



**Additional Documents List**  
**Special City Council Meeting**  
**March 18, 2020**

<b>Item No.</b>	<b>Agenda Item Description</b>	<b>Distributor</b>	<b>Document</b>
1	Adoption of a Resolution Proclaiming a Local Emergency Due to the Outbreak of COVID-19, Adopting Regulations for Private and Public Facilities and Gatherings, Establishing Protections for Residential and Commercial Tenants and Property Owners, Requesting Reimbursement of Expenses, and Authorizing the City Manager to Take All Necessary Actions as the Director of Emergency Services	Terri Highsmith, City Attorney	Memo
	Public Comment	Maria E. Ayala, Chief City Clerk	Public Comment/E-mails



**City of South Pasadena  
Management Services**

# Memo

**Date:** March 18, 2020

**To:** The Honorable City Council

**Via:** Stephanie DeWolfe, City Manager 

**From:** Terri Highsmith, City Attorney

**Re:** March 18, 2020 Special City Council Meeting Item No. 1 Additional Document – Adoption of a Resolution Proclaiming a Local Emergency Due to the Outbreak of COVID-19, Adopting Regulations for Private and Public Facilities and Gatherings, Establishing Protections for Residential and Commercial Tenants and Property Owners, Requesting Reimbursement of Expenses, and Authorizing the City Manager to Take All Necessary Actions as the Director of Emergency Services

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Attached is an additional document which reflects the omission of Section 9. Protection of Affected Tenants.

**RESOLUTION NO. \_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA, PROCLAIMING A LOCAL EMERGENCY DUE TO THE OUTBREAK OF COVID-19, ADOPTING REGULATIONS FOR PRIVATE AND PUBLIC FACILITIES AND GATHERINGS, ESTABLISHING PROTECTIONS FOR RESIDENTIAL AND COMMERCIAL TENANTS AND PROPERTY OWNERS, REQUESTING REIMBURSEMENT OF EXPENSES, AND AUTHORIZING THE CITY MANAGER TO TAKE ALL NECESSARY ACTIONS AS THE DIRECTOR OF EMERGENCY SERVICES**

**WHEREAS**, in December 2019, a novel coronavirus known as SARS-CoV-2 was first detected in Wuhan, Hubei Province, People’s Republic of China, causing outbreaks of the coronavirus disease COVID-19 that has now spread globally;

**WHEREAS**, on January 31, 2020, the United States Secretary of Health and Human Services declared a public health emergency in response to COVID-19;

**WHEREAS**, on March 4, 2020, Governor Gavin Newsom declared a state of emergency to exist in California as a result of COVID-19;

**WHEREAS**, on March 4, 2020, the Chair of the Los Angeles County Board of Supervisors and the Los Angeles County Health Officer declared a local emergency and a local health emergency, respectively, as a result of COVID-19;

**WHEREAS**, on March 12, 2020, Governor Gavin Newsom signed Executive Order N-25-20 giving state and local public health officials the authority to issue guidance limiting or recommending limitations upon attendance at public assemblies, conferences or other mass events;

**WHEREAS**, on March 13, 2020, President Donald Trump declared a national emergency as a result of COVID-19;

**WHEREAS**, on March 15, 2020, Governor Gavin Newsom called for the closure of all bars, pubs, and wineries in the State and restrictions on restaurants;

**WHEREAS**, on March 16, 2020, Governor Gavin Newsom issued Executive Order N-28-20, suspending any provision of state law that would preempt or otherwise restrict a local government’s exercise of its police power to impose substantive limitations on residential or commercial evictions when the basis for the eviction is nonpayment of rent or a foreclosure, arising out of a substantial decrease in household or business income or substantial out-of-pocket medical expenses, caused by the COVID-19 pandemic or by any local, state, or federal government response to COVID-19 and is documented;

**WHEREAS**, on March 16, 2020, the Los Angeles County Health Officer issued Health Officer Order for the Control of COVID-19, attached as Attachment A, which seeks to limit residents' exposure by ordering the closure of certain private facilities;

**WHEREAS**, based on the state declaration of emergency restrictions on price gouging under Penal Code section 396 have taken effect;

**WHEREAS**, despite sustained efforts, COVID-19 remains a threat, and further efforts to control the spread of the virus to reduce and minimize the risk of infection are needed;

**WHEREAS**, the spread of COVID-19 and its consequences are or are likely to be beyond the control of the services, personnel, equipment, and facilities of the City of South Pasadena;

**WHEREAS**, the mobilization of local resources, the ability to coordinate interagency response, accelerate procurement of vital supplies, use mutual aid, and allow for future reimbursement by the state and federal governments will be critical to successfully respond to COVID-19;

**WHEREAS**, these conditions warrant and necessitate that the City proclaim the existence of a local emergency.

**WHEREAS**, South Pasadena Municipal Code section 11.6 empowers the City Council to proclaim the existence or threatened existence of a local emergency when the City is affected or likely to be affected by a public calamity, and the City Manager, as Director of Emergency Services, to issue such proclamation if the City Council is not in session;

**WHEREAS**, Government Code section 8634 states, "During a local emergency the governing body of a political subdivision, or officials designated thereby, may promulgate orders and regulations necessary to provide for the protection of life and property, including orders or regulations imposing a curfew within designated boundaries where necessary to preserve the public order and safety. Such orders and regulations and amendments and rescissions thereof shall be in writing and shall be given widespread publicity and notice";

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:**

**SECTION 1. Recitals.** The City Council finds that all of the preceding recitals are true and correct and are hereby incorporated and adopted as findings and determinations by the City Council as if fully set forth herein.

**SECTION 2. Proclamation.** Pursuant to Government Code section 8630, subdivision (a), the City Council proclaims a local emergency due to the outbreak of COVID-19.

**SECTION 3. Regulation of Public Gatherings.** Commencing immediately, the Director of Emergency Services is directed to postpone or cancel all non-essential public community events or group activities in City-owned properties, including City Council, commission, or board meetings, that require close contact and involve ten or more participants.

**SECTION 4. Regulation of Public Facilities.** Commencing immediately, the Director of Emergency Services is directed to close to the public all City-owned facilities that require close contact of vulnerable individuals, including those over 60 years old or with compromised immune systems.

**SECTION 5. Regulation of Private Facilities.** The private facilities referenced in Attachment A will close immediately until further notice.

**SECTION 6. Enforcement.** Any violation of the above prohibitions may be punishable by a fine not to exceed \$1,000 or imprisonment not to exceed six months, pursuant to the South Pasadena Municipal Code section 11.11.

**SECTION 7. Exemption of Delivery Vehicles.** Trucks and other vehicles engaged in the delivery of grocery items to grocery stores, when such items are to be made available for sale to the public, are hereby exempt from having to comply with any City rules and regulations that limit the hours for such deliveries.

**SECTION 8. Guidance for Religious Gatherings.** The leaders of the City's houses of worship are urged, in the strongest possible terms, to limit gatherings on their premises and to explore and implement ways to practice their respective faiths while observing social distancing practices.

**SECTION 9. OMITTED**

**SECTION 10. Suspension of Utility Terminations and Parking Pass Program.**

- a. For a period of 60 days from the date of this Resolution, for customers who are able to show an inability to pay their water and sewer bill due to "financial impacts related to COVID-19" as defined below, the City hereby suspends:
  - i. The discontinuation or shut-off of water service for residents and businesses in the City for non-payment of water and sewer bills;
  - ii. The imposition of late payment penalties or fees for delinquent water and/or sewer bills;
- b. For a period of 60 days from the date of this Resolution, the City hereby suspends:
  - ii. The issuance of overnight parking passes; and
  - iii. The imposition of late payment penalties or fees for parking violations.
- c. "Financial impacts related to COVID-19" include, but are not limited to, tenant lost income as a result of any of the following:
  - i. Being sick with COVID-19, or caring for a household or family member who is sick with COVID-19;

- ii. Lay-off, loss of hours, or other income reduction resulting from business closure or other economic or employer impacts of COVID-19;
- iii. Compliance with a requirement from a government health authority to stay home, self-quarantine, or avoid congregating with others during the state of emergency related to COVID-19;
- iv. Extraordinary out-of-pocket medical expenses due to COVID-19; or
- v. Child-care needs arising from school closures related to COVID-19.

**SECTION 11. Emergency Authority.** Pursuant to Government Code section 8634, the City Council authorizes the Director of Emergency Services to take any measures necessary to protect and preserve public health and safety, including activation of the Emergency Operations Center.

**SECTION 12. Public Health Officials.** The City Council authorizes the Director of Emergency Services to implement any guidance, recommendations, or requirements imposed by the State Department of Public Health or the Los Angeles County Health Officer.

**SECTION 13. Termination.** Pursuant to Government Code section 8630, subdivision (d), the City Council will proclaim the termination of the emergency at the earliest possible date that conditions warrant.

**SECTION 14. Review.** Pursuant to Government Code section 8630, subdivision (c), the City Council will review the need for continuing the local emergency no event later than 60 days from the previous declaration or review, until the City Council terminates the local emergency.

**SECTION 15. Extension of Expiring Entitlements.** All entitlements expiring within the period of this local emergency are automatically extended for a period of 30 days, with further extensions to be made at the discretion of the Director of Emergency Services.

**SECTION 16. Cost Accounting.** City staff will begin accounting for their time and expenses related to addressing the local emergency caused by COVID-19.

**SECTION 17. Cost Recovery.** The City will seek recovery for the cost of responding to COVID-19, as this proclamation is made within 10 days of the Governor's Executive Order N-25-20 and the President's declaration of a national emergency, qualifying the City for assistance under the California Disaster Assistance Act and for reimbursement from the Federal Emergency Management Agency.

**SECTION 18. Submissions.** The City Clerk will transmit a copy of this Resolution at the earliest opportunity to the Los Angeles County Operational Area and the California Governor's Office of Emergency Services.

**SECTION 19. Certification.** The City Clerk will certify to the passage and adoption of this Resolution and its approval by the City Council and shall cause the same to be listed in the records of the City.

**PASSED, APPROVED AND ADOPTED** on this 18th day of March, 2020.

\_\_\_\_\_  
Robert S. Joe, Mayor

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Evelyn G. Zneimer, City Clerk

\_\_\_\_\_  
Teresa L. Highsmith, City Attorney

**I HEREBY CERTIFY** the foregoing resolution was duly adopted by the City Council of the City of South Pasadena, California, at a regular meeting held on the 18th day of March, 2020, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAINED:**

\_\_\_\_\_  
Evelyn G. Zneimer, City Clerk  
(seal)

**Additional Documents**  
**Public Comment Item No. 1**  
**3/18/2020 Special City Council Meeting**



## Kenia Lopez

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**From:** D. Shane <[REDACTED]>  
**Sent:** Wednesday, March 18, 2020 12:26 PM  
**To:** City Clerk's Division; CCO  
**Cc:** Anne Bagasao; John Srebalus  
**Subject:** FW: Request Issuance by the City of South Pasadena of Emergency Proclamations Concerning Coronavirus  
**Attachments:** SP\_Emerg\_Proclamation.docx; SP\_Emerg\_Eviction\_Order.docx

**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 Maria:

Please include my email message as part of your public comments for tonight's City Council meeting. You don't have to read the attached email from Anne and John nor the attachments. Just the body of my message is all I ask.

Thank you and please stay well during this time.

Delaine

**From:** D. Shane  
**Sent:** Sunday, March 15, 2020 3:34 PM  
**To:** Stephanie DeWolf <sdewolfe@southpasadenaca.gov>; rschneider@southpasadenaca.gov; mcacciotti@southpasadenaca.gov; Diana Mahmud <dmahmud@southpasadenaca.gov>; rjoe@southpasadenaca.gov; mkhubesrian@southpasadenaca.gov; Teresa L. Highsmith <thighsmith@chwlaw.us>; Aleks R. Giragosian <agiragosian@chwlaw.us>; [REDACTED]  
**Cc:** [REDACTED]; John Srebalus <[REDACTED]>; Janet Braun <[REDACTED]>; Ellen Daigle <[REDACTED]>; Alan Ehrlich <[REDACTED]>; Joe Ortiz <jortiz@southpasadenaca.gov>; Richard Lee <rlee@southpasadenaca.gov>; WISPPA <[REDACTED]>; Bill Glazier <[REDACTED]>; Maria Ayala <mayala@southpasadenaca.gov>; Joanna Hankamer <jhankamer@southpasadenaca.gov>; Margaret Lin <mclin@southpasadenaca.gov>; 'richard schneider' <[REDACTED]>; 'Bob Joe' <[REDACTED]>; Michael Cacciotti <[REDACTED]>  
**Subject:** Request Issuance by the City of South Pasadena of Emergency Proclamations Concerning Coronavirus

Dear Government Officials:

It is stated on the City's official website:

**"As the situation around the coronavirus continues to evolve, the health and safety of our residents remains our top priority," said South Pasadena City Manager Stephanie DeWolfe. "We are moving forward with the closing of our senior center and library along with the cancellation of several events as a precaution to prevent the spread of the virus and protect our community members."**

It is now time to issue emergency proclamations in support of our residents, especially the most vulnerable, and to our renter neighbors. John Srebalus and Anne Bagasao have provided you with template proclamations that have already been used for the City of Santa Monica (and have been vetted legally). Please

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issue them ASAP! To delay is to deny our community common sense strategies and tools for public health and safety survival. Thank you.

Sincerely,

Delaine Shane

**PROCLAMATION OF EXISTENCE OF A LOCAL EMERGENCY**  
**(by the Director of Emergency Services)**

**AN EXECUTIVE ORDER OF THE DIRECTOR OF EMERGENCY SERVICES OF THE  
CITY OF SOUTH PASADENA DECLARING THE EXISTENCE OF A LOCAL  
EMERGENCY**

**WHEREAS**, Chapter 11.6(A)(1) of the South Pasadena Municipal Code empowers the Director of Emergency Services to proclaim the existence or threatened existence of a local emergency when the City of South Pasadena (the “City”) is affected or likely to be affected by a public calamity and the City Council is not in session, subject to ratification by the City Council within seven days; and

**WHEREAS**, the Director of Emergency Services of the City of South Pasadena does hereby find:

That international, national, state, and local health and governmental authorities are responding to an outbreak of respiratory disease caused by a novel coronavirus named “SARSCoV-2,” and the disease it causes has been named “coronavirus disease 2019,” abbreviated COVID-19, (“COVID-19”); and

That while the complete clinical picture with regard to COVID-19 is not yet fully understood, reported symptoms and illnesses from COVID-19 range from mild to severe, including fever, coughing, shortness of breath, and illnesses resulting in death; and

That the Centers for Disease Control and Prevention has stated that certain populations face elevated risk and widespread transmission of COVID-19 would translate into large numbers of people needing medical care at the same time and other critical infrastructure may also be affected; and

That, on January 30, 2020, the International Health Regulations Emergency Committee of the World Health Organization declared the outbreak a “public health emergency of international concern”; and

That, on January 31, 2020, the U.S. Department of Health and Human Services declared a public health emergency to aid the nation’s healthcare community in responding to COVID-19; and

That, on March 4, 2020, the Los Angeles County Board of Supervisors and Department of Public Health declared a local emergency and local public health emergency to aid the regional healthcare and governmental community in responding to COVID-19; and

That, on March 4, 2020, the Governor of the State of California declared a state of emergency to make additional resources available, formalize emergency actions already underway across multiple state agencies and departments, and help the state prepare for broader spread of COVID-19; and

That, on March 11, 2020, the Director-General of the World Health Organization characterized COVID-19 as a pandemic; and That, on March 13, 2020, the President of the United States of America declared a national emergency and that the federal government would make \$50 billion in emergency funding to assist state and local governments in preventing the spread of and addressing the effects of COVID-19; and

That, as of March 13, 2020, the Los Angeles County Department of Public Health reported 40 confirmed cases of COVID-19 within Los Angeles County, including six cases identified as likely due to community transmission; and

That the City of South Pasadena has a population of over 25,000 residents, serves as a major entry point to the San Gabriel Valley, and is adjacent to and contiguous with the cities of Los Angeles, Alhambra and Pasadena, resulting in high volumes of residents and visitors traveling within and across the City’s borders; and

That, as of March 11, 2020, at least one case of COVID-19 infection has been reported in the adjacent and contiguous city of Pasadena; and

That, on or before March 13, 2020, the City actively planned and implemented measures to prevent the spread of COVID-19 and to prepare for any and all emergency actions in response to the spread of COVID-19; and

That the City intends to continue to take bold and aggressive actions to protect the public health and safety during this local, state, and national public health emergency; and

That the above described events are creating conditions of extreme peril and such conditions are likely to be beyond the control of the services, personnel, equipment, and facilities of the City, requiring the combined forces of other political subdivisions to combat; and

That the City Council of the City of South Pasadena is not in session and cannot immediately be called into session.

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**NOW, THEREFORE, IT IS HEREBY PROCLAIMED** that a local emergency now exists throughout the City;

**IT IS FURTHER PROCLAIMED AND ORDERED** that during the existence of said local emergency, the powers, functions, and duties of the emergency organization of the City shall be as prescribed by federal and state law, and by City ordinances and resolutions of this City.

ADOPTED this \_\_\_th day of March 2020.

By: \_\_\_\_\_  
STEPHANIE DEWOLFE  
City Manager  
Director of Emergency Services

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
EVELYN G. ZNEIMER  
City Clerk

\_\_\_\_\_  
TERESA L. HIGHSMITH  
City Attorney

**FIRST SUPPLEMENT TO THE EXECUTIVE ORDER OF THE DIRECTOR OF  
EMERGENCY SERVICES DECLARING THE EXISTENCE OF A LOCAL  
EMERGENCY**

**WHEREAS**, international, national, state, and local health and governmental authorities are responding to an outbreak of respiratory disease caused by a novel coronavirus named “SARS-CoV-2,” and the disease it causes has been named “coronavirus disease 2019,” abbreviated COVID-19, (“COVID-19”); and

**WHEREAS**, on March 4, 2020, the Los Angeles County Board of Supervisors and Department of Public Health declared a local emergency and local public health emergency to aid the regional healthcare and governmental community in responding to COVID-19; and

**WHEREAS**, on March 4, 2020, the Governor of the State of California declared a state of emergency to make additional resources available, formalize emergency actions already underway across multiple state agencies and departments, and help the state prepare for broader spread of COVID-19; and

**WHEREAS**, on March 13, 2020, the President of the United States declared a national emergency and announced that the federal government would make emergency funding available to assist state and local governments in preventing the spread of and addressing the effects of COVID-19; and

**WHEREAS**, on March 13, 2020, the City Manager of the City of South Pasadena (the “City”), in her role as the Director of Emergency Services, proclaimed the existence of a local emergency pursuant to Chapter 11.6(A)(1) of the South Pasadena Municipal Code to ensure the availability of mutual aid and an effective City response to the novel coronavirus (“COVID-19”); and

**WHEREAS**, the Centers for Disease Control and Prevention, the California Department of Health, and the Los Angeles County Department of Public Health have all issued recommendations including but not limited to social distancing, staying home if sick, canceling or postponing large group events, working from home, and other precautions to protect public health and prevent transmission of this communicable virus; and

**WHEREAS**, as a result of the public health emergency and the precautions recommended by health authorities, many tenants in South Pasadena have experienced or expect soon to experience sudden and unexpected income loss; and

**WHEREAS**, the Governor of the State of California has stated that individuals exposed to COVID-19 may be temporarily unable to report to work due to illness caused by COVID-19 or quarantines related to COVID-19 and individuals directly affected by COVID-19 may experience potential loss of income, health care and medical coverage, and ability to pay for housing and basic needs, thereby placing increased demands on already strained regional and local health and safety resources, including shelters and food banks; and

**WHEREAS**, further economic impacts are anticipated, leaving tenants vulnerable to eviction; and

**WHEREAS**, during this local emergency, and in the interest of protecting the public health and preventing transmission of COVID-19, it is essential to avoid unnecessary housing displacement, to protect the City's affordable housing stock, and to prevent housed individuals from falling into homelessness; and

**WHEREAS**, loss of income as a result of COVID-19 may inhibit City residents and businesses from fulfilling their financial obligations, including public utility payments such as water and sewage charges and parking penalties; and

**WHEREAS**, ensuring that all people in the City continue to have access to running water during this public health crisis will enable compliance with public health directives that people regularly wash their hands will help to prevent the further spread of COVID-19; and

**WHEREAS**, in the interest of public health and safety, as affected by the emergency caused by the spread of COVID-19, it is necessary to exercise my authority to issue this regulation related to the protection of life and property.

**NOW, THEREFORE**, I, Stephanie DeWolfe, the Director of Emergency Services for the City of South Pasadena, do hereby issue the following order to become effective immediately, subject to ratification as soon as practicable by the City Council:

**IT IS HEREBY ORDERED THAT:**

1. A temporary moratorium on eviction for non-payment of rent by residential tenants impacted by the COVID-19 crisis is imposed as follows:

a. During the period of local emergency declared in response to COVID-19, no landlord shall endeavor to evict a tenant in either of the following situations:

(1) for nonpayment of rent if the tenant demonstrates that the tenant is unable to pay rent due to financial impacts related to COVID-19 or

(2) for a no-fault eviction unless necessary for the health and safety of tenants, neighbors, or the landlord. A landlord who knows that a tenant cannot pay some or all of the rent temporarily for the reasons set forth above shall not serve a notice pursuant to CCP 1161(2), file or prosecute an unlawful detainer action based on a 3-day pay or quit notice, or otherwise seek to evict for nonpayment of rent. A landlord knows of a tenant's inability to pay rent within the meaning of this Order if the tenant, within 30 days after the date that rent is due, notifies the landlord in writing of lost income and inability to pay full rent due to financial impacts related to COVID-19, and provides documentation to support the claim. For purposes of this Order, "in writing" includes email or text communications to a landlord or the landlord's representative with whom the tenant has previously corresponded by email or text. Any medical or financial

information provided to the landlord shall be held in confidence, and only used for evaluating the tenant's claim. Nothing in this Order shall relieve the tenant of liability for the unpaid rent, which the landlord may seek after expiration of the local emergency and the tenant must pay within six months of the expiration of the local emergency. A landlord may not charge or collect a late fee for rent that is delayed for the reasons stated in this Order; nor may a landlord seek rent that is delayed for the reasons stated in this Order through the eviction process.

b. For purposes of this Order, "financial impacts related to COVID-19" include, but are not limited to, tenant lost household income as a result of any of the following:

(1) being sick with COVID-19, or caring for a household or family member who is sick with COVID-19;

(2) lay-off, loss of hours, or other income reduction resulting from business closure or other economic or employer impacts of COVID-19;

(3) compliance with a recommendation from a government health authority to stay home, self-quarantine, or avoid congregating with others during the state of emergency;

(4) extraordinary out-of-pocket medical expenses; or (5) childcare needs arising from school closures related to COVID-19.

c. For purposes of this Order, "no-fault eviction" refers to any eviction for which the notice to terminate tenancy is not based on alleged fault by the tenant, including but not limited to eviction notices served pursuant to Code of Civil Procedure sections 1161(1), 1161(5), or 1161c.

d. This Order applies to nonpayment eviction notices, no-fault eviction notices, and unlawful detainer actions based on such notices, served or filed on or after the date on which a local emergency was proclaimed.

e. This Order shall be punishable as set forth in Chapter 11.11 of the South Pasadena Municipal Code. In addition, this Order grants a defense in the event that an unlawful detainer action is commenced in violation of this Order.

f. This Order shall be superseded by a duly enacted Ordinance of the City Council or a further Order by the Director of Emergency Services adopted during the local emergency that expressly superseding this Order.

2. As a result of the local emergency, for a period of 60 days from the date of this Order, the City hereby suspends: (a) the discontinuation or shut off of water service for residents and businesses in the City for non-payment of water and sewer bills; (b) the imposition of late payment penalties or fees for delinquent water and/or sewer bills; and (c) the imposition of late payment penalties or fees for parking violations.



3. This Order shall become effective immediately.

ADOPTED this \_\_th day of March 2020.

By: \_\_\_\_\_  
STEPHANIE DEWOLFE  
City Manager  
Director of Emergency Services

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
EVELYN G. ZNEIMER  
City Clerk

\_\_\_\_\_  
TERESA L. HIGHSMITH  
City Attorney

**Kenia Lopez**

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**From:** Ellen Daigle <[REDACTED]>  
**Sent:** Wednesday, March 18, 2020 1:09 PM  
**To:** City Clerk's Division; Michael Cacciotti - Personal; Diana Mahmud; [REDACTED]; Dr. Richard Schneider - Personal  
**Cc:** Elisabeth Emirhanian; Bianca Richards; Bianca Richards; Richard Riegel; [REDACTED]  
**Subject:** RE: regarding resolutio establishing protections for residential and commercial tenants

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**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 ,

We would like this to be part of the record.

We strongly object to the passage of the resolution for protections for residential and commercial tenants.

- there was no adequate notice given as the change of agenda notice came out last evening with barely 24 hours notice.
- This ordinance needs to be tabled till everyone is notified and everyone's input can be considered.
- no adequate time has been given to study the huge financial ramifications of this ordinance.
- property owners have not responded to council as nobody was given any notice except the group that is pushing this ordinance . To say the council received few concerns from opposing parties when opposing parties had no knowledge that this is on the agenda is incorrect.
- most of the commercial and many of the residential units are owned by single owners many retired who have only this income.
- There are no provisions for property owners protection who have to make their mortgages and within 6 months could go into foreclosure or sell to big corporations who will raise rents to full market value and lose the tenants that we now have that give rents that are way below market value.
- At this time all courts are closed and when they reopen it will be months before any eviction will ever be heard. Even in normal times it takes an eviction 5-6 months to get to court .
- This resolution would make tenants and landlords adversaries instead of working on a case by case basis the passage of this resolution can cause a wildfire effect instead of a hardship effect case by case.

I know this resolution is well meaning and with more time and input all parties can be protected .

Thank you for your consideration  
Ellen and Joe Daigle

**Kenia Lopez**

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**From:** Margo Rowder <[REDACTED]>  
**Sent:** Wednesday, March 18, 2020 3:56 PM  
**To:** CCO  
**Subject:** 3/18/2020 Special Meeting Agenda Item #1 - Renters Protections  
**Attachments:** Burbank OrdSuspendingEvictions 3-17-20.pdf

**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 the city council of South Pasadena,

I am a renter in the city of Burbank and Treasurer for Burbank Tenants' Rights Committee.

I heard that your council may not have the votes to pass an urgency ordinance tonight protecting vulnerable residents from eviction in the midst of our global pandemic and its resulting critical loss of employment and income.

Burbank – even Burbank – was able to pass something last night, and I urge you to reconsider any measure that keep people in their homes while our economy is in turmoil.

Burbank's ordinance is attached, and here is the news release: <https://www.burbankca.gov/Home/Components/News/News/4145/25>

Please consider your residents' homes now. Aren't they more important than a landlord's ability to retire at this very moment? I hope you find that today's needs of the many outweigh any future needs of the few.

Best,  
Margo Rowder, Treasurer

Burbank Tenants' Rights Committee, 501(c)(4)  
<http://burbanktenants.com>  
Join us on Facebook: [facebook.com/burbanktenants](https://www.facebook.com/burbanktenants)

ORDINANCE NO. \_\_\_\_\_

AN UNCODIFIED URGENCY ORDINANCE OF THE  
COUNCIL OF THE CITY OF BURBANK PROHIBITING THE  
EVICTION TEMPORARILY OF RESIDENTIAL AND  
COMMERCIAL TENANTS FOR NON-PAYMENT OF RENT  
CAUSED BY THE CORONAVIRUS

The Council of the City of Burbank finds:

1. On March 4, 2020, the State of California declared a State of Emergency to exist in California as a result of the threat of COVID-19.

2. The Los Angeles County Board of Supervisors and the Department of Public Health declared a local and public health emergency on March 4, 2020 in response to increased spread of COVID-19 across the country and additional cases in Los Angeles County.

3. The World Health Organization, on March 11, 2020, declared the outbreak a pandemic.

4. As proclaimed by the Governor on March 12, 2020, despite sustained efforts, the virus remains a threat, and further efforts to control the spread of the virus, to reduce and minimize the risk of infection, are needed.

5. As further proclaimed, the State of California and local governments, in collaboration with the Federal government, continue sustained efforts to minimize the spread and mitigate the effects of COVID-19.

6. On March 16, the Governor issued Executive Order N. 28-20 wherein he found as follows:

A. The economic impacts of COVID-19 have been significant, and could threaten to undermine Californians' housing security and the stability of California businesses.

B. Many Californians are experiencing substantial losses of income as a result of business closures, the loss of hours or wages, or layoffs related to COVID-19, hindering their ability to keep up with their rents, mortgages, and utility bills.

C. Californians who are most vulnerable to COVID-19, those 65 years and older, and those with underlying health issues, are advised to self-quarantine, self-isolate, or otherwise remain in their homes to reduce the transmission of COVID-19.

D. Because homelessness can exacerbate vulnerability to COVID-19, California must take measures to preserve and increase housing security for Californians to protect public health.

E. Promoting stability amongst commercial tenancies is also conducive to public health, such as by allowing commercial establishments to decide whether and how

to remain open based on public health concerns rather than economic pressures, or to mitigate the economic impacts of COVID-19.

7. As part of this Executive Order the Governor ordered “Any provision of state law that would preempt or otherwise restrict a local government’s exercise of its police power to impose substantive limitations on residential or commercial evictions as described in subparagraphs (i) and (ii) below—including, but not limited to, any such provision of Civil Code sections 1940 et seq. or 1954.25 et seq.—is hereby suspended to the extent that it would preempt or otherwise restrict such exercise.”

8. On March 17, 2020, the City Council adopted a resolution confirming the existence of an emergency based on the Coronavirus entitled:

A RESOLUTION OF THE COUNCIL OF THE CITY OF  
BURBANK RATIFYING THE PROCLAMATION OF THE  
EXISTENCE OF A LOCAL EMERGENCY BY THE  
DIRECTOR OF EMERGENCY SERVICES.

9. The existence of this emergency is expected to continue into the foreseeable future.

The Council of the City of Burbank does ordain as follows:

1. No property owner or landlord shall evict a residential or commercial tenant in the City of Burbank if:

A. The basis for the eviction is nonpayment of rent, or a foreclosure, arising out of a substantial decrease in household or business income (including, but not limited to, a substantial decrease in household income caused by layoffs or a reduction in the number of compensable hours of work, or a substantial decrease in business income caused by a reduction in opening hours or consumer demand), or substantial out-of-pocket medical expenses; and

B. The decrease in household or business income or the out-of-pocket medical expenses described in subparagraph (A) was caused by the COVID-19 pandemic, or by any local, state, or federal government response to COVID-19, and is documented.

2. Nothing in this ordinance shall be construed to mean that the tenant will not still be obligated to pay lawfully charged rent. Tenants will have up to six months following the expiration of the local emergency declared by Burbank to repay any back due rent.

3. Tenants may use the protections afforded in this ordinance as an affirmative defense in an unlawful detainer action.

4. The City Council urges financial institutions holding home or commercial mortgages, including banks, credit unions, government-sponsored enterprises, and institutional investors, to implement an immediate moratorium on foreclosures and related evictions when the foreclosure or foreclosure-related eviction arises out of a substantial decrease in household or business income, or substantial out-of-pocket medical

expenses, which were caused by the COVID-19 pandemic, or by any local, state, or federal government response to COVID-19.

5. This ordinance is exempt from the California Environmental Quality Act (CEQA) since there is no possibility that this project will have any significant effect on the environment pursuant to Section 15061(b)(3) of the State CEQA Guidelines (Title 14 of the California Code of Regulations).

6. If any provision of this Ordinance or its application is held invalid by a court of competent jurisdiction, such invalidity shall not affect other provisions, sections, or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end each phrase, section, sentence, or word is declared to be severable.

7. Pursuant to the Charter of the City of Burbank Section 500 based on the findings contained herein, the oral staff report and testimony concerning this Ordinance, the Council declares this Ordinance is necessary as an emergency measure to preserve the public peace, health, safety and welfare. As such, this ordinance shall be introduced and passed at one and the same meeting, and shall become effective immediately upon a 4/5ths vote of the Council.

8. This ordinance shall terminate on April 30, 2020 unless further extended by action of the City Council through adoption of an Urgency Ordinance extending this ordinance.

9. This ordinance shall be published in a newspaper of general circulation within fourteen (14) days following adoption.

PASSED AND ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Sharon Springer  
Mayor of the City of Burbank

Attest:

Approved as to Form  
Office of the City Attorney

\_\_\_\_\_  
Zizette Mullins, MMC, City Clerk

\_\_\_\_\_  
Amy Albano, City Attorney

STATE OF CALIFORNIA        )  
COUNTY OF LOS ANGELES    ) ss.  
CITY OF BURBANK             )

I, Zizette Mullins, MMC, City Clerk of the City of Burbank, do hereby certify that the foregoing Ordinance No. \_\_\_\_\_ was duly and regularly passed and adopted by the Council of the City of Burbank at its regular meeting held on the \_\_\_ day of March, 2020, by the following vote:

AYES:

NOES:

ABSENT:

I further certify that said Ordinance was published as required by law in a newspaper of general circulation in the City of Burbank, California within 14 days following its March 17, 2020 adoption.

\_\_\_\_\_  
Zizette Mullins, MMC, City Clerk

## Kenia Lopez

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**From:** Maria Ayala  
**Sent:** Wednesday, March 18, 2020 4:34 PM  
**To:** Kenia Lopez  
**Subject:** FW: March 18, 2020 Special Agenda Item No. 1

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

**From:** Ron Rosen <[REDACTED]>  
**Sent:** Wednesday, March 18, 2020 3:48 PM  
**To:** Maria Ayala <mayala@southpasadenaca.gov>  
**Subject:** March 18, 2020 Special Agenda Item No. 1

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 urge the City Council to pass a temporary Eviction Ban for those residents who will not be able to pay rent due to financial distress caused by the COVID-19 pandemic. Thank you.

Ron Rosen  
[REDACTED]  
South Pasadena



## Kenia Lopez

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**From:** Kyle Nelson [REDACTED]  
**Sent:** Wednesday, March 18, 2020 4:09 PM  
**To:** CCO  
**Subject:** 3/18/2020 Special Meeting Agenda Item #1 - Renters Protections

**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 in support of increased protections for renters during this pandemic. As many residents of South Pasadena will be unable to work, this crisis is both a public health crisis and a crisis for renters who will become increasingly cost burdened due to health issues related to the Coronavirus and its treatment, job restrictions as more and more of the city shuts down in preparation, and a lack of a social safety net without receiving income. Please don't let this crisis become even worse for the most vulnerable in South Pasadena.

In solidarity,  
Kyle Nelson

--  
Kyle Nelson  
Ph.D. Candidate  
Department of Sociology  
University of California, Los Angeles  
264 Haines Hall, 375 Portola Plaza  
Los Angeles, CA 90095

**Kenia Lopez**

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**From:** Ella Hushagen <[REDACTED]>  
**Sent:** Wednesday, March 18, 2020 5:17 PM  
**To:** Marina Khubesrian; Diana Mahmud; City Clerk's Division  
**Cc:** Helen Tran; Adam Murray; Owen Ellickson  
**Subject:** Public Comment re: Covid-19 and unhoused neighbors  
**Attachments:** 2020-03-18 South Pasadena community member comments.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**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,

Please find attached public comment regarding the City's response to Covid-19's impact on our unhoused neighbors.

Thanks so much for your consideration.

Best regards,

Ella Hushagen

March 18, 2020

RE: Our City's Response to COVID-19

Dear South Pasadena City Council:

The COVID-19 pandemic presents unprecedented circumstances that require our City government to take unprecedented steps to protect all of us, and especially our most vulnerable neighbors. As South Pasadena residents, we support your efforts to move aggressively to protect the public health. As you are moving quickly, we want to ensure that you do so with courage, but also with the compassion for our unhoused and most vulnerable neighbors that is a defining characteristic of our community. In particular, we ask for the following three specific items to ensure that our entire community stays safe.

First, we are concerned that the closure of the South Pasadena Public Library—while a sound public health decision for the protection of staff and patrons alike—displaces approximately 15-20 unhoused members of our community. These neighbors of ours rely on the library to stay warm and dry during the rain; use a clean restroom facility and wash their hands; charge their cell phones; and to stay in touch with news about services and about this pandemic. Unhoused people need their phones to receive news updates and connect with social services, medical care and housing. The library is a critical part of these unhoused residents' days under normal circumstances, made even more critical under the current circumstances with coronavirus spreading and lots of rain in the forecast.

We ask that the City open up the Community Room and the War Memorial Building to allow the unhoused people who would ordinarily be at the library to drop in. It would create a safe space for individuals to stay dry, use the restroom, wash their hands, and charge their phones. Without this safe space, we risk more widespread movement of the disease.

Second, with a contagious disease moving through our community, now more than ever people need facilities open to use the bathroom and wash their hands. Our unhoused neighbors have difficulty finding a restroom between the hours of 10:00 p.m. and 5:00 a.m. This poses significant health risks to our entire community.

In order to ensure that all of our residents are able to regularly use the bathroom and wash their hands, we ask that the City leave the restrooms at Garfield Park unlocked between the hours of 10:00 p.m. and 5:00 a.m.

Third, the very last thing our community needs right now are evictions driving more people into crowded living situations with friends or family members, into their cars, or onto the streets. On Monday, Governor Newsom authorized local governments to limit residential and commercial eviction actions.

We ask that South Pasadena join the Cities of Los Angeles, Pasadena, Santa Monica, and many others in passing an immediate moratorium on residential evictions until the coronavirus has subsided.

By implementing the above proposals, the City will be taking protective measures, under the guidance of federal, state, and local public health authorities, to mitigate the spread of coronavirus.

South Pasadena has the unique advantage, compared to many of our neighbors, of being small and nimble in our response to these unprecedented circumstances. We can, as a community, do more and act more quickly to protect the health of all of us, including our most vulnerable residents.

Signed:

Ella Hushagen



Helen Tran



1. Adam Murray
2. Afshin Ketabi
3. Ahilan Arulanantham
4. Alexandria Levitt
5. Allie Bowne
6. Aman Thind Murray
7. Amy Jones
8. Ana Story
9. Andrea Seigel
10. April Ramirez
11. Caitlin Lainoff
12. Carla Obert
13. Casey Macgregor-Toshima
14. Cathy Pierson
15. Catie DiFelice
16. Chiara Daraio
17. Cortney Rojas
18. Erin Bonz
19. Félicie Borredon
20. FJ Pratt
21. Frederick Eberhardt

22. Gabrielle Beauvais
23. Hector Ornelas
24. Holly Bruce
25. Jackie de los Santos
26. Janna Conner-Niclaes
27. Jay Brida
28. Jean Yu
29. Jeff Rosenberg
30. Jessica Bradford
31. John Srebalus
32. Jonathan M. Eisenberg
33. Joshua Parr
34. Keming Liang
35. Khanh Oberley
36. Kristen Kuhlman
37. Laboni Hoq
38. Laurent Borredon
39. Leland Jones
40. Leslie Ito
41. Lisa Marsh
42. Lisa Rosenberg

- 43. Lisa Watson
- 44. Margaret Farrand
- 45. Marion Johnson
- 46. Marshall Dostal
- 47. Matthew Hubbard
- 48. Matthew Oberley
- 49. Megan Dostal
- 50. Melinda Bird
- 51. Mike Shimpock
- 52. Minoli Ratnatunga
- 53. Noel Garcia
- 54. Sara Shaffer

- 55. Owen Ellickson
- 56. Raf Niclaes
- 57. Roya Yasharpour
- 58. Samantha Montes
- 59. Sandy Shannon
- 60. Sarah Erlich
- 61. Sofia Lopez
- 62. Steven Wong
- 63. Tapio Schneider
- 64. Tegan Jones
- 65. Zahir Robb
- 66. Amy Betts

**Kenia Lopez**

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**From:** Dave Kinnoin <[REDACTED]>  
**Sent:** Wednesday, March 18, 2020 4:57 PM  
**To:** CCO  
**Cc:** Anne Bagasao  
**Subject:** FW: 3/18/2020 Council Meeting Public Comment Special Agenda Item #1 Renters Protection.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**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.

Please support a temporary ban on evictions for those who can prove that because of the impact from COVID 19 they cannot pay. They will still have to make up the rent after the crisis is resolved and that would then become a landlord/tenant issue.

Dave Kinnoin  
[REDACTED]

South Pasadena CA 91030  
USA

[REDACTED]  
[www.songwizard.com](http://www.songwizard.com)

▪ [www.loosetoothmusic.com](http://www.loosetoothmusic.com)  
[REDACTED]

[REDACTED]

## Kenia Lopez

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**From:** Cynthia Liu <[REDACTED]>  
**Sent:** Wednesday, March 18, 2020 5:22 PM  
**To:** CCO  
**Subject:** 31820 Special Meeting Public Comment Item #1 Renters Protection

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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,

As a resident of the city of South Pasadena who enjoys the socioeconomic diversity of our city, I ask the city council to please pass a temporary moratorium on evictions of renters in our city.

The #COVID19 dangers are real and at all levels of government -- local, state, and federal -- we are being asked to practice social isolation and stay inside our homes. If renters are evicted for non-payment of rent due to pandemic-related job loss, they'll have nowhere safe to go and will be vulnerable to infection by the #coronavirus and risk homelessness. I have sympathy for landlords who may have a mortgage to pay that depends on rent from tenants, but a directive from the governor or the president suspending mortgage payments during our attempts to flatten the curve of viral spread is the outlet for landlords to seek relief.

In the meantime, we must protect our friends and neighbors from homelessness due to a pandemic-induced rapidly shrinking economy. This is no fault of theirs and they would not be able to avoid illness and possibly death if they suddenly became both unhoused and unemployed.

Please override the heartless objections of landlords and grant a temporary reprieve to tenants from evictions. We must try to help one another as best as we can as before the values of our small-town community.

Sincerely,  
Cynthia Liu

[REDACTED]

Sent from my iPhone

**Kenia Lopez**

---

**From:** Helen Tran <[REDACTED]>  
**Sent:** Wednesday, March 18, 2020 5:37 PM  
**To:** CCO  
**Cc:** Ella Hushagen  
**Subject:** 3/18/20 Pubic Comment  
**Attachments:** 2020-03-18 South Pasadena community member comments.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**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 forwarding the below email to the CCO inbox according to the city council's website. I hope these comments can be read aloud and considered at today's council meeting.

Thanks,

Helen

----- Forwarded message -----

**From:** Ella Hushagen <[REDACTED]>  
**Date:** Wed, Mar 18, 2020 at 5:16 PM  
**Subject:** Public Comment re: Covid-19 and unhoused neighbors  
**To:** Marina Khubesrian <[mkhubesrian@southpasadenaca.gov](mailto:mkhubesrian@southpasadenaca.gov)>, Diana Mahmud <[dmahmud@southpasadenaca.gov](mailto:dmahmud@southpasadenaca.gov)>, <[CityClerk@southpasadenaca.gov](mailto:CityClerk@southpasadenaca.gov)>  
**Cc:** Helen Tran <[REDACTED]>, Adam Murray <[REDACTED]>, Owen Ellickson <[REDACTED]>

Dear Councilmembers,

Please find attached public comment regarding the City's response to Covid-19's impact on our unhoused neighbors.

Thanks so much for your consideration.

Best regards,

Ella Hushagen



March 18, 2020

RE: Our City's Response to COVID-19

Dear South Pasadena City Council:

The COVID-19 pandemic presents unprecedented circumstances that require our City government to take unprecedented steps to protect all of us, and especially our most vulnerable neighbors. As South Pasadena residents, we support your efforts to move aggressively to protect the public health. As you are moving quickly, we want to ensure that you do so with courage, but also with the compassion for our unhoused and most vulnerable neighbors that is a defining characteristic of our community. In particular, we ask for the following three specific items to ensure that our entire community stays safe.

First, we are concerned that the closure of the South Pasadena Public Library—while a sound public health decision for the protection of staff and patrons alike—displaces approximately 15-20 unhoused members of our community. These neighbors of ours rely on the library to stay warm and dry during the rain; use a clean restroom facility and wash their hands; charge their cell phones; and to stay in touch with news about services and about this pandemic. Unhoused people need their phones to receive news updates and connect with social services, medical care and housing. The library is a critical part of these unhoused residents' days under normal circumstances, made even more critical under the current circumstances with coronavirus spreading and lots of rain in the forecast.

We ask that the City open up the Community Room and the War Memorial Building to allow the unhoused people who would ordinarily be at the library to drop in. It would create a safe space for individuals to stay dry, use the restroom, wash their hands, and charge their phones. Without this safe space, we risk more widespread movement of the disease.

Second, with a contagious disease moving through our community, now more than ever people need facilities open to use the bathroom and wash their hands. Our unhoused neighbors have difficulty finding a restroom between the hours of 10:00 p.m. and 5:00 a.m. This poses significant health risks to our entire community.

In order to ensure that all of our residents are able to regularly use the bathroom and wash their hands, we ask that the City leave the restrooms at Garfield Park unlocked between the hours of 10:00 p.m. and 5:00 a.m.

Third, the very last thing our community needs right now are evictions driving more people into crowded living situations with friends or family members, into their cars, or onto the streets. On Monday, Governor Newsom authorized local governments to limit residential and commercial eviction actions.

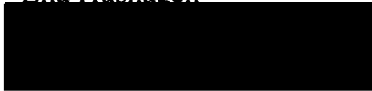
We ask that South Pasadena join the Cities of Los Angeles, Pasadena, Santa Monica, and many others in passing an immediate moratorium on residential evictions until the coronavirus has subsided.

By implementing the above proposals, the City will be taking protective measures, under the guidance of federal, state, and local public health authorities, to mitigate the spread of coronavirus.

South Pasadena has the unique advantage, compared to many of our neighbors, of being small and nimble in our response to these unprecedented circumstances. We can, as a community, do more and act more quickly to protect the health of all of us, including our most vulnerable residents.

Signed:

Ella Hushagen



Helen Tran



1. Adam Murray
2. Afshin Ketabi
3. Ahilan Arulanantham
4. Alexandria Levitt
5. Allie Bowne
6. Aman Thind Murray
7. Amy Jones
8. Ana Story
9. Andrea Seigel
10. April Ramirez
11. Caitlin Lainoff
12. Carla Obert
13. Casey Macgregor-Toshima
14. Cathy Pierson
15. Catie DiFelice
16. Chiara Daraio
17. Courtney Rojas
18. Erin Bonz
19. Félicie Borredon
20. FJ Pratt
21. Frederick Eberhardt

22. Gabrielle Beauvais
23. Hector Ornelas
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26. Janna Conner-Niclaes
27. Jay Brida
28. Jean Yu
29. Jeff Rosenberg
30. Jessica Bradford
31. John Srebalus
32. Jonathan M. Eisenberg
33. Joshua Parr
34. Keming Liang
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56. Raf Niclaes
57. Roya Yasharpour
58. Samantha Montes
59. Sandy Shannon
60. Sarah Erlich
61. Sofia Lopez
62. Steven Wong
63. Tapio Schneider
64. Tegan Jones
65. Zahir Robb
66. Amy Betts

**Kenia Lopez**

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**From:** Saida Staudenmaier <[REDACTED]>  
**Sent:** Wednesday, March 18, 2020 5:46 PM  
**To:** CCO  
**Subject:** 31820 Special Meeting Public Comment Item #1 Renters Protection

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**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.

On behalf of myself and my fellow citizens, I implore you to protect the tenants of South Pasadena from eviction. Pasadena, Burbank, Beverly Hills, West Hollywood, and San Jose have all passed similar bans. Many of us live paycheck to paycheck. Many of us survive in a gig economy. We are already making financial sacrifices to live in South Pasadena and still we contribute in various ways with our money, time and resources. Now is the time for our society to follow rules such as “shelter in place” for the greater good. It’s also to time that we not penalize people for following the rules. We are losing work. We are losing our jobs. You can help prevent us from losing our home too. Don’t be remembered as the people that could have helped but did nothing.  
Sincerely,  
Saida Staudenmaier

**Kenia Lopez**

---

**From:** Dean Serwin <[REDACTED]>  
**Sent:** Wednesday, March 18, 2020 6:04 PM  
**To:** CCO  
**Subject:** 3/18/20 Pubic 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.

Members of the South Pasadena City Council.

I understand that a proposal is being submitted by letter this evening which asks that the City open both the War Memorial and Community Room for the use by our unhoused neighbors so that they can get out of the cold, rain and also use bathrooms. This will keep the City cleaner.

While I have not signed onto the letter, it is only because I feel that opening the Community Room for this purpose would require opening the Library as a whole and is too cumbersome. However, I am in favor of the War Memorial being opened for this purpose.

In addition, the letter asks that the City put in place a moratorium on evictions during the coronavirus outbreak. I wholeheartedly support this.

Respectfully,

Dean Serwin  
[REDACTED]

**Kenia Lopez**

---

**From:** Deborah Lutz [REDACTED]  
**Sent:** Wednesday, March 18, 2020 6:04 PM  
**To:** CCO  
**Subject:** Fwd: Public Comment - Vote NO on Eviction Moratorium

**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 member,

I'm writing to you to implore you NOT to enact an eviction moratorium for nonpayment of rent at this time. Presently there is not enough information available for tenants to consider other options and full ramifications of not paying rent but still owing it at a later date.

With the current lack of information provided renters will face future eviction and financial ruin and landlords will face foreclosure.

Many South Pasadena Landlords are senior citizens. They are all small business owners and this measure goes against the current outcry to support local businesses.

Additional information needs to be compiled and presented to our community.

I'm aware of Governor Newsom's directive regarding eviction and foreclosure moratorium. What I feel the directive fails to take into consideration is that nonpayment of rent for individuals on limited incomes only "kicks the can further down the road" and creates larger problems months from now. Renters will NEVER be able to repay back rent if they fail to pay rent for months and months.

Rather than sticking our heads in the sand and pretending the debt will disappear there are many resources out there to assist individuals in times of financial need. Some have been recently amended to aid in this current crisis.

Some resources available to our community include:

- 1) EDD. Govern Newsom has made financial assistance available without a prolonged waiting period due to income loss through the EDD.
- 2) Many employers are paying employees that are out of work.
- 3) There are "pay check advance" lenders able to make loans.
- 4) Auto Tile loan companies will loan on vehicles.

- 5) Unsecured loans are available within 24 hrs. through companies such as LendingTree, Light Stream, AmOne, Upgrade.
- 6) Non-profit and religious organizations provide emergency financial assistance.
- 7) Friends and family members.

If State and City leaders are only informing tenants of one solution (not paying rent). It would be irresponsible of our city government to support an eviction moratorium as stated because it lacks comprehensive solutions. Without comprehensive solutions the eviction moratorium will further destabilize the housing market. When buildings go into foreclosure real estate partnerships will buy up as many properties as they can, pay to relocate tenants, renovate and increase the rents. This is exactly what rent control and just cause eviction was trying to prevent.

I implore you, as city leaders, to take time to provide comprehensive information and alternatives to the residents of our city.

Sincerely,  
Deborah Lutz



--  
Deborah Lutz



--  
Deborah Lutz



**Kenia Lopez**

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**From:** Ed Elsner <[REDACTED]>  
**Sent:** Wednesday, March 18, 2020 6:19 PM  
**To:** CCO  
**Subject:** Public Comment 03-18-2020 Special Meeting (Item no. 1)

**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.

Members of the City Council:

I'm writing to support the proposed COVID-19 tenant protections with the following suggestions:

- A landlord who has knowledge of a residential tenant's inability to pay the full amount of the rent due to financial impacts related to COVID-19 is prohibited from serving a 3-day notice to pay or quit, filing or prosecuting an unlawful detainer action based on nonpayment of rent, or otherwise seeking to evict for nonpayment of rent. A landlord knows of the tenant's inability to pay the rent if the tenant notifies the landlord in writing, and provides the landlord documentation of the tenant's inability to pay the full amount of the rent due to financial impacts related to COVID-19, within 30 days after the date on which the rent is due; and
- "No fault" evictions of residential tenants should be prohibited during the local emergency, regardless of the tenant's ability to pay the rent.

Thank you for your consideration,

Ed Elsner  
[REDACTED]



**Kenia Lopez**

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**From:** William Kelly <[REDACTED]>  
**Sent:** Wednesday, March 18, 2020 7:21 PM  
**To:** CCO  
**Subject:** Special Agenda Item 1 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.

Please support item 1 on the special meeting agenda to insure that local home and business owners who rent are not displaced due to fall out from the corona virus. They are a vibrant part of our community and make South Pasadena a unique place in Southern California. Now is not the time to delay on actions needed to promote economic and social stability.

Bill Kelly  
[REDACTED]