



Wednesday, February 17, 2021  
Minutes of the Regular Meeting of the City Council

**CALL TO ORDER**

A Regular Meeting of the South Pasadena City Council was called to order by Mayor Mahmud on Wednesday, February 17, 2021, at 7:42 p.m., in the Council Chamber, located at 1424 Mission Street, South Pasadena, California.

**ROLL CALL**

**Present via Zoom:** Councilmembers Donovan and Primuth; Mayor Pro Tem Cacciotti; and Mayor Mahmud. Councilmember Zneimer arrived at 7:49 p.m.

**Absent:** None

**City Staff Present:** Interim City Manager Sean Joyce (in attendance via Zoom); City Attorney Teresa Highsmith (in attendance via Zoom); and Chief City Clerk Ayala were present at Roll Call.

**PLEDGE OF ALLEGIANCE**

Mayor Pro Tem Cacciotti led the flag salute.

**1. Closed Session Announcements**

**A. EXISTING LITIGATION**  
(Government Code Section 54956.9(d)(1))

One Case:

1. *Smith v. City of South Pasadena*

City Attorney Highsmith reported the Council met in Closed Session to receive a briefing on the matter of *Smith vs. the City of South Pasadena* and noted direction was given to the City Attorney.

Following is the name of the individual who submitted public comment via e-mail (these comments were not read, but are added to the official final record of the meeting and are available under the meeting's Additional Documents):

- Chris Bray

## **2. Public Comments - General**

Following are the names of those who submitted public comment via e-mail (these comments were not read, but are added to the official final record of the meeting and are available under the meeting's Additional Documents):

- Doug Smith
- Ella Hushagen

Chief City Clerk Ayala played an audio recording of the public comment received via the City's public comment phone line:

- Ann Rector – Provided comments regarding concerns over dangerous traffic on Orange Grove Avenue and encouraged City Council to investigate solutions.
- Sarah Rector Aguilar – Provided comments regarding concerns over dangerous traffic on Orange Grove Avenue and encouraged City Council to investigate solutions.

Mayor Mahmud asked that public comments be communicated to Interim Police Brian Chief Solinsky.

## **PRESENTATION**

### **3. Housing Accountability Presentation**

Planning and Community Development Director Joanna Hankamer introduced and presented the pre-recorded presentation and noted it, along with the additional series of presentations, will be presented in this format at City Council and other commission meetings. She advised the first presentation will cover key housing legislation including the Housing Accountability Act (Skinner, 2017) SB 167 and the Housing Crisis Act (Skinner, 2019) SB 330 by Assistant City Attorney Aleks Giragosian.

Planning and Community Development Director Hankamer encouraged residents to send additional questions to [planningcomments@southpasadenaca.gov](mailto:planningcomments@southpasadenaca.gov).

Mayor Mahmud commented that housing will be a very controversial issue at the State Legislature this year.

Chief City Clerk Ayala played an audio recording of the public comment received via the City's public comment phone line:

- Josh Albrektson – Provided comments requesting staff upload the presentation before the City Council meeting to provide a description of the topic. He commented the City has been lacking in guidance for state housing laws.

Mayor Mahmud requested staff upload the presentation slides to the website under additional documents.

Planning and Community Development Director Hankamer reported the presentations will be posted on the City's Housing webpage.

## COMMUNICATIONS

### 4. Councilmembers Communications

Councilmember Primuth reported attendance at the Public Safety Commission meeting and noted they are considering a community forum on the selection of the next Police Chief. He reported attendance at the Mobility and Transportation Infrastructure Commission (MTIC) and at the Arroyo Verdugo Communities Joint Powers Authority (AVCJPA) where Measure R and Measure M were discussed. He advised he volunteered participation in the Transportation Advisory Commission for SCAG (Southern California Association of Governments) where South Pasadena may be able to advocate for policy. He thanked his fellow Councilmembers for engaging with residents in the community and looks forward to continued teamwork.

Councilmember Zneimer reported attendance at the Care First South Pasadena webinar on February 4, 2021, which highlighted policing unhoused residents and the mental health of the unhoused. She noted the presentation focused on the mental health and wellness of the unhoused. She advised they encouraged looking for grant funding for initiatives in addition to the formation of a committee to explore mental health issues for the unhoused. She reported she will attend the Cultural Heritage Commission meeting on February 18, 2021.

Councilmember Donovan reported attendance at the Parks and Recreation Commission meeting and reported the South Pasadena Little League (SPLL) and the American Youth Soccer Organization (AYSO) reached an agreement for mutual use of the fields. He noted trash disposal at South Pasadena's parks has increased due to increased usage. He advised trash will now be picked up twice per week at Garfield Park, Orange Grove Park, Arroyo Park, and Library Park and on weekends as needed. He noted that Library Park will have an additional pickup on Thursday due to the Farmer's Market. He advised signage will be erected requiring residents to wear masks at all the parks. He reported attendance at the Care First South Pasadena webinar on February 4, 2021, and noted it is important to know that being homeless is not a crime.

Mayor Pro Tem Cacciotti moved to schedule a City Council Strategic Planning Meeting to focus on the budget and City Council priorities once the new City Manager is hired. Mayor Mahmud provided a second. He reported attendance at the monthly South Coast Air Quality Management District (AQMD) Board meeting on February 12, 2021, and at the Gold Line Joint Powers Authority and the Senior Citizen Commission meetings. He presented photographs from around the City many of which highlighted electric lawn care equipment.

Mayor Mahmud announced Los Angeles County Board Supervisor Kathryn Barger organized a free food giveaway at Holy Family's Giving Bank at 9:00 a.m. on February 18, 2021. She reported the Planning Commission will hold a Special Meeting on February 23, 2021, to

consider changes to the Accessory Dwelling Unit (ADU) Ordinance. She reported she is trying to attend all of the City's commission meetings and thanked all commissioners for their service. She reported attendance at the Design Review Board meeting where a façade remodel and sign permit was considered for the Pavilions Grocery Store on Fair Oaks Avenue. She reported attendance at the Library Board of Trustees meeting and announced the library will now open at 1:00 p.m. to provide social distancing for staff while completing their work. She reported attendance at the Planning Commission meeting where a Conditional Use Permit (CUP) for the relocation of Kim's Hapkido from its current location to the site that was formerly inhabited by Pet's Delight. She noted it is a much safer location for students who are being dropped off for instruction. She reported attendance at a kickoff meeting today with CalTrans to see if there is a way to effectuate an efficient disposition of CalTrans properties. She moved for the City to prepare a letter in response to the request by the League of California Cities asking cities to submit an "oppose unless amended" letter regarding Senate Bill 9. Mayor Pro Tem Cacciotti provided a second.

In response to Mayor Mahmud's earlier announcement, Mayor Pro Tem Cacciotti reported 1,000 to 1,500 vehicles are anticipated at the food drive tomorrow and encouraged residents to avoid the area around Holy Family while the event is underway.

Mayor Mahmud made a motion to request a presentation from the City Manager to the City Council regarding what the City is doing to address homelessness. Mayor Pro Tem Cacciotti provided a second.

#### **5. City Manager Communications**

Interim City Manager Sean Joyce apologized to Micah Haserjian and his wife Brenda Contreras for being erroneously removed from tonight's agenda. He announced a Special Meeting of the Cultural Heritage Commission will be held on February 18, 2021, at 5:00 p.m. to conduct a study session for Accessory Dwelling Units (ADUs) Ordinance Update Phase 2 regarding historic properties and noted residents are encouraged but not required to RSVP to [housingelement@southpasadenaca.gov](mailto:housingelement@southpasadenaca.gov). He announced that on January 26, 2021, the Planning Commission opened a hearing regarding the Inclusionary Housing Ordinance, which was continued to March 9, 2021. He noted if the Planning Commission makes its recommendation to approve, it is anticipated to be presented to the City Council on April 9, 2021.

#### **6. Reordering of and Additions to the Agenda**

None

### **CONSENT CALENDAR**

Councilmember Zneimer requested Item Nos. 11 and 12 be pulled for discussion. Upon additional inquiry from Mayor Mahmud, Councilmember Zneimer recommended Item No. 11 be pulled from tonight's agenda and brought back at a future meeting until input from other groups can be considered. City Council agreed and Mayor Mahmud recommended public comments be held until the item is heard.

Mayor Pro Tem Cacciotti requested Item Nos. 15 and 17 be pulled for discussion.

Mayor Mahmud announced additional documents for Item Nos. 8 and 14.

Chief City Clerk Ayala reported no written public comments were received for Consent Calendar.

MOTION BY MAYOR PRO TEM CACCIOTTI, SECONDED BY COUNCILMEMBER ZNEIMER, CARRIED 5-0, to approve Consent Calendar Item Nos. 07, 08, 09, 10, 13, 14, 16 and 18 including [Additional Documents](#) for Item Nos. 8 and 14.

**7. Approval of Prepaid Warrants in the amount of \$36,843.17; General City Warrants in the amount of \$241,087.36; General City Warrant Voids in the amount of (\$1,147.73); Payroll in the amount of \$567,251.66; Transfers in the amount of \$165,000.00; Supplemental ACH Payments in the Amount of \$128,159.38**

City Council approved the Warrants as presented.

**8. Minutes of the Regular City Council Meeting on November 4, 2020**

City Council approved the minutes of the November 4, 2020, City Council meeting as corrected by additional documents.

**9. Minutes of the Regular City Council Meeting on November 18, 2020**

City Council approved the minutes of the November 18, 2020, City Council meeting.

**10. Monthly Investment Reports for December 2020**

City Council received and filed the monthly investment reports for December 2020.

**~~11. Resolution Condemning the City's History as a Sundown Town and Past Practices of Institutionalized Racism.~~**

~~Councilmember Zneimer recommended that Agenda Item No. 11 be pulled from tonight's agenda and brought back at a future meeting until input from other groups can be considered. Council agreed.~~

Agenda Item No. 11 was pulled by Councilmember Zneimer and will be considered at a future City Council meeting.

**13. Authorize the City Manager to Accept a Grant Award from the Los Angeles County Department of Health Services in an Amount not to Exceed \$94,853 for the Purchase of One Cardiac Monitor/ Defibrillator, One Automatic Chest Compression Device, and Two Ambulance Gurneys**

City Council:

1. Authorized the City Manager to accept a grant award from the Los Angeles County (County) Department of Health Services (DHS) Emergency Medical Services Agency (EMS Agency) in an amount not to exceed \$94,853; and

2. Authorized the purchase of one cardiac monitor/defibrillator and one automatic chest compression device from Zoll Medical Corporation in the amount of \$56,689.67; and
3. Authorized the purchase of two ambulance gurneys from Ferno in the amount of \$37,638.42; and
4. Waived bidding requirements and authorize a single source purchase pursuant to South Pasadena Municipal Code (SPMC) Section 2.99-29(11)(j).

**14. Adoption of Resolution No. 7702 Affirming the San Gabriel Valley Council of Government (SGVCOG) White Paper on Los Angeles Homeless Services Authority (LAHSA) Reform**

City Council approved Resolution No. 7702 affirming the SGVCOG white paper on LAHSA reform as amended by additional documents.

**16. Adoption of Resolution No. 7703 Continuing the Proclamation of a Local Emergency Due to the Outbreak of COVID-19, Authorizing the City Manager to Take All Necessary Actions as the Director of Emergency Services**

City Council approved Resolution No. 7703:

1. Continuing the proclamation of a local emergency due to the outbreak of COVID-19; and
2. Authorizing the City Manager to take all necessary actions as the Director of Emergency Services.

**18. Approve Reorganization of Police Department Staffing including the Adoption of Resolution No. 7704 Authorizing the New Classification and Salary Range of Police Assistant II**

City Council approved the proposed staffing changes in the Police Department and adopt a Resolution No. 7704 approving the new classification and salary range of Police Assistant II. The Police Assistant II classification may be implemented as a rotational assignment for existing Police Assistant personnel.

**ITEMS PULLED FROM CONSENT**

**12. Award of Contract to Adhami Engineering Group for the Engineering Design, Construction Documents, and Specifications for Rectangular Rapid Flashing Beacons in an Amount Not-to-Exceed \$49,324**

Councilmember Zneimer recommended delaying the item noting the flashing beacons are situated within the Historic District and should be reviewed by the Cultural Heritage Commission.

Public Works Director Shahid Abbas reported the City received the grant in 2013 and has already received 2-years of extensions. He advised if the project is not completed by December 31, 2021, the City will lose the funding.

In response to Interim City Manager Joyce's inquiry, Public Works Director Abbas confirmed they will not be able to complete the design and construction of the project if it is delayed by 40 days.

Councilmember Zneimer suggested convening a Special Meeting of the Cultural Heritage Commission. Mayor Mahmud expressed concern the designs are standardized by the state and does not know if there is any ability to modify the designs. She noted the City has received repeated complaints from residents regarding concern for safety issues at Mission Street and Fairview Avenue. She does not feel there is any benefit from input from the Cultural Heritage Commission because she does not believe the design of the beacon can be modified and there are safety concerns.

Public Works Director Abbas advised this is a specific grant for a specific project which has already been approved by CalTrans. He advised that CalTrans has already initiated the de-obligation of the project and noted the City has already cleared this project with the Office of Historic Preservation with a finding of "no adverse effect".

In response to Councilmember Zneimer's inquiry, Public Works Director Abbas advised the location cannot be changed as the grant was approved based on the location and for safety reasons as identified by the City in 2013. He explained if the City does not complete the project it will jeopardize its ability to compete for future grants based on a completion score.

Councilmember Zneimer expressed concern this item was being presented to the City Council at the last minute. In response to Councilmember Zneimer's inquiry, Public Works Director Abbas advised he received this project in 2019 when he began with the City. He advised at that time the project was on the CalTrans de-obligation list and he worked hard to save the project. He advised he presented the beacons to the City Council on August 17, 2020, and identified the three locations identified for installation. He noted he presented the project to MTIC in July 2020. He reiterated the funding cannot be transferred to another location.

In response to Councilmember Zneimer's inquiry, Public Works Director Abbas clarified the project was approved in 2013 when the City applied for grant funding. He clarified CalTrans gave clearance for construction in 2017 and was placed on the inactive list by CalTrans in August 2019 because it should have been completed in 2018.

Mayor Mahmud recalled the project has been pending for many years and noted it is an impacted location that has a lot of pedestrian and vehicular traffic.

In response to Mayor Pro Tem Cacciotti's inquiry, Public Works Director Abbas advised if the item was put off for two weeks and it came back to City Council on March 3rd, he could work with that timeline but noted it would take him two months and it is an extremely tight schedule.

Councilmember Donovan checked with MTIC Chair Larry Abelson and advised MTIC was in favor of the project. He expressed concern that the City will lose the funding if the project is postponed.

Councilmember Primuth did not feel the project was fully vetted with MTIC although he knows two members completed an in-depth review of the locations. He noted the locations are crucial

and all three locations need improved pedestrian safety. He supported allowing input from the Cultural Heritage Commission.

Mayor Mahmud recommended the Cultural Heritage Commission delegate full authority to the Chair on this item instead of a full commission meeting.

Chief City Clerk Ayala announced the names of those who submitted public comment via e-mail (these comments were not read, but are added to the official final record of the meeting and are available under the meeting's Additional Documents):

- Mark Gallatin
- Alan Ehrlich

Chief City Clerk Ayala played an audio recording of the public comment received via the City's public comment phone line:

- Mark Gallatin – Provided comments expressing concern that two of the three locations are in the heart of or immediately abutting the nationally registered Mission Historic Street. He inquired if a review required by Section 106 of the National Historic Preservation Act was conducted and coordinated with the Office of Historic Preservation. He expressed concern the public was not provided with a rendering of what the Rectangular Rapid Flashing Beacons (RRFBs) will look like and suggest public review and comment be allowed before the MTIC in conjunction with the Cultural Heritage Commission.
- Alan Ehrlich – Provided comments objecting to the RRFB project and noted the staff report fails to indicate if the project was reviewed by the Public Safety Commission, Public Works Commission, or the MTIC. He advised in April 2020, Public Works finally installed low cost and effective pedestrian crossing vertical panels. He expressed concern about spending funds without public review.

Mayor Mahmud moved to continue the item to the next City Council meeting with the understanding Public Works Director Abbas would meet with the Chair of the Cultural Heritage Commission for a review.

MOTION BY MAYOR MAHMUD, SECONDED BY COUNCILMEMBER ZNEIMER, CARRIED 4-0 (ABSTENTION: DONOVAN), to continue the item to the next City Council meeting.

City Council:

- ~~1. Accepted a proposal dated October 8, 2020, from Adhami Engineering Group for the Engineering Design, Construction Documents, and Specifications for Rectangular Rapid Flashing Beacons; and~~
- ~~2. Authorized the Interim City Manager to execute the agreement and any amendments with Adhami Engineering Group for a not to exceed amount of \$49,324 (\$44,840 for the proposed amount and \$4,484 for 10% contingency); and~~
- ~~3. Rejected other proposal received.~~



At this point of the meeting, Mayor Mahmud reported City Clerk Ayala would announce the public comment that was received for Agenda Item No. 14. The public comment had been overlooked at the time the item was considered.

Chief City Clerk Ayala announced the name of the individual who submitted public comment via e-mail (these comments were not read, but are added to the official final record of the meeting and are available under the meeting's Additional Documents) for Agenda Item No. 14:

- Care First South Pasadena on behalf of 60 individuals

#### **15. Adoption of the 2021-2022 Legislative Platform**

Mayor Pro Tem Cacciotti expressed support for the item.

In response to Mayor Pro Tem Cacciotti's inquiry, Assistant to the City Manager Lucy Demirjian advised she would work with the City Manager and the Department Director with expertise on the issue to determine whether to support or oppose a position. She noted the City works with the League of California Cities and the California Contract Cities Association (CCCA) and their legislative committee to monitor other positions.

Interim City Manager Joyce reported when staff makes a position recommendation to the Mayor and City Council staff knows they will be held accountable for proposing that position. Mayor Pro Tem Cacciotti's moved to include "including, but not limited to, mental health services and substance abuse services such as drug and alcohol counseling treatment services" on page 15-7; under "transportation" to also include "and the extension of the Gold Line from its current terminus which is Pomona and ultimately to Claremont, Montclair and hopefully to Ontario Airport"; and lastly on page 15-10, under "environment" proposed to add "support initiatives to advance the State's goal that all sales of new passenger vehicles are zero-emission by 2035" and "and the lawn care maintenance industry".

In response to Councilmember Primuth's inquiry, Mayor Pro Tem Cacciotti stated he believes the ridership may double once the Gold Line is available through Montclair and the City will be going to maximum capacity with the Pomona extension. Councilmember Primuth provided a second.

MOTION BY MAYOR PRO TEM CACCIOTTI, SECONDED BY COUNCILMEMBER PRIMUTH, CARRIED 5-0, to approve Mayor Pro Tem Cacciotti's proposed amendments and adopt the 2021-2022 Legislative Platform that will serve as the guiding policy document for the City when determining whether a position should be taken on proposed State legislation that may impact the City during the 2021-2022 Legislative Session.

#### **17. Approval of Contract with The Karla Rhay Group, LLC for Diversity, Equity and Inclusion Training for City Employees**

In response to Mayor Pro Tem Cacciotti's inquiry, Interim City Manager Joyce clarified there will be broad training for City employees but the first training will be geared towards the Police Department and then will work on additional front line employees. He noted the City will then

assess how to expand the training for the entire workforce. He advised staff will attempt to keep the labor costs down when the training is provided.

Mayor Mahmud commented the contract calls for 5 focus group sessions and 6 to 8 training sessions. She believes the focus sessions will be by department. Interim City Manager Joyce confirmed there will be dialogue, training, and awareness.

In response to Councilmember Zneimer's inquiry, Interim City Manager Joyce advised the need for additional sessions would be determined by the City Manager at the time, the Police Chief, and the Human Resources Manager.

Chief City Clerk Ayala played an audio recording of the public comment received via the City's public comment phone line:

- John Srebalus – Provided comments noting it is Black History Month and expressed concern Interim City Manager Joyce is rewriting history in his wording choice in describing the social and racial unrest that has occurred across the country. He expressed his support for the training but does not believe it will do anything to stop the “ritual killing of unarmed black Americans”.

Mayor Pro Tem Cacciotti thanked Mr. Srebalus for his comments and thanked Interim City Manager Joyce for addressing the situation and getting the item on the agenda.

Councilmember Primuth commented there is an opportunity for the City to create a better culture for City employees and believes it can be beneficial and transformative.

MOTION BY MAYOR PRO TEM CACCIOTTI, SECONDED BY COUNCILMEMBER PRIMUTH, CARRIED 5-0, to authorize the City Manager to execute the attached contract with The Karla Rhay Group, LLC to provide Diversity, Equity and Inclusion Training for all City employees.

## **PUBLIC HEARING**

### **19. Hearing to Receive Objections or Protests to the Vegetation Management Program Regarding the Abatement of Weeds, Brush, Rubbish and Refuse Upon or in Front of Specified Property in the City and Authorizing by Minute Order the Abatement of Hazardous Vegetation**

Fire Chief Paul Riddle reported the County of Los Angeles Agricultural Commissioner/Weights and Measures provides annual brush clearance and vegetation management services within the City of South Pasadena (City) since 2011. He advised the program is an effective way of managing hazardous vegetation on unimproved properties within the City. He reported the list identified 91 properties in the City that require an inspection and/or clearance of hazardous vegetation. He confirmed the property owners were notified of the need to maintain their parcels free from hazardous vegetation and if they did not comply, the County of Los Angeles will facilitate the abatement and add the charges to the

owner's annual property tax assessment. Lastly, he advised the identified property owners were notified of the public hearing.

Mayor Mahmud opened public hearing at 9:31 p.m.

Chief City Clerk Ayala reported there was no public comment.

Mayor Mahmud closed the public hearing at 9:32 p.m.

In response to Councilmember Zneimer's inquiry, Fire Chief Riddle explained the goats were used for city-owned unimproved properties and will not be returning this year due to the pandemic. He supports bringing them back in the future as they were cost-effective and environmentally friendly.

MOTION BY MAYOR PRO TEM CACCIOTTI, SECONDED BY COUNCILMEMBER ZNEIMER, CARRIED 5-0, to:

City Council:

1. Hold a Public Hearing and receiving public testimony and hearing any objections or protests to the procedures for abating brush and native vegetation fire hazards identified in the attached Resolution No. 7701; and
2. Adopt by motion an order directing the abatement of hazardous vegetation.

**20. 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**

Contract Planner Malinda Lim played a pre-recorded presentation which provided a brief overview of the project including original street design, approved street design, and previous decisions of the City Council. She advised staff recommended to uphold the Planning Commission's approval of Project No. 2191-HDP/TRP.

Mr. Haserjian and Ms. Contreras, Appellants, provided a pre-recorded presentation which expressed concern the project was approved in violation of the California Environmental Quality Act, belief South Pasadena has failed to prove its authority to approve a grade change to the easement, and the City's refusal to provide Public Records regarding the Order Vacating Moffatt Street from February 28, 1962. Mr. Haserjian noted increased public support for opposing the project including Los Angeles County Supervisor Hilda Solis, the LA-32 Neighborhood Council, and the East Side Yard Communities for Environmental Justice. He encouraged City Council to deny the project.

Scott Uhles, Delane Engineering, provided a pre-recorded presentation on behalf of Planet Home Living, Project Applicant. Mr. Uhles provided a brief overview of the project including site history, project stakeholders and their primary concerns, and site plans.

Mr. Haserjian encouraged City Council to deny the project and believes the project is irresponsible and a clear case of illegal “piecemealing”. He noted growing support from the community and encouraged the City Council to oppose the project. Ms. Contreras expressed concern that the project went before the Planning Commission. She noted growing support from the community and encouraged the City Council to oppose the project.

Stephen Scheck, Attorney for the Applicant, provided a brief history of the application and noted they have addressed all the concerns from the Planning Commission and disagrees that the project is in violation of CEQA and piecemealed together. He advised the site has been zoned as single-family lots since 1921. He encouraged City Council to approve the item.

In response to Mayor Pro Tem Cacciotti’s inquiry, Mayor Mahmud clarified public comments are only limited if anticipated to be more than 30 minutes.

Mayor Mahmud opened public hearing at 9:56 p.m.

Chief City Clerk Ayala announced the names of those who submitted public comment via e-mail (these comments were not read, but are added to the official final record of the meeting and are available under the meeting’s Additional Documents):

- Rebecca Hsia
- Allegra Inganni
- Tom Williams
- Ben Jacobson
- Neilesh Mutyala
- Mitchell M. Tsai
- Sharon Alcazar
- Jacqueline G.
- Nancy Ladner
- Cindy Gradilla
- Los Angeles Councilmember Kevin de León

Chief City Clerk Ayala played an audio recording of the public comment received via the City’s public comment phone line:

- Courtney Rice – Provided comments opposing the Moffatt Street extension project and encouraged City Council to oppose the item.
- Caitlyn Ference-Saunders – Provided comments opposing the Moffatt Street extension and believes it against the community wishes. She encouraged City Council to oppose the item.
- Jackie Guardia – Provided comments opposing the Moffatt Street extension project on behalf of the residents of El Sereno and encouraged City Council to oppose the item
- Dr. Clyde Williams – Provided comments opposing the Moffatt Street extension based on several errors made the City of Los Angeles. He encouraged City Council to oppose the item.
- Vinne Guardia – Provided comments opposing the Moffatt Street extension and believes South Pasadena has no right to approve the project. She encouraged City Council to oppose the item.

- Tiffany Sanchez – Provided comments opposing the Moffatt Street extension and believes the project is out of favor and out of touch with the residents of El Sereno. She encouraged the City Council to oppose the item.
- Esther Nunez – Provided comments opposing the Moffatt Street extension and encouraged the City Council to oppose the item.

Planning and Community Development Director Hankamer reports staff recommends the City Council review and uphold the approval of the Hillside Development Permit to allow a private road to be built within the existing easement. She noted if City Council disagrees with the Planning Commission's findings of approval, it will need to state which specific findings cannot be made and provide facts supporting the denial. Lastly, she noted City Council could continue the item and direct staff to return with findings for the denial once they are given clear guidance on grounds and supporting facts.

Planning and Community Development Director Hankamer addressed the letter received from Los Angeles Council Member de Léon which reiterates the concerns of its constituents and requests the City Council pay particular attention to the appropriate coordination between the two jurisdictions and the projects and that the cities share information. She advised staff has been sharing information and pointed out conditions P-12, P-14, and P-21 which explicitly call out for coordination between the impacted cities. She presented Condition P-16 and recommended City Council accept a proposed revision.

Mayor Mahmud closed the public hearing at 10:08 p.m.

In response to Mayor Pro Tem Cacciotti's inquiry, City Attorney Highsmith explained these are the same CEQA arguments the City has been seeing throughout the project. She advised the development in question is controlled by the City of Los Angeles and they have deemed the development to be ministerial which is not considered a project under CEQA. She advised the only project before the City of South Pasadena is whether or not to approve a Hillside Development Permit to construct a private road. She noted it has a Class 3 exemption under CEQA guidelines where street improvements are specifically called out. She explained there is confusion regarding what the easement language allows and believes it is beyond the City Council to adjudicate. Lastly, she advised the City is doing everything it can to coordinate with the City of Los Angeles. She advised the Appellant should and can assert their concerns regarding the development to the City of Los Angeles.

In response to Mayor Pro Tem Cacciotti's inquiry, City Attorney Highsmith advised the City Council could deny the project outright or remand the project back to the Planning Commission but noted there are liability issues for the City unless it can find specific facts within the administrative record to support the inability to make the various findings. She advised if the findings can be made the Hillside Development Permit must be granted.

Mayor Pro Tem Cacciotti commented this was a very difficult decision and noted he met with members of Council Member de Léon and Los Angeles County Supervisor Solis's office and noted there was nothing more the City could do without incurring severe liability.

Mayor Mahmud encouraged residents to support a letter of opposition to Senate Bill 9 which will completely remove the discretionary review of the City Council and Planning Commission.

She is concerned this is a preview for the future of housing and noted the City Council is sympathetic to the residents of El Sereno. She strongly suggests the Applicant work with the community to consider the donation of one of the parcels for a pocket park.

Councilmember Primuth commented the Planning Commission thoroughly reviewed the project and CEQA. He noted the development plan that allows for single-family development homes has already been through CEQA review many years ago by the City of Los Angeles. He expressed concern the City will put itself in legal jeopardy by approving the appeal.

In response to Planning and Community Development Director Hankamer's inquiry, Councilmember Donovan stated it was his interest to include amendments for Condition P-16 in his motion.

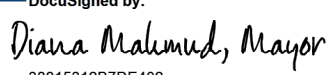
MOTION BY COUNCILMEMBER DONOVAN, SECONDED BY COUNCILMEMBER PRIMUTH, CARRIED 5-0, to uphold the Planning Commission's approval of Project No. 2191-HDP/TRP, Hillside Development Permit for the street design of the private street portion of Moffat Street connecting only to Lowell Avenue and Tree Removal Permit for the removal of five trees for the Moffat Street extension, subject to conditions of approval including the amendment as presented by Planning and Community Development Director Hankamer.

## ADJOURNMENT

Mayor Mahmud announced the next Regular City Council meeting on March 3, 2021 at 7:30 p.m.

There being no further business, at 10:29 p.m. Mayor Mahmud adjourned the meeting.

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Chief City Clerk

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Diana Mahmud  
Mayor