020," precludes no-fault tenancy terminations for substantial remodels through February 1, 2021 unless necessary to comply with health and safety requirements. Accordingly, there is no urgent need to adopt an ordinance, as such terminations are generally prohibited at this time. It is equally important to recognize that notwithstanding the current prohibitions in Assembly Bill 3088, under Assembly Bill 1482, if an owner fails to comply with State law's provisions, the no-fault termination is rendered void and the owner may also be subject to punitive damages. Moreover, the owner may be subject to litigation initiated by his or her renters. These existing renter protections serve to discourage the likelihood that an owner would issue a baseless notice with no intention to renovate the property.

Given the lack of urgency, we urge the City Council to take the time needed to seek out stakeholder feedback to obtain a comprehensive understanding of the issues as well as the intricacies and nuances involved in the permit application process. The current 45-day moratorium fails to account for the various factors and information needed to procure a permit. Requiring issuance of permits prior to serving a tenancy termination will make the permit application process extremely onerous disincentivizing owners from considering moving forward with often necessary renovations. The consequences of which will have broad ramifications and lead to the plausible deterioration of the City's aging housing stock.

At minimum, we urge the Council to limit the scope of the requirement to "material permits" and with a clear definition of the permits that would need to be included with the tenancy termination notice, and to



AAGLA

"Great Apartments Start Here!"

require that copies of such permits be provided on or before expiration of a 60-day notice period rather than at the time of providing the notice of termination to the renters.

On the issue of relocation assistance, we appreciate City staff's recommendation that a "separate track for discussion of additional tenant protections" be advanced to allow for sufficient time to obtain feedback from all interested stakeholders. As the Council evaluates City staff's initial findings related to relocation assistance, we urge the Council to recognize the concerns set forth herein. Under Assembly Bill 1482 eligible renters receive relocation assistance equal to one month's rent. As the Council contemplates the provision of additional assistance, we urge the Council to limit such assistance to renters in actual financial need. The threshold for assessing need should include household income of either 200% Federal Poverty Level or 80% Average Median Income (AMI). Rental housing providers, especially small "mom and pop" property owners have limited financial resources to make lump sum payments to renters who may be better financially situated.

State law has effectively balanced the objectives of providing renter protections while recognizing the vital importance of upgrading the State's rapidly aging housing stock. We ask that the City Council consider the existing renter protections under Assembly Bill 1482 and Assembly Bill 3088, and the likelihood of unintended consequences that will result from imposing stricter requirements, including potentially hindering essential rehabilitation of the City's aging housing or unnecessarily increasing the costs of needed renovations.

AAGLA urges the Council to contemplate the matters set forth in this letter and continue the dialogue with key stakeholders prior to the advancement of a permanent ordinance. Thank you for your time and consideration of these matters. If you have any questions, please call me at (213) 384-4131; Ext. 309 or contact me via electronic mail at danielle@aagla.org.

Very truly yours,

Danielle Leidner-Peretz

Danielle Leidner-Peretz

From: Tom Williams <[REDACTED]>

Sent: Tuesday, November 17, 2020 10:37 AM

To: Micah Haserjian <micahbh@gmail.com>; Peter Kightlinger <pkightlinc32@gmail.com>; Jorge Garcia <jgarcia202045@gmail.com>

Cc: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>

Subject: So Pas City Council Meeting Nov. 17, 2000 Comments for Item 16 Moffat Private Street - Updated/Corrections included

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: Tom Williams <[REDACTED]>

To: ccpubliccomment@southpasadenaca.gov <ccpubliccomment@southpasadenaca.gov>

Sent: Tuesday, November 17, 2020, 10:24:25 AM PST

Subject: So Pas City Council Meeting Nov. 17, 2000 Comments for Item 16 Moffat Private Street

Option 2: 2. Email your public comments to ccpubliccomment@southpasadenaca.gov. Written public comments will be announced at the meeting and become part of the meeting record. Written public comments will be uploaded online for public viewing under Additional Documents.

16. Project No. 2355-APP (Continued) - Appeal of the Planning Commission's Decision to Approve Project No. 2191-HDP/TRP – Hillside Development Permit for the street extension of Moffat Street, which will be a private street extending westward from the northern end of Lowell Avenue to allow access to seven lots in the City of Los Angeles and a Tree Removal Permit

Comments:

DISAPPROVE This Application and require a formal Memorandum of Agreement regarding lead agency status for all future dealing regarding the Private Street and ALL parcels, construction, and operations related thereto.

#1 The City of South Pasadena (CoSP) is not designated as the Lead Agency for this project which include excavations, filling, retaining walls, roadways, and other facilities and operation within the City of Los Angeles and thereby is not legally entitled to consider, assess, and certify compliance by the City for the proposed project with the California Environmental Quality Act and to declare and certify the adequacy and completeness of a Categorical Exemption or any other exemption for this or any other part of the project.

#2 The City (CoSP) has assigned staging/parking areas and haul routes for the private street construction, outside of the CoSP, which will require the City of Los Angeles to consider such without coordination of CoSP with CoLA Dpt. Building and Safety.

#3 The project application involves only one piece of a larger development program, future growth, for the area, including both CoSP and CoLA:

Westerly road access (600ft) and driveways for seven CoLA lots and one CoSP lot from Lowell;

Further westerly extension (150-250ft) of private road;

Partial development of seven CoLA parcels, and future development of more than two additional parcels;

Future development of four or more subdivided parcels or parcels with accessory dwelling units in CoSP;

No Operations, Maintenance, and Security Association has been established for longer-term liabilities and responsibilities; and

No designated public services are shown, mentioned, or assigned (e.g., storm drainage, LID, sewers, fire hydrants, lighting, etc.).

Based on the above, disapprove the proposed application or continue such until full compliance with the above deficiencies can be properly, adequately, and completely addressed.

From: Greg Nussen <[REDACTED]>
Sent: Tuesday, November 17, 2020 11:04 AM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Comment to oppose the private development for Agenda Item 16

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

My name is Greg Nussen and I am a Pasadena resident. I'm emailing to strongly oppose the private street development that has been listed for agenda item 16. This development is shockingly unconscionable - luxury housing during a global pandemic that is only spiking is extraordinarily shortsighted. People are being evicted at historic rates, and that number is only going to grow. This is absolutely the last time to be approving a housing development that only benefits those who can afford further luxury. Additionally, this development would cut through more wildlife and greenery, just to give some rich folks another option to live more fancifully. This measure sucks, and it sucks for everyone. Quite literally the definition of environmental racism.

Thank you.
Greg Nussen

From: Lucy Johnston <[REDACTED]>
Sent: Tuesday, November 17, 2020 11:56 AM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Agenda item 16

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi my name is Lucy Johnston and I am writing to say that I strongly oppose the development of this luxury housing. This will be detrimental to the wildlife in the area and displace many people. Thank you.

From: Pasebani, Aydin <[REDACTED]>

Sent: Tuesday, November 17, 2020 1:47 PM

To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>; CCO <cco@southpasadenaca.gov>

Cc: City Manager's Office <cmoffice@southpasadenaca.gov>; Joanna Hankamer <jhankamer@southpasadenaca.gov>

Subject: Re: Supervisor Solis' comments on Agenda Item 16

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Mayor Joe & South Pasadena City Council Members,

Please find the attached letter from Supervisor Solis re: Agenda Item #16- Project No. 2355-APP (Continued) - Appeal of the Planning Commission's Decision to Approve Project No. 2191-HDP/TRP.

Thank you,

Aydin Pasebani

Assistant Environmental & Special Projects Deputy

Chair Pro Tem Hilda L. Solis | Supervisor, First District

Kenneth Hahn Hall of Administration



Los Angeles County Supervisor

HILDA L. SOLIS

First District • Chair Pro Tem



BOARD OF SUPERVISORS COUNTY OF LOS ANGELES

856 KENNETH HAHN HALL OF ADMINISTRATION / LOS ANGELES, CALIFORNIA 90012
Telephone (213) 974-4111 / FAX (213) 613-1739

HILDA L. SOLIS
SUPERVISOR, FIRST DISTRICT

November 16, 2020

Mayor Robert S. Joe
South Pasadena City Council
1414 Mission Street
South Pasadena, CA, 91030

**Re: Agenda Item No. 16: Appeal of the Planning Commission's Decision to Approve
Project No. 2191 – HDP/TRP**

Dear Mayor Joe,

On behalf of Los Angeles County's First Supervisorial District, I am writing to express my concerns of Agenda Item 16 which would approve a hillside development permit for the extension of Moffat Street.

My office has been aware of the concerns El Sereno stakeholders have raised over the last several months in regard to the proposed street extension on an easement through private South Pasadena property for homes located in El Sereno. The zoning of lots in El Sereno is set to be re-evaluated later this year through the Northeast Los Angeles Community Plan. Residents from the community should have the opportunity to voice their opinions of the proposed luxury development by Planet Home Living before any decisions are made on the construction of the private road. The decision to prematurely approve agenda Item 16 would have a tremendous impact on the residents of a vulnerable community that has already faced the negative impacts of gentrification.

In light of increased concerns from the El Sereno community, I respectfully urge the South Pasadena City Council to continue this item until the completion of the Northeast LA Community Plan and adequate community engagement of this project by the developer.

Sincerely,

A handwritten signature in cursive script that reads "Hilda L. Solis".

HILDA L. SOLIS

Supervisor, First District, Chair Pro Tem

CC:

Mayor Pro Tem Diana Mahmud
Councilmember Michael A. Cacciotti
Councilmember Richard D. Schneider, M.D.
Councilmember Stephen E. Rossi

From: William Thompson <[REDACTED]>
Sent: Tuesday, November 17, 2020 1:55 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Comment re Project No. 2355-APP

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Re: Agenda item 16 Project No. 2355-APP

As a community member, I do not approve of the actions that South Pasadena have taken in part to have this development recklessly approved to please developers that are not of the community. El Sereno is a majority immigrant working class community, unfortunately people not from the community want to build their developments no matter what the cost is. This is an incredibly racist project that should have never been approved!

The residents of El Sereno have spoken and are upset by this exploitative project as it does not serve the needs of our community and is detrimental to the environment, safety of our community members, and compromises the foundations of the existing homes surrounding the site.

South Pasadena's own Councilmember stated in the Oct. 21st meeting that they would easily deny this project if the complete project was happening in their city.

Reasons to oppose the project:

- Increased traffic to narrow, residential streets full of families (Lowell, Newtonia, Maycrest)
- CEQA (Environmental Impact Report) is being avoided through a piecemealing loophole.
- Loss of habitat to coyotes, hawks, bees, nesting+migrating birds, flora & fauna, etc.
- Dangerous, deep excavation to a steep hill made of clay+shale near the Raymond Fault.
- No official plans indicating grading, staging and haul route plans, etc. were produced.
- LA was not consulted, residents were not informed. Residents threatened by the developer (Planet Home Living originally from Orange County)
- LA has thousands of luxury homes sitting empty. Gentrification, environmental racism.
- Concerns of respiratory problems during a global pandemic.
- Contributes to the extinction of the endangered SoCal Black Walnut + other native trees.
- Damage to private property, storm drainage down Lowell Ave, high risks of mudslides.
- South Pasadena is failing to provide document that proves they don't have the right to approve this project.
- Northeast LA Community Plan will allow residents to petition zone change to LA lots in 2021.

Sincerely,

William Thompson

From: Jonathan Oyaga [REDACTED] >
Sent: Tuesday, November 17, 2020 2:02 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Project No. 2355-APP

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City of South Pasadena,

It has come to my attention that South Pasadena (SP) has approved a private street development into El Sereno that gives the green light to build luxury housing on a hill full of wildlife and endangered species. I believe it is important that before such a project is voted on, that an environmental damage report be conducted and published. Please do this before you even sign off on further contracts. The reason I mention is because South Pasadena cannot be an AGZA Green Zone and then demolish wildlife in a city that is not South Pasadena. Building into El Sereno already doesn't make sense, but destroying their wildlife habitats which we so desperately need to combat climate change, protect local species, and allow people the space to use especially since being locked down at home. If the City of South Pasadena has any interests in El Sereno, it should be helping them with the homeless situation which is evident driving into and out of our city via Huntington, and also building affordable housing.

Please consider deeply your actions and those that it may affect if you continue with this unethical development.

In unity,
Jonathan Oyaga (he/him/el)
Aspiring Educator
Pasadena City College '21

From: Matt Buck <[REDACTED]>

Sent: Tuesday, November 17, 2020 12:52 PM

To: Maria Ayala <mayala@southpasadenaca.gov>

Cc: Fred Sutton <FSutton@caanet.org>; Robert Joe <rjoe@southpasadenaca.gov>; Diana Mahmud <dmahmud@southpasadenaca.gov>; Dr. Richard Schneider - Personal <Rdschneider0@yahoo.com>; Stephen Rossi <srossi@southpasadenaca.gov>; Michael Cacciotti <mcacciotti@southpasadenaca.gov>

Subject: CAA Letter to Council RE: Item 17 -- Urgency Eviction Moratorium

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California Apartment Association
Los Angeles County
515 S. Flower Street, 18th Fl.
Los Angeles, CA 90071

November 18, 2020

Mayor Joe & City Council
City of South Pasadena
VIA Email

Re: 2nd Discussion on 45-day Moratorium on Evictions for Substantial Remodels

Dear Honorable Mayor and City Council:

The California Apartment Association (CAA) represents local housing providers, operators and suppliers along with business owners and real estate industry experts who are involved with a range of rental properties from those that offer single-family residences to large apartment communities. Our members provide a majority of the affordable housing throughout Los Angeles County.

CAA is the state's leading authority on rental housing, with more than 50,000 members who rely on us to explain how laws impact their businesses. CAA's credibility—our existence—requires us to conduct thousands of hours on rental housing law analysis.

With all due respect, the following statement in the staff report is inaccurate: *"AB 3088 does not provide any additional procedural protections to tenants regarding establishing a "no fault, just cause" eviction for substantial remodeling or demolition of the unit."*

AB 3088 was an emergency measure passed by the state legislature in September due to Covid-19.

AB 3088 prohibits substantial renovation lease terminations through February 1, 2021, with one exception for health and safety. This work is currently illegal to engage in and there are severe legal remedies. We have highlighted the relevant code sections on the following page.

On behalf of our members, we ask no further action is taken regarding this local policy issue until further stakeholder meetings and feedback are received. Given the state prohibition, there is time to have meaningful discussion. There are nuances to this issue that must be considered. We understand the concerns of council and are confident we can find reasonable solutions. Please do not hesitate to contact us with any questions and thank you for your consideration.

Sincerely,

Matthew Buck
California Apartment Association
951.809.4423

AB 3088 Relevant Language

Code of Civil Procedure Sec. 1179.03.5.

(a) Before February 1, 2021, a court may not find a tenant guilty of an unlawful detainer unless it finds that one of the following applies:

(1) The tenant was guilty of the unlawful detainer before March 1, 2020.

(2) In response to service of a notice demanding payment of COVID-19 rental debt pursuant to subdivision (e) of Section 798.56 of the Civil Code or paragraph (2) or (3) of Section 1161, the tenant failed to comply with the requirements of Section 1179.03.

(3) (A) The unlawful detainer arises because of a termination of tenancy for any of the following:

(i) An at-fault just cause, as defined in paragraph (1) of subdivision (b) of Section 1946.2 of the Civil Code.

(ii) (I) A no-fault just cause, as defined in paragraph (2) of subdivision (b) of Section 1946.2 of the Civil Code, other than intent to demolish or to substantially remodel the residential real property, as defined in subparagraph (D) of paragraph (2) of subdivision (b) of Section 1946.2.

(II) Notwithstanding subclause (I), termination of a tenancy based on intent to demolish or to substantially remodel the residential real property shall be permitted if necessary to maintain compliance with the requirements of Section 1941.1 of the Civil Code, Section 17920.3 or 17920.10 of the Health and Safety Code, or any other applicable law governing the habitability of residential rental units.

(iii) The owner of the property has entered into a contract for the sale of that property with a buyer who intends to occupy the property, and all the requirements of paragraph (8) of subdivision (e) of Section 1946.2 of the Civil Code have been satisfied.

(B) In an action under this paragraph, other than an action to which paragraph (2) also applies, the landlord shall be precluded from recovering COVID-19 rental debt in connection with any award of damages.

(b) (1) This section does not require a landlord to assist the tenant to relocate through the payment of relocation costs if the landlord would not otherwise be required to do so pursuant to Section 1946.2 of the Civil Code or any other law.

(2) A landlord who is required to assist the tenant to relocate pursuant to Section 1946.2 of the Civil Code or any other law, may offset the tenant's COVID-19 rental debt against their obligation to assist the tenant to relocate.

From: Consuelo Lopez <[REDACTED]>
Sent: Tuesday, November 17, 2020 4:03 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Fwd: Agenda item #16

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

See below...

Sincerely, Consuelo
Sent from my iPhone

Begin forwarded message:

From: Consuelo Lopez <consuelo@me.com>
Date: November 17, 2020 at 3:59:48 PM PST
To: ccpubliccomment@southpasadena.gov
Subject: Agenda item #16

Hi South Pasadena Council,

I am opposed to the development on Moffat Street. We should preserve the hillside for the flora and fauna rather than provide hilltop homes for seven people.

Be environmentally conscious instead of siding with developers. Thank you.

Sincerely, Consuelo Lopez

From: Jessica Brito <[REDACTED]>
Sent: Tuesday, November 17, 2020 7:01 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Re: Agenda item 16 Project No. 2355-APP

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am contacting you as a concerned community member. I do not approve of the actions that South Pasadena have taken in part to have this development recklessly approved to please developers that are not of the community. While I have grown up in Los Angeles, I have seen the displacement of working class people for far too long.

Ethically, this is not right. This project is harmful because it has not been approved by the community and it will further the issue of gentrification and displacement of working class people in Los Angeles. El Sereno is a majority immigrant working class community and a community of color, so forcing projects such as this without the approval of the community is racist and disrespectful to those who have lived their for many years. Stop preying on communities of color for the sake of profit. This is so shameful of South Pasadena.

The residents of El Sereno have spoken and are upset by this exploitative project as it does not serve the needs of the community and is detrimental to the environment, safety of the community members and compromises, safety of the community members, and compromises the foundations of the existing homes surrounding the site. South Pasadena's own Councilmember stated in the Oct. 21st meeting that they would easily deny this project if the complete project was happening in their city.

People should not have to fight to prevent their community from being preyed on like this. If concerned members of South Pasadena came to you with disapproval of a project in the community, they would be listened to, respected, and the project would not happen. El Sereno is not getting that respect. Stop preying on working class communities of color for profit. Do the right thing and respect the communities wishes just as you would with your own community.

Reasons to oppose the project:

- Increased traffic to narrow, residential streets full of families (Lowell, Newtonia, Maycrest)
- CEQA (Environmental Impact Report) is being avoided through a piecemealing loophole.
- Loss of habitat to coyotes, hawks, bees, nesting+migrating birds, flora & fauna, etc.
- Dangerous, deep excavation to a steep hill made of clay+shale near the Raymond Fault.
- No official plans indicating grading, staging and haul route plans, etc. were produced.
- LA was not consulted, residents were not informed. Residents threatened by the developer (Planet Home Living originally from Orange County)
- LA has thousands of luxury homes sitting empty. Gentrification, environmental racism.
- Concerns of respiratory problems during a global pandemic.
- Contributes to the extinction of the endangered SoCal Black Walnut + other native trees.
- Damage to private property, storm drainage down Lowell Ave, high risks of mudslides.
- South Pasadena is failing to provide document that proves they don't have the right to approve this project.
- Northeast LA Community Plan will allow residents to petition zone change to LA lots in 2021.

Sincerely,

Jessica Brito

From: Rene Camarillo <[REDACTED]>
Sent: Tuesday, November 17, 2020 7:22 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: OPPOSE Project Number: 2355-APP (Agenda Item:16)

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it should concern,

I am writing today to adamantly oppose project number 2355-APP (Agenda Item:16). Planet Home Living developer will be illegally developing a connecting road from South Pasadena to Los Angeles without proper approval and community awareness. I highly believe this project was not open to community involvement, and the idea of more unnecessary luxury homes sprinkled into a working class congested community where the road will connect is unpleasant. Furthermore, I am afraid this connecting road to Los Angeles communities will spike a rent increase to local working class families and the land used will have an affect on the coyotes and ecosystem. I oppose this project.

Please hear our concern,

Rene Camarillo

From: Brisa Munoz <[REDACTED]>

Sent: Tuesday, November 17, 2020 7:25 PM

To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>

Subject: Comment on Agenda item #16

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Brisa Munoz and I am opposing Project No. 2355 - APP because Los Angeles already has thousands of luxury homes sitting empty and this will cause a loss of habitats to various animals like coyotes, owls, hawks, bees etc. It can also contribute to the extinction of native trees. Los Angeles was not consulted, residents were not informed.

From: Summerjadeng <[REDACTED]>
Sent: Tuesday, November 17, 2020 8:15 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Do not approve El Sereno Development

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

I am writing to state my disapproval for the environmental racism and gentrification that this development would bring to the South Pasadena community. It will also cause displaced species of animals and endanger some native plants. Please do not go forward with this project.

Sincerely,
Summer Ng
Los Angeles STEM Educator
Stanford University Alumni

From: Laura Cortez <[REDACTED]>
Sent: Tuesday, November 17, 2020 8:27 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Comment Letter Item #16

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please accept the attached comment letter for Item #16 to be read into the record at the council meeting tomorrow, Wednesday.
Thank you.

--
Please consider donating to our movement work!

Laura J. Cortez (she/ella)
Co-Executive Director/Organizer/Member
#BLACKLIVESMATTER
[REDACTED]



Fighting for Life

East Yard Communities for Environmental Justice –

November 17, 2020

Mayor Robert S. Joe
South Pasadena City Council
1414 Mission Street
South Pasadena, CA, 91030

Re: Agenda Item No. 16: Appeal of the Planning Commission's Decision to Approve Project No. 2191 - HDP/TRP

Dear Mayor Joe,

East Yard Communities for Environmental Justice (EYCEJ) would like to express our serious concerns about development project, agenda item #16, and urge you to deny the permit for this development.

East Yard Communities for Environmental Justice (EYCEJ) is an environmental health and justice non-profit organization working towards a safe and healthy environment for communities that are disproportionately suffering the negative impacts of industrial pollution. Additionally, EYCEJ strives to ensure meaningful community engagement in our neighborhoods to improve our communities in a way that is respectful, responsible, and in line with the communities cultural values.

We fully agree with community that the Plant Home Living development is not a project fit for South Pasadena/EI Sereno. This project has evaded the California Environmental Quality Act (CEQA), which would allow the South Pasadena council and surrounding community members to make an informed decision on environmental impacts. This project would increase traffic on the EI Sereno side of the neighborhood, pose significant health risk to the surrounding community, and habitat loss for the active wildlife in the area.

To approve this development would be erroneous and irresponsible, and so we urge the city of South Pasadena to deny the approval of project number 2191-HDP/TRP.

Regards,

Laura Cortez

Co-Executive Director
East Yard Communities for Environmental Justice
laurac.eycej@gmail.com

From: YoungMi Peak <[REDACTED]>
Sent: Tuesday, November 17, 2020 8:33 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Agenda item 16 Project No 2355-APP

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

It has been brought to my attention that South Pasadena council has illegally approved a private street development into El Sereno that will essentially lead to building luxury housing on a hill full of wildlife and endangered species in this community. I have been a teacher in the El Sereno community for two years with many former and current students and families living in this neighborhood and I strongly oppose this exploitative luxury home and private street development. This will lead to displacement and increased housing costs in this beloved neighborhood where people have been living in for years. I urge the council to follow suit. Thank you

YoungMi Peak

From: YoungMi Peak <[REDACTED]>
Sent: Tuesday, November 17, 2020 8:38 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Agenda item 16 Project No. 2355-APP

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

As a community member, I do not approve of the actions that South Pasadena have taken in part to have this development recklessly approved to please developers that are not of the community. El Sereno is a majority immigrant working class community, unfortunately people not of the community want to build their developments no matter what the cost is. This is an incredibly racist project that should have never been approved! Shame on you South Pasadena, we see what your actions prioritize despite.

The residents of El Sereno have spoken and are upset by this exploitative project as it does not serve the needs of our community and is detrimental to the environment, safety of our community members and compromises, safety of our community members, and compromises the foundations of the existing homes surrounding the site.

South Pasadena's own Councilmember stated in the Oct. 21st meeting that they would easily deny this project if the complete project was happening in their city.

Reasons to oppose the project:

-
- Increased traffic to narrow, residential streets full of families (Lowell, Newtonia, Maycrest)
-
-
- CEQA (Environmental Impact Report) is being avoided through a piecemealing loophole.
-
-
- Loss of habitat to coyotes, hawks, bees, nesting+migrating birds, flora & fauna, etc.
-
-
- Dangerous, deep excavation to a steep hill made of clay+shale near the Raymond Fault.
-
-
- No official plans indicating grading, staging and haul route plans, etc. were produced.
-
-
- LA was not consulted, residents were not informed. Residents threatened by the developer (Planet Home Living originally from Orange County)
-
-
- LA has thousands of luxury homes sitting empty. Gentrification, environmental racism.
-
-
- Concerns of respiratory problems during a global pandemic.

-
-
- **Contributes**
- to the extinction of the endangered SoCal Black Walnut + other native trees.
-
-
- **Damage**
- to private property, storm drainage down Lowell Ave, high risks of mudslides.
-
-
- **South**
- Pasadena is failing to provide document that proves they don't have the right to approve this project.
-
-
- **Northeast**
- LA Community Plan will allow residents to petition zone change to LA lot s in 2021.
-

Sincerely,
YoungMi Peak

From: ijaquez99@gmail.com <[REDACTED]>
Sent: Tuesday, November 17, 2020 8:44 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Agenda item 16 Project No. 2355-APP

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As a community member, I do not approve of the actions that South Pasadena have taken in part to have this development recklessly approved to please developers that are not of the community. El Sereno is a majority immigrant working class community, unfortunately people not of the community want to build their developments no matter what the cost is. This is an incredibly RACIST project that should have never been approved! Shame on you South Pasadena, we see what your actions prioritize despite.

The residents of El Sereno have spoken and are upset by this exploitative project as it DOES NOT serve the needs of our community and is detrimental to the environment, safety of our community members and compromises, safety of our community members, and compromises the foundations of the existing homes surrounding the site.

South Pasadena's own Councilmember stated in the Oct. 21st meeting that they would easily deny this project if the complete project was happening in their city.

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- LA has thousands of luxury homes sitting empty. Gentrification, environmental racism.
- Concerns of respiratory problems during a global pandemic!
- Contributes to the extinction of the endangered SoCal Black Walnut + other native trees.
- Damage to private property, storm drainage down Lowell Ave, high risks of mudslides.
- South Pasadena is failing to provide document that proves they don't have the right to approve this project.
- Northeast LA Community Plan will allow residents to petition zone change to LA lot s in 2021.

Sincerely,

Izzy Jaquez

From: y g <[REDACTED]>

Sent: Tuesday, November 17, 2020 9:06 PM

To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>

Subject: Re: Agenda item 16 Project No. 2355-APP (continued)

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Re: Agenda item 16 Project No. 2355-APP

As a community member, I do not approve of the actions that South Pasadena have taken in part to have this development recklessly approved to please developers that are not of the community. El Sereno is a majority immigrant working class community, unfortunately people not of the community want to build their developments no matter what the cost is. This is an incredibly racist project that should have never been approved! Shame on you South Pasadena, we see what your actions prioritize despite.

The residents of El Sereno have spoken and are upset by this exploitative project as it does not serve the needs of our community and is detrimental to the environment, safety of our community members and compromises, safety of our community members, and compromises the foundations of the existing homes surrounding the site.

South Pasadena's own Councilmember stated in the Oct. 21st meeting that they would easily deny this project if the complete project was happening in their city.

Reasons to oppose the project:

-
- Increased
- traffic to narrow, residential streets full of families (Lowell, Newtonia, Maycrest)
-
-
- CEQA
- (Environmental Impact Report) is being avoided through a piecemealing loophole.
-
-
- Loss
- of habitat to coyotes, hawks, bees, nesting+migrating birds, flora & fauna, etc.
-
-
- Dangerous,
- deep excavation to a steep hill made of clay+shale near the Raymond Fault.
-
-
- No
- official plans indicating grading, staging and haul route plans, etc. were produced.
-
-
- LA
- was not consulted, residents were not informed. Residents threatened by the developer (Planet Home Living originally from Orange County)
-
-

- LA
- has thousands of luxury homes sitting empty. Gentrification, environmental racism.
-
-
- Concerns
- of respiratory problems during a global pandemic.
-
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- Contributes
- to the extinction of the endangered SoCal Black Walnut + other native trees.
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-
- South
- Pasadena is failing to provide document that proves they don't have the right to approve this project.
-
-
- Northeast
- LA Community Plan will allow residents to petition zone change to LA lot s in 2021.
-

-Jackie Gradilla

From: Monica Alvarado <[REDACTED]>
Sent: Tuesday, November 17, 2020 9:14 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: OPPOSING THE NEW DEVELOPMENT IN SOUTH PASADENA/EL SERENO AREA

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am strongly opposed to the new development that is trying to occur without the people's input. It is not needed or wanted in the community!!

Shame on you for trying to create this new development at a time when residents are already struggling with high living costs on top of a pandemic. Shame on you for not looking out for the interests of those who live in your community!

Not only will this development heighten ongoing environmental problems, but it will also lead to the eventual displacement of many residents. The community does not need outside developers gentrifying the area.

If you really want to look out for the community why not house the un-housed individuals in the Huntington Drive area?! Why not utilize your resources to help the people in the community struggling to pay their rent and put food on their table?!

If you allow this development to occur, you will be directly contributing to the widespread problem in California of local residents being displaced because they are unable to meet the increasing living costs.

As a social worker who works with the people in that community, I can definitely say that this development DOES NOT meet their interests or well-being.

I urge you to NOT allow this development to occur!!

Concerned community member,

Monica Alvarado

From: Cindy Juarez <[REDACTED]>
Sent: Tuesday, November 17, 2020 9:26 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Agenda item 16 Project No. 2355-APP

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Agenda item 16 Project No. 2355-APP

As a community member, **I do not approve** of the actions that South Pasadena have taken in part to have this development recklessly approved to please developers that are not of the community. El Sereno is a majority immigrant working class community, unfortunately people not of the community want to build their developments no matter what the cost is. This is an incredibly racist project that should have never been approved! Shame on you South Pasadena, we see what your actions prioritize despite.

The residents of El Sereno have spoken and are upset by this exploitative project as it does not serve the needs of our community and is detrimental to the environment, safety of our community members and compromises, safety of our community members, and compromises the foundations of the existing homes surrounding the site.

South Pasadena's own Councilmember stated in the Oct. 21st meeting that they would easily deny this project if the complete project was happening in their city.

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- LA has thousands of luxury
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- to provide document that proves they don't have the right to approve this project.
-
-
- Northeast LA Community Plan
- will allow residents to petition zone change to LA lot s in 2021.
-

Sincerely,
Cindy Gradilla-Juarez

From: Lynae Cook <[REDACTED]>

Sent: Tuesday, November 17, 2020 10:16 PM

To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>

Subject: Re: Agenda Item #16

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello, I'm writing to oppose the Planet Home Living development. Not only is this a loss of habitat to coyotes, owls, hawks, bees, & a variety of wildlife, but this is quite the opposite of community building. The existing community was not consulted nor given ample time to consider the development. This sort of decision is unethical to be made without consulting the community & isn't serving anyone outside of the interests of Planet Home Living. Please do not move forward with this, none of us have to look far to see the negative impacts caused by similar developments in Los Angeles & around California.

Best,

Lynae Cook

From: Kristen Calderon <[REDACTED]>
Sent: Tuesday, November 17, 2020 10:54 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: [BULK] Agenda Item 16
Importance: Low

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Kristen Calderón and I am calling in opposition to Agenda Item 16. I am saddened to hear that the council of South Pasadena, who's community opposed the extension of the 710 FWY in order to keep traffic away from their neighborhoods, would have the audacity to seek to build private roads and luxury homes in a space that already has a community living there. We've had a community here for generations. I am a 31 year old woman, raised in El Sereno, by my parents who were raised in El Sereno, by my grandparents who lived and thrived in El Sereno till their dying days. My family's legacy is not singular. Many of my own friends, family and neighbors share the same story. El Sereno gains nothing with added luxury housing except the rise in property, which could potentially smother the happy community that has been here for generations. This town has already seen the rise of million dollar homes pop up in middle to low income neighborhoods, we don't need more.

I also suggest that you do NOT FORGET we are in a time where global warming and climate change is an imperative issue. Developers shouldn't disregard the natural environments that we desperately need to keep right now in order to provide oxygen to our city-communities. Of the new luxury homes that have already gone up, at the very least many of them have just been built on precious residential lots, without unearthing any natural habitats. I highly suggest that these companies look to repurposing the hundreds of old unused concrete lots all over Los Angeles instead to build luxury homes. If high-end property brings in money to spaces, take it to a space where there is NO COMMUNITY and create something out of nothing. El Sereno has been a community of hard working people for generations and we are still standing today. If people want to move into this community, they can look into properties that already exist.

From: Frances Flores <[REDACTED]>
Sent: Tuesday, November 17, 2020 11:56 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Re: Agenda item 16 Project No. 2355-APP

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

As a community member, I do not approve of the actions that South Pasadena have taken in part to have this development recklessly approved to please developers that are not of the community. As a council member, you should know that El Sereno is a majority immigrant working class community. Unfortunately people not of the community want to build their developments no matter what the cost is. Of course, this is nothing new, as Los Angeles has a track record of displacing hard working families in order to better serve non-native transplants with commercial real estate. This utterly soulless, exploitative project blatantly disregards the well-being of the community and clearly does not serve the residents of El Sereno. We are well aware that South Pasadena is failing to provide the document that proves they don't have the right to approve this project.

Even South Pasadena's own Councilmember stated in the Oct. 21st meeting that they would easily deny this project if the complete project was happening in their city. Hypocrisy at it's finest.

Sincerely,
Frances Flores

From: Adam Gelbart <[REDACTED]>
Sent: Wednesday, November 18, 2020 2:32 AM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: El Sereno Development

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I'm emailing to express how wrong I feel it is for Planet Home Living to develop in El Sereno. Not only would this development be destructive to the scant natural spaces and wildlife that remain in the area, but also to the homeowners and renters that consider the area affordable or appreciate the integrity of their community. Luxury developments and a private road are not in the interests of most people living in this area and Planet Home Living projects should be stopped.

Thank you,
Adam Gelbart

From: Chris Wooden <[REDACTED]>
Sent: Wednesday, November 18, 2020 9:13 AM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Agenda Item 16

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

This is Chris Wooden, a resident of El Sereno.

I strongly oppose agenda item 16 and the development of a private street in El Sereno leading to luxury housing. This will be detrimental to the wildlife that inhabits the hills of El Sereno and will increase traffic through residential streets full of families and their children.

Also the fact that LA, or El Sereno was not addressed and residents not informed of this development that would have a huge impact on the community is atrocious.

We are in the middle of a pandemic, do the right thing. Dont press on with this project, especially when it infringes out of your cities boundaries and into the community of El Sereno.

Sincerely,

Chris Wooden

AGENDA ITEM NO. 17

Public Hearing

**Open the Public Hearing for Discussion of an Urgency Ordinance
Establishing Additional Tenant Protections; Review Findings and
Provide Direction Regarding NoFault Just Cause Evictions for
Substantial Remodels, Tenant Relocation Assistance and Penalties**

1. Rian Barrett

From: Rian Barrett <[REDACTED]>
Sent: Tuesday, November 17, 2020 3:58 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Council Agenda #17

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good day,

The City Council has recently adopted a 45-day eviction moratorium in order to establish additional procedures and requirements to existing tenant protections.

We wholeheartedly agree that further study is necessary before additional measures can be adopted and offer our willing participation in discussions with all stakeholders with the hope of fashioning a reasonable and fair solution.

In the meantime, should you wish to discuss council agenda item 17 this evening, the proposal to require building permits before eviction for a substantial remodel, we offer the following thoughts: While it would seem a simple requirement for owners to have building permits in hand before evicting tenants for a substantial remodel, that is not the case. Application for a building permit requires fairly extensive plans for that remodel, along with cost estimates for it. For an apartment owner to complete those plans and cost estimates, he must obtain drawings and estimates for a number of vendors. And, many of those estimates, such as plumbing, electrical, tiling, etc. may need estimates from more than one vendor. Thus, a tenant would be expected to open his apartment to any number of contractors. Sometimes those estimates will need a wall broken into or appliances already removed. Certainly a burden on an existing tenant. And, once submitted, those estimates are only good for up to 3 months. Again, difficult for the apartment owner to then have to wait for the city to issue permits, then send a 60 day notice to a tenant to vacate. Those cost estimates are no longer valid. And, if there is a problem tenant who will not move out within those 60 days, it could take up to six months before the courts will force that tenant to leave.

In addition, we believe that existing state laws provide adequate protection for tenants. AB 1482 and AB 3088 have already been in effect and provide residents who have been in their current residence for 12 months or longer protection from eviction for remodel, only except in the case of necessary health and safety concerns.

(ii) (I) A no-fault just cause, as defined in paragraph (2) of subdivision (b) of Section 1946.2 of the Civil Code, other than intent to demolish or to substantially remodel the residential real property, as defined in subparagraph (D) of paragraph (2) of subdivision (b) of Section 1946.2.

(II) Notwithstanding subclause (I), termination of a tenancy based on intent to demolish or to substantially remodel the residential real property shall be permitted if necessary to maintain compliance with the requirements of Section 1941.1 of the Civil Code, Section 17920.3 or 17920.10 of the Health and Safety Code, or any other applicable law governing the habitability of residential rental units.

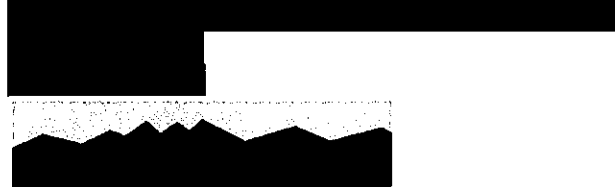
We believe the staff report is incorrect in saying that tenants are not currently protected. If such an eviction is necessary for health and safety concerns, and the planned repairs will take less than 30 days, the property owner must provide adequate temporary living quarters for the tenant and allow the tenant to move back in. If the estimated time for the repairs is to take longer than 30 days, the property owner must pay the tenants relocation fees.

Given the current lack of housing it should be our duty to maintain our current housing stock through necessary renovations. If the city allows our aging stock to deteriorate, we will be in much graver position than we already face.

We understand that there is considerable pressure from tenants' groups to ensure they are protected from unscrupulous landlords. We agree with that. If the city finds such bad actors, we whole heartedly urge the city attorney to prosecute them to the full extent of the law. Ultimately, we would like the Council to explore Recommendation #2

under the City Staff report. We believe the Council needs more time to discuss this issue with stakeholders from both sides of the matter for a fair and balanced resolution. There are no pressing reasons in the immediate future to enact an emergency ordinance.

Rian Barrett
Member Outreach and Leadership Development Manager
Pasadena-Foothills Association of REALTORS®



**PASADENA-FOOTHILLS
ASSOCIATION OF REALTORS®**

Stop the spread of COVID-19! Practice social distancing for everyone's health and wash your hands.

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will contact CRMLS at (800) 925-1525

Monday – Friday | 8:30 AM – 9:00 PM

Saturday – Sunday | 10:00 AM – 3:00 PM

Or chat online: go.crmls.org/support

PFAR's Flexmls users will no longer contact Flexmls directly for technical support needs as of January 2, 2020