



Additional Documents List
Regular City Council Meeting
April 20, 2021
 (Uploaded Online on 04/20/2021 @ 4:50 p.m.)

Item No.	Agenda Item Description	Distributor	Document
1	Project No. 2355-APP – A Reconsideration of an 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	Joanna Hankamer, Planning and Community Development Director Kanika Kith, Planning Manager	Memo providing amendment.
PC	Emailed Public Comment for: Special Session Agenda Item Nos. 1	Maria E. Ayala, Chief City Clerk	Emailed Public Comments
PC	Emailed Public Comment for: Special Closed Session Agenda Item Nos. A	Maria E. Ayala, Chief City Clerk	Emailed Public Comments



**City of South Pasadena
Planning and Community
Development Department**

Memo

Date: April 21, 2021

To: Mayor and Members of the City Council

From: Sean Joyce, Interim City Manager

Prepared By: Joanna Hankamer, Planning and Community Development Director
Kanika Kith, Planning Manager

Re: Additional Document No. 1 for **Item No. 1** – Moffat Street Appeal (Project No. 2355-APP) – Amendment to Biological Resource Assessment Report

The applicant provided an Amendment to the Biological Resource Assessment Report prepared for the project. The Amendment clarifies that Southern California Black Walnut (*Juglans californica*) seedlings and saplings are present on the project site, and development of the site has a less than significant impact on the species or its habitat, given the suitable habitat in the vicinity.

The staff report and resolution have been updated to reflect the Amendment to the Biological Resource Assessment Report. The updated staff report and resolution are included as Attachment 2.

Attachments:

1. Amendment to Biological Resource Assessment
2. Updated Staff Report and Resolution

Attachment 1

Amendment to Biological Resource Assessment



April 14, 2021

David French
COO, President
Planet Home Living
1451 Quail Street, Suite #204
Newport Beach, CA 92660

Subject: Amendment to Moffatt Street Extension General Biological Resource Assessment Report, January 2020

Dear Mr French:

In response to your inquiries on the January 2020 General Biological Resource Assessment (GBRA), MIG would like to submit the following amendments to the report. The report notes that southern California black walnut (*Juglans californica*) seedlings and saplings are present onsite (Section 4.3.1). Subsequent sections of the report did not properly convey the presence of this species or the significance of impacts to it. These amendments are based on a desktop review of project notes, photos, and reporting from the December 15, 2019 field survey and the January 2020 GBRA report.

1. Section 5.2(a) Special Status Plants (p. 14). This section does not mention the presence of southern California black walnut. Southern California black walnut is a California Native Plant Society (CNPS) List 4.2 species. A description of this special status listing is provided in Section 2.2.6 of the report. We submit the following amendment to this section:

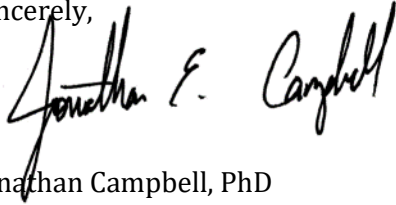
“Southern California black walnut (CNPS 4.2) seedlings and saplings are present on the Project Site. Potential impacts to onsite individuals may be considered adverse, but would not appreciably affect their overall population given the large amount of similar suitable habitat in the vicinity of the Project Site and beyond. As such, impacts to southern California black walnut seedlings and saplings on the Project Site are less than significant.”

2. Appendix A: Special Status Plant Species with Potential to Occur on the Project Site (Appendix A, pg. 4). The “Potential Occurrence in the Project Area” table entry for southern California black walnut states the species is “Not Expected” due to a lack of suitable habitat. This is contradictory to the otherwise noted species’ presence (Section 4.3.1. Non-Native Grasslands). We submit the following amendment to this table entry:

“Present. *Southern California black walnut seedling and saplings occur on the Project Site.”*

Thank you for bringing these items to my attention. Please let me know if you have any further questions.

Sincerely,

A handwritten signature in black ink that reads "Jonathan E. Campbell". The signature is written in a cursive style with a large initial 'J' and 'C'.

Jonathan Campbell, PhD
Director of Biology

Attachment 2

Updated Staff Report and Resolution



City Council Agenda Report

ITEM NO. 1

DATE: April 20, 2021

TO: Honorable Mayor and City Council Members

FROM: Sean Joyce, Interim City Manager

PREPARED BY: Joanna Hankamer, Director of Planning and Community Development
Kanika Kith, Planning Manager
Malinda Lim, Associate Planner

SUBJECT: **Project No. 2355-APP – A Reconsideration of an 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**

Recommendation

Staff recommends that the City Council **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.

Executive Summary

This is an appeal of the Planning Commission’s decision approving a Hillside Development Permit and Tree Removal Permit. The project went before the Planning Commission in four meetings before it was approved on August 11, 2020, with a 5-0 vote. This appeal was presented to the City Council on October 21, 2020, November 18, 2020, and February 17, 2021. On February 17, 2021, the City Council voted 5-0 to uphold the Planning Commission’s decision.

On March 2, 2021, the Appellant’s attorney, Mitchell M. Tsai, filed a demand to “cure and correct” such action by the City Council on February 17, 2021, based on allegations of non-compliance with the Brown Act concerning presentation of public testimony.

In response to the appellant’s demand for a “cure and correct” of the February 17, 2021 action pursuant to the Ralph M. Brown Act, the City Council shall set aside the February 17, 2021 decision and reconsider the appeal of the Planning Commission Decision de novo at this Special City Council meeting of April 20, 2021 to allow all pre-recorded public speaker comments to be played during the public hearing, in addition to being available on the City’s website in the record for full review by any interested party.

Background

On August 11, 2020, the Planning Commission voted 5-0 to approve a Hillside Development Permit (HDP) for the street design of the private street portion of Moffat Street connecting only to Lowell Avenue and Tree Removal Permit (TRP) for the removal of five trees to serve seven residential properties in the City of Los Angeles.

On August 26, 2020, Micah Haserjian, adjacent neighbor southeast of the project site, submitted an Appeal of the Planning Commission's decision to approve a Hillside Development Permit for the street design and Tree Removal Permit. Mr. Haserjian's request was for the Council to overturn the Planning Commission's approval of the project.

On October 21, 2020, the City Council reviewed the appeal of this project, voted 5-0 to continue the project to the regular City Council meeting of November 18, 2020, and directed staff to obtain confirmation in writing from the City of Los Angeles that the private street in South Pasadena needs to be constructed prior to issuance of City of Los Angeles building permits for any single-family homes on the adjacent properties in the El Sereno LA neighborhood (see **Attachment 3**).

At the November 18, 2020 meeting, appellants asserted, through a letter from Los Angeles County Supervisor, Hilda Solis, that the zoning of lots in El Sereno were to be re-evaluated later in 2020 through the Northeast Los Angeles Community Plan. Council directed staff to confirm whether such a rezoning effort is underway for the Northeast LA hillside area.

On December 2, 2020, three new Councilmembers were installed following the results of the November 2020 local election.

On January 27, 2021, Mayor Pro Tem Cacciotti and staff met with staff of City of Los Angeles and staff of County Supervisor Solis' and confirmed that the Northeast Los Angeles Community Plan will not proceed until mid-2022 and that there is no plan to rezone the project-adjacent properties in Los Angeles as open space.

On February 17, 2021, the City Council held a public hearing on the appeal. The hearing was held remotely via "Zoom," in compliance with Governor's Newsom's Executive Order No. N-29-20. Public comment is accepted via email (which is not read aloud, but is made part of the record) or pre-recorded oral comments, which are read aloud and are also made part of the record. At the February 17, 2021 hearing the City Council received over 2 hours of pre-recorded public comments; in the interest of efficiency and the ability to get through the entire agenda that evening, the Chair elected to play only the first 30 minutes of the pre-recorded public comments. The pre-recorded public comments were available prior to the beginning of the meeting for review (to be played in full) by any interested party. At the end of the public hearing, the City Council voted 5-0 to uphold the Planning Commission's decision. The staff report for the February 17, 2021 and all other previous staff reports presented to City Council and Planning Commission are included as **Attachment 2**.

On March 2, 2021 a Notice of Intent to File Suit was received from the Appellant's attorney (see **Attachment 3**).

Discussion & CEQA Analysis

In response to the appellant's demand for a "cure and correct" of the February 17, 2021 action pursuant to the Ralph M. Brown Act, the City Council shall set aside the February 17, 2021 decision and reconsider the appeal of the Planning Commission Decision de novo at this Special City Council meeting of April 20, 2021, in order to provide sufficient time to play all pre-recorded public speaker comments (received for this meeting) during the public hearing.

The project involves a street improvement to allow access to landlocked lots in Los Angeles. The project site is a vacant land surrounded by single-family residences and unoccupied land. According to the City's GIS mapping system, the project site is not located within a liquefaction or landslide zone. The Director determined that a biological constraints survey of the project site was required to document the existing conditions and assess the potential for special status plant or wildlife species or other regulated biological resources occurring on the project site. The report, as amended on April 14 to correct an inaccuracy, concluded that the project would not have a significant impact on special status plants and wildlife, contains no suitable habitat for rare, threatened or endangered species, and does not occur within any federal U.S. Fish and Wildlife Services Critical Habitat boundaries.

In accordance with the California Environmental Quality Act (CEQA), the project qualifies for a Categorical Exemption under Section 15303, Class 3 New Construction or Conversion of Small Structures and Section 15332, Class 32 In-Fill Development Projects. Class 3 exemption

consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to:

(a) One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.

...

(d) Water main, sewage, electrical, gas, and other utility extensions, including street improvements, of reasonable length to serve such construction.

The proposed private street improvements will serve the small subdivision in which only one single-family unit is proposed for each legal parcel. The reference in CEQA Guidelines section 15303 to "maximum allowable on any legal parcel," in conjunction with the numbers of structures described in subparagraph (a), indicates that this exemption is available for the subdivision of a single legal parcel into a maximum of three individual parcels. Here, the applicant is not proposing to subdivide any of the parcels because each residence would be built on an existing legal parcel. Accordingly, the proposed private street improvement qualifies under the terms of the Class 3 exemption. Development of the 7 parcels with

single-family homes is a ministerial act in Los Angeles, requiring only a building permit; as such the development of one single family home on each parcel is not a “project” under CEQA.

The Class 32 exemption includes proposed developments which occur within city limits on a project site of no more than five acres substantially surrounded by urban uses, have no value as habitat for endangered, rare, or threatened species, and can be adequately served by all required public utilities and public services. The combined acreage required for the private street improvements and the seven small legal parcels is less than five acres, all of which is substantially surrounded by urban uses, has no value as habitat for any rare, threatened or endangered species and can be adequately served by public utilities and public services. Accordingly, the Class 32 exemption applies here as well.

Legal Review

This report was reviewed by the City Attorney.

Financial Review

The appeal application was submitted by Micah Haserjian and a fee of \$2,060 was collected to cover the appeal cost. The cost for reconsideration of the February 17, 2021 to address the Intent to File Suit is covered by the applicant.

Public Comment

At the time of writing this report staff has received four written public comments regarding the project, which are attached.

Public Notification of Agenda Item

The public was made aware that this item to be considered this evening by virtue of its inclusion on the legally publicly noticed agenda, posting of the same agenda and reports on the City’s website, publication in the *South Pasadena Review* newspaper, and mailing of a postcard notice to property owners within a 300-foot radius of the subject property.

Attachments

1. Resolution
 - a. Exhibit A - Conditions of Approval
2. February 17, 2021 CC Staff Report & Attachments
3. Coyotl + Macehualli Notice of Intent to File Suit
4. Written Public Comments

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA UPHOLDING THE PLANNING COMMISSION DECISION OF APPROVAL FOR A HILLSIDE DEVELOPMENT PERMIT AND A TREE REMOVAL PERMIT (PROJECT NO. 2191-HDP/TRP) FOR THE EXTENSION OF MOFFAT STREET WHICH WILL BE A PRIVATE STREET EXTENDING WESTWARD FROM THE NORTHERN END OF LOWELL AVENUE TO ALLOW ACCESS TO SEVEN LANDLOCKED LOTS IN THE CITY OF LOS ANGELES (ASSESSOR'S PARCEL NUMBERS 5310-006-039, 5310-006-038, 5310-005-010, 5310-005-011, AND 5310-005-004)

WHEREAS, in 1923, Tract No. 5643 was recorded in the City of Los Angeles and includes the seven landlocked legal lots south of the proposed private street Moffatt Street; and

WHEREAS, on July 12, 1961, the South Pasadena City Council adopted Ordinance 1373 for the vacation and abandonment of a portion of Moffatt Street as a public street, pursuant to an Act of Legislature of the State of California set forth in Sections 8300 et. Seq. of the Streets and Highway Code; and

WHEREAS, on April 4, 1962, the Community Redevelopment Agency of the City of South Pasadena approved an easement for ingress and egress to the owners of the thirteen lots located in the City of Los Angeles abutting along the southern boundary of Moffatt Street and the City of South Pasadena; and

WHEREAS, on November 15, 2018, Planet Home Living, (Applicant), submitted an application for a Hillside Development Permit for the extension of Moffatt Street westward and a Variance for a +/- 18 foot high retaining wall along the northern boundary of the proposed private street; and

WHEREAS, in December 2020, the applicant withdrew the variance application for the high retaining wall along the northern boundary of the private street and proposed a new retaining wall design to be a maximum height of six feet for all portions of the retaining wall; and

WHEREAS, the proposed project is considered a "Project" as defined by the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq.; and

WHEREAS, the project site is a vacant land surrounded by single-family residences and unoccupied land. According to the City's GIS mapping system, the project site is not located within a liquefaction or landslide zone. The Director of Planning and Community Development determined that a biological constraints survey of the project site was required to document the existing conditions and assess the potential for special status plant or wildlife species or other regulated biological resources occurring on the project site. The report, as amended on April 14, 2021 to correct an inaccuracy, concluded that the project would not have a significant impact on special status plants and wildlife, contains no suitable habitat for rare, threatened or endangered

species, and does not occur within any federal U.S. Fish and Wildlife Services Critical Habitat boundaries; and

WHEREAS, the proposed project qualifies for a categorical exemption from the CEQA pursuant to Section 15303, Class 3 – New Construction or Conversion of Small Structures and Section 15332, Class 32 In-Fill Development Projects. Class 3 exemption includes water main, sewage, electrical, gas, and other utility extensions, including street improvements, of reasonable length to serve such construction. Class 32 exemption includes proposed developments which occur within city limits on a project site of no more than five acres substantially surrounded by urban uses, have no value as habitat for endangered, rare, or threatened species, and can be adequately served by all required public utilities and public services; and

WHEREAS, the Planning Department evaluated the project for consistency with the City's General Plan, City of South Pasadena Municipal Code, the City's Design Guidelines, and all other applicable state and local regulations; and

WHEREAS, on February 26, 2020, notices regarding the tree removals were sent to those within a 100-foot radius of the project site; and

WHEREAS, in accordance with state law, on February 27, 2020, City of South Pasadena Planning and Building Department published a legal notice in compliance with the South Pasadena Municipal Code in the *South Pasadena Review*, a local newspaper of general circulation, regarding the City of South Pasadena Planning Commission meeting of March 10, 2020. In addition, on February 28, 2020, a public hearing notice was mailed to all property owners and occupants within a 300-foot radius of the project site, indicating the date and time of the public hearing at the Planning Commission meeting of March 10, 2020; and

WHEREAS, the South Pasadena Planning Commission held a duly noticed public hearing on March 10, 2020, at which time it considered the staff report, oral report, the testimony, and the written evidence submitted by and on behalf of the applicant and by members of the public concerning Project No. 2191-HDP/TRP and continued the proposed Hillside Development Permit and Tree Removal Permit for the extension of Moffatt Street to a date uncertain to allow the Applicant and Staff time to provide additional information the Commission requested; and

WHEREAS, in accordance with state law, on May 28, 2020, City of South Pasadena Planning and Building Department published a legal notice in compliance with South Pasadena Municipal Code in the *South Pasadena Review*, a local newspaper of general circulation, regarding the City of South Pasadena Planning Commission meeting of June 9, 2020. In addition, on May 29, 2020, a public hearing notice was mailed to all property owners and occupants within a 300-foot radius of the project site, indicating the date and time of the public hearing at the Planning Commission meeting of June 9, 2020; and

WHEREAS, the South Pasadena Planning Commission held a duly noticed public hearing on June 9, 2020, at which time continued the proposed Hillside Development Permit and Tree Removal Permit for the extension of Moffatt Street which will be a private street at the request of

the applicant to allow additional time for the public to comment to the next regularly scheduled Planning Commission meeting of July 14, 2020; and

WHEREAS, the South Pasadena Planning Commission held a duly noticed public hearing on July 14, 2020, at which time continued the public hearing and directed the Applicant to submit an alternative street alignment design connecting the private street to Lowell Avenue to the next regularly scheduled Planning Commission meeting of August 11, 2020; and

WHEREAS, the South Pasadena Planning Commission held a duly noticed public hearing on August 11, 2020, at which time it considered the staff report, oral report, the testimony, and the written evidence submitted by and on behalf of the applicant and by members of the public concerning Project No. 2191-HDP/TRP and approved the proposed Hillside Development Permit for the street design of Moffatt Street which will be a private street extending westward from the northern end of Lowell Avenue and Tree Removal Permit for the removal of five trees, subject to conditions of approval; and

WHEREAS, on August 26, 2020, the last date of the appeal period for the August 11, 2020 Planning Commission meeting, Micah Haserjian submitted an appeal of the Planning Commission's decision; and

WHEREAS, in accordance with state law, on October 9, 2020, City of South Pasadena Planning and Building Department published a legal notice in compliance with South Pasadena Municipal Code Section 36.630.020 concerning the Appeal of the Planning Commission's approval of Project No. 2191-HDP/TRP in the *South Pasadena Review*, a local newspaper of general circulation, regarding the City of South Pasadena City Council meeting of October 21, 2020. In addition, on October 8, 2020, a public hearing notice was mailed to all property owners and occupants within a 300-foot radius of the project site, indicating the date and time of the public hearing at the City Council meeting of October 21, 2020; and

WHEREAS, on October 21, 2020, the City Council conducted a duly noticed public hearing, at which time directed the Applicant and Staff to obtain in writing form the City of Los Angeles that the private street needs to be constructed prior to issuance of any building permits for the construction of the single-family homes in the City of Los Angeles, the revision of the conditions of approval shall be revised to not allow the construction of the private street without the City of Los Angeles issuing the building permits for the homes, and confirmation that a rezoning effort is underway for the Northeast Hillside area and continued the public hearing to the next regularly scheduled City Council meeting of November 18, 2020; and

WHEREAS, the South Pasadena City Council held a duly noticed public hearing on November 18, 2020, at which time received a letter from Los Angeles County Supervisor, Hilda Solis, stating that the zoning of lots in El Sereno were to be re-evaluated later in 2020 through the Northeast Los Angeles Community Plan and directed staff to discuss the plan update with the City of Los Angeles long range planning staff and continued the public hearing; and

WHEREAS, in accordance with state law, on February 5, 2021, City of South Pasadena Planning and Building Department published a legal notice in compliance with South Pasadena Municipal Code Section 36.630.020 concerning the Appeal of the Planning Commission's

approval of Project No. 2191-HDP/TRP in the *South Pasadena Review*, a local newspaper of general circulation, regarding the City of South Pasadena City Council meeting of February 17, 2021. In addition, on February 4, 2021, a public hearing notice was mailed to all property owners and occupants within a 300-foot radius of the project site, indicating the date and time of the public hearing of the City Council meeting of February 17, 2021; and

WHEREAS, the City Council conducted a duly noticed public hearing on February 17, 2021, at which time public testimony was taken concerning the Appeal of the Planning Commission's approval of Project No. 2191-HDP/TRP and approved with a 5-0 vote, the proposed Hillside Development Permit for the street design of Moffatt Street which will be a private street extending westward from the northern end of Lowell Avenue and Tree Removal Permit for the removal of five trees, subject to conditions of approval; and

WHEREAS, on March 2, 2021, the Appellant's attorney, Mitchell M. Tsai, filed a demand to "cure and correct" such action by the City Council on February 17, 2021, based on allegations of non-compliance with the Brown Act concerning presentation of public testimony; and

WHEREAS, in response to the appellant's demand for a "cure and correct" of the City Council's February 17, 2021 action pursuant to the Ralph M. Brown Act, the City scheduled a special meeting for April 20, 2021 to allow all pre-recorded public comments to be played during the public hearing, in addition to being available for review in the record for any interest party prior to any action taken;

WHEREAS, in accordance with state law, on February 9, 2021, City of South Pasadena Planning and Building Department published a legal notice in compliance with South Pasadena Municipal Code Section 36.630.020 regarding a the City of South Pasadena Special City Council meeting of April 20, 2021. In addition, on April 8, 2021, a public hearing notice was mailed to all property owners and occupants within a 300-foot radius of the project site, indicating the date and time of the public hearing of the special City Council meeting of April 20, 2021; and

WHEREAS, the City Council conducted a duly noticed public hearing on April 20, 2021 and set aside their February 17, 2021 decision and reconsidered the appeal of the Planning Commission's decision de novo. All pre-recorded public comments were played during the public hearing and prior to any action being taken..

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

SECTION 1: The proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA), under Article 19 Section 15303, Class 3 – New Construction or Conversion of Small Structures and Section 15332, Class 32 In-Fill Development Projects of the California Guidelines for Implementation of CEQA. Class 3 exemption includes water main, sewage, electrical, gas, and other utility extensions, including street improvements, of reasonable length to serve such construction. Specifically, the project involves street improvements of an access easement to landlocked properties in the City of Los Angeles boundary. Class 32 exemption includes proposed developments which occur within city limits on a project

site of no more than five acres substantially surrounded by urban uses, have no value as habitat for endangered, rare, or threatened species, and can be adequately served by all required public utilities and public services.

SECTION 2: DESIGN REVIEW FINDINGS

The City Council hereby upholds the Planning Commission's approval and finds that the proposed project is consistent with all applicable findings for approval of a Design Review Permit pursuant to South Pasadena Municipal Code (SPMC) Section 36.410.040(I), as follows:

- 1. Is consistent with the General Plan, any adopted design guidelines and any applicable design criteria for specialized areas (e.g., designated historic or other special districts, plan developments, or specific plans);**

The General Plan land use designation of the site is Altos De Monterey Residential which allows one single-family unit per lot. The proposed project is a private street within an access easement for seven landlocked properties in Los Angeles and does not involve the addition of another dwelling unit therefore, it is consistent with the General Plan.

- 2. Will adequately accommodate the functions and activities proposed for the site, will not unreasonably interfere with the use and enjoyment of neighboring, existing, or future developments, and will not create adverse pedestrian or traffic hazards;**

The location of the proposed project is within the hillside. With the development of the private street, it will create an easier access for the nine properties it serves and for emergency services to reach the properties. A 4-foot wide sidewalk is proposed on the south side of the private street and a condition was added for the installation of street lighting for better visibility. Therefore, the proposed project will have no negative impact to the existing pedestrian or traffic circulation.

- 3. Is compatible with the existing character of the surrounding neighborhood and that all reasonable design efforts have been made to maintain the attractive, harmonious, and orderly development contemplated by this Section, and the General Plan; and**

The proposed project was designed to reduce the number of trees proposed for removal and to improve the street access for multiple properties. The height of the retaining wall is conditioned not to exceed six feet in height and will have landscaping to help blend the wall into the hillside.

- 4. Would provide a desirable environment for its occupants and neighbors, and is aesthetically of good composition, materials, and texture that would remain aesthetically appealing with a reasonable level of maintenance and upkeep.**

The proposed project would provide a paved access road to the seven landlocked properties within the City of Los Angeles, 4519 Lowell Avenue, and 2051 La Fremontia Street. An abundance of landscaping is proposed to help screen the wall. A condition was added for the properties utilizing the private street to maintain the street to be aesthetically appealing.

SECTION 3: ALTOS DE MONTEREY FINDINGS

The City Council hereby upholds the Planning Commission's approval and finds that the proposed project is consistent with all applicable findings for the Altos de Monterey zone pursuant to South Pasadena Municipal Code (SPMC) Section 36.250.030(E), as follows:

- 1. The scale of the proposed building, design, height and mass in relation to the street frontage, to all setbacks and surrounding existing property; and**
Not applicable; no building is proposed for this project.
- 2. The relation of existing adjoining building heights and their views; and**
The maximum height of the retaining wall may not exceed 6 feet in height and must be separated by a minimum length equal to the height of the wall, not to exceed six feet. In addition, the locations of the proposed walls are lower than the existing neighboring homes.
- 3. The relation of proposed building heights to the existing topography; and**
Not applicable; no building is proposed for this project.
- 4. The impact on surrounding properties; and**
The proposed private street will have a positive impact on the surrounding properties. The proposed project would provide a paved access road to the seven landlocked properties within the City of Los Angeles, 4519 Lowell Avenue, and 2051 La Fremontia Street. The proposed project will create an easier access for the nine properties it serves for emergency services to reach the properties.
- 5. The obstruction of sunlight to the existing adjoining residences.**
The proposed retaining walls help to retain the existing hillside and will be a lower elevation than the existing property at 2051 La Fremontia Street. The existing homes on Atlas Street within the City of Los Angeles are at the top of the slope; the proposed development of the single-family homes on the vacant lots would be the cause of sunlight obstruction.

SECTION 4: HILLSIDE DEVELOPMENT PERMIT FINDINGS

The City Council hereby upholds the Planning Commission's approval and finds that the proposed project is consistent with all applicable findings for approval of a Hillside Development Permit pursuant to South Pasadena Municipal Code (SPMC) Section 36.410.065(F), as follows:

- 1. The proposed use complies with the requirements of Division 36.340 (Hillside Protection) and all other applicable provisions of this Zoning Code.**

Within the AM zone, walls may not exceed six feet in height. As proposed, the concrete block retaining walls are maximized at six feet in height plus a 3'8" cable safety rail on top. A condition is added for the retaining wall height to not exceed six feet and for the retaining walls to be separated a distance equal to the height of the retaining walls, not to exceed six feet. The conceptual landscape plans show the addition of 16 required replacement trees for the removal of five (5) trees. Toyon, California sycamore, and coast live oak are the proposed replacement trees. Rosmarinus prostrates and creeping fig will be planted over the retaining wall to help disguise and blend the wall into the natural

landscape. For ground cover, twin peaks and deer grass are proposed. Due to the size of the project, the landscaping will require compliance with the City's Water Efficient Landscape Ordinance. A condition was added for the applicant to submit construction landscape and irrigation plans in compliance with the City's Water Efficient Landscape Ordinance.

2. The proposed use is consistent with the General Plan and any applicable specific plan;

The General Plan land use designation of the site is Altos De Monterey Residential which allows one single-family unit per lot. The proposed project is a private street within an access easement for seven landlocked properties in Los Angeles and does not involve the addition of another dwelling unit therefore, it is consistent with the General Plan.

3. The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of the persons residing or working in the neighborhood of the proposed use;

The proposed project would provide a paved access road to the seven landlocked properties within the City of Los Angeles, 4519 Lowell Avenue, and 2051 La Fremontia Street. The proposed project will create an easier access for the nine properties it serves for emergency services to reach the properties. The project is conditioned to install stop signs, stop pavement legends, and limit lines for the north and south approaches on Maycrest Avenue to improve traffic safety.

4. The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City; and

According to the Preliminary Geotechnical Report, the project site is suitable to be developed as proposed and will be safe against hazard from landslides, settlement, or slippage and will have no adverse effect on the geologic stability of the adjacent properties provided that the recommendations outlined in the report are implemented.

5. The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity, in terms of aesthetics, character, scale, and view protection.

The proposed project would provide a paved access road to the seven landlocked properties within the City of Los Angeles, 4519 Lowell Avenue, and 2051 La Fremontia Street. An abundance of landscaping is proposed to help screen the wall. A condition was added for the properties utilizing the private street to maintain the street to be aesthetically appealing.

SECTION 5: RECORD OF PROCEEDING

The documents and other materials that constitute the record of the proceedings upon which the City Council's decision is based, which include, but are not limited to, the staff reports, as well as

all materials that support the staff reports for the proposed project, and are located in the Planning and Building Department of the City of South Pasadena at 1414 Mission Street, South Pasadena, CA 91030. The custodian of these documents is the City Clerk of the City of South Pasadena.

SECTION 6. DETERMINATION

Based upon the findings outlined in Sections 1 through 5 above and provided during the public hearing, the City Council hereby upholds the Planning Commission's Decision of Approval on August 11, 2020 for a Hillside Development Permit for the extension of Moffatt Street, which will be a private street extending westward from the northern end of Lowell Avenue to allow access to seven lots in Los Angeles and a Tree Removal Permit for the removal of five trees (Project No. 2191-HDP/TRP) (APNs: 5310-006-039, 5310-006-038, 5310-005-010, 5310-005-011, and 5310-005-004), subject to the Conditions of Approval, attached hereto as Exhibit "A."

SECTION 7. REPEAL OF PREVIOUS ACTION.

Resolution No. 7705, which was adopted by the City Council on February 17, 2021, is hereby repealed.

SECTION 8: CERTIFICATION OF THE RESOLUTION

The City Clerk of the City of South Pasadena shall certify that the foregoing Resolution was adopted by the City Council of the City of South Pasadena at a duly noticed special meeting held on the 20th day of April 2021.

PASSED, APPROVED, AND ADOPTED this 20th day of April 2021 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Diana Mahmud, Mayor

ATTEST:

Maria E. Ayala, Chief City Clerk (seal)

APPROVED AS TO FORM:

Teresa L. Highsmith, City Attorney

Special City Council Meeting
E-mail Public Comment 04/20/2021

AGENDA ITEM NO. 1

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

- | | |
|----------------------|--|
| 1. Mia Hernandez | 16. Jacqueline Mejia |
| 2. Laura Cortez | 17. Cindy Gradilla-Juarez |
| 3. Angela Flores | 18. Marina Perez |
| 4. Allegra Inganni | 19. Kenneth Simoneit |
| 5. Matthew Olmos | 20. Mary Uruhart; Ellen Daigle; Ellen Wood; Betty Emirhanian; Dollie Chapman |
| 6. Aldo Garbellini | |
| 7. Sam Burgess | |
| 8. Citlalli Alcaraz | |
| 9. Jackie Gradilla | 21. Ruben Gradilla |
| 10. Jackie Gradilla | 22. Abbey Campbell |
| 11. Laura Tejeda | 23. Nancy Morales |
| 12. Jackie Gradilla | |
| 13. Lisa Fredriksen | |
| 14. Wendy Gutschow | |
| 15. Jasmine Trinidad | |

From: Mia Hernandez <[REDACTED]>
Sent: Sunday, April 11, 2021 12:01 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Special Hearing for Moffat Extension

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.

MIA HERNANDEZ Special Hearing for Moffat Extension

To whom it may concern:

Hello,

My name is Mia Hernandez and I am a resident of El Sereno. I am reaching out to you to express my concern and disapproval of the city of South Pasadenas' decision to allow illegal construction within my community.

This proposed project will dramatically disrupt the quality of life for current residents while also harming the already threatened wildlife within the community. In addition to, further contributing to the issue of displacement and gentrification that has already been ravaging our community. I strongly urge that you reconsider this decision and allow community members of El Sereno to **ultimately** make their decision on what will be allowed in our community. The City of South Pasadena has absolutely **NO** business making such an important decision for the people of El Sereno.

--

Mia Hernandez

From: Laura Cortez <[REDACTED]>
Sent: Sunday, April 11, 2021 8:23 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Public comment Project #2355-APP

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

Please read the following public comment into the record at 4/20 Special Hearing.

My name is Laura, I am writing to express my extreme concern and request for council to stop the development of the Moffatt street extension (#2355-APP).

This proposed development and the actions leading up to this meeting are examples of violations of policies created to protect community and the environment.

The number of missteps continues to increase, from Brown Act violations, to CEQA violations and clear environmental racism for the sole purpose of private financial gain.

The community has been more than willing to work with South Pasadena, outlining the multiple concerns regarding our wildlife, gentrification, fire hazards, and increased traffic.

I am once again, submitting public comment to South Pasadena, to prioritize our existing community-including our wildlife and native landscape, over a few dollars with significant negative impacts.

This council can be the perpetrator of harm, or the solution.

Thank you.

From: Angela Flores <[REDACTED]>
Sent: Tuesday, April 13, 2021 3:46 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Mofatt Project #2355

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

Hello

My name is Angela Flores this is for the special meeting today regarding the Mofatt Project #2355. I'm A Caltrans Tenant, I represent Unitec Caltrans Tenants (UCT) and I'm a part of the El Sereno Community Land Trust.

I'm writing to support Brenda Contreras and her Partner Michah to preserve the Green space next to their property. As someone who literally live a few blocks away from Mofatt, I find this to be extremely problematic and an environmental racist issue.

- 1st of all approving this development so that it can be redirected to the LA (El Sereno) instead of South Pasadena is a racist and elitist decision.
- 2nd, the fight for rent relief, evictions moratorium within the housing crisis during a pandemic is a deep, layered stark reality for low-income tenants in El Sereno and SP as an upper white class neighborhood that you're representing, you are only contributing to the gentrification and the housing crisis if you allow these units to be built.

In terms of the environment, there would be habitat loss for red-tailed hawks, Owls, migratory birds not to mention the endangered Black Walnut trees. The biological survey the developers present is inaccurate and inadequate stating there are no Southern California Black Walnut trees when Brenda has provided evidence and proof that there are in fact Black Walnut trees. This Project would destroy a vital wildlife corridor, the hillside is made of clay and shale, excavation would lead to more environmental problems.

I urge the council to reconsider supporting Brenda and Michah and the community at large. In the times of climate change and 710 freeways I would expect more from you all, do what's right and help us preserve green spaces so that we can also help low-income tenants by not raising the housing market price.

Thank you
Angela Flores

From: Allegra Inganni <[REDACTED]>
Sent: Thursday, April 15, 2021 4:47 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Project # 2355-APP for 4-20-21 meeting Moffat Street Extension

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

Dear City Council,

I am writing as a resident and homeowner on Atlas Street in Los Angeles. I oppose the Moffat Street extension project for a number of reasons:

- 1) The direct construction and property value impact on my neighbors living on Moffat Street and Lowell Ave.
- 2) The general noise and debris issues associated with a huge construction project for all neighbors in the area, not just those on the streets named. The project could take years and includes getting utilities up a precarious hillside. It is a massive undertaking.
- 3) The environmental impact of the project to the undeveloped land on that hill for animals, the trees that will be removed, and the permanent change to the landscape. That hill represents a small piece of rural life in a big, busy city. That untouched land is incredibly important for the natural balance in the area.
- 4) The potential hazards and damage to Atlas street specifically from not only construction debris run off, but the long term increased earthquake, mudslide, and water run off concerns. Having massive houses looming above our street does not provide us with the stability and comfort in an earthquake prone part of the world.

I am unclear who benefits from this project besides the real estate/architect firms behind this. Why would South Pasadena or Los Angeles support this when there were clearly many, many neighbors and constituents opposed in the previous meetings? I implore the Council to reconsider this unnecessary, disruptive, and potentially dangerous project.

Thank you
Allegra Inganni

From: Matthew Olmos <[REDACTED]>
Sent: Monday, April 19, 2021 8:39 AM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Letter for Special Hearing for the Moffatt Street Extension per Project No. 2355-APP

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

NB: This is for the Special Hearing for the Moffatt Street Extension per Project No. 2355-APP

To whom it may concern,

My name is Matthew Olmos and I am writing to contest/comment on the planned Moffatt Street Extension construction project.

As has been made clear from initial actions by the developer, this project has never been about undertaking the necessary steps to ensure proper assessment, discussion & care is taken, instead opting to underhandedly operate without proper scientific or ecological impact assessment surveys and taking illegal actions such as the destruction of a California black walnut tree in 2018 that happens to lie in the construction path for the Planet Home Living development proposed in this project. Compounding that action, review of biological surveys reveals a glaring error (or willful omission): the supposed lack of California black walnut trees in the area. That might be true of the immediate path because of clandestine intervention to lop down (but not remove the stump of) one such tree, but is hardly true of the area where the black walnut has long grown as a native species of flora.

Considering this error, a pattern of ecological shrugging emerges from the developer. Planet Home Living's request for exemption via CEQA class 32 is invalid - and why ask for an exemption unless there was a desire to push this through without ecological impact assessments? Furthermore, the city itself has mentioned in a notice that there is a lack of suitable habitat for special status fauna & flora while then allowing and granting permits for special status flora removal of the above mentioned stump. Does this lack exist or is it merely the vacuum wished to be created by forceful development? How does the sudden imposition of development and housing disrupt the myriad other protected species and common migratory patterns of animals in the area? Hawks, California sunflowers, standard flight paths for other bird populaces are just a handful of the things at high risk for destruction on a massive local scale via this project. Lastly, this development project reeks of historical issues involving ecological racism & the forced displacement of communities of color. Traffic assessments have yet to be properly fulfilled, yet claims of a lack of impact already exist - which is a diametric opposite of the impact of bringing in new residents in any concentration. This and the continued actions of gentrification create a very real, very old threat of driving BIPOC families out of an area affordable to them, while also driving more traffic & pollution to be rerouted towards areas already feeling the impact of overpopulation and continual, toxic (re)gentrification. At what point do actions that create unaffordable, needlessly luxurious housing options in a county with more than 75,000 uninhabited homes seem necessary or anything other than a quest to control the makeup and flow of a single city/area? Forcing the hands of myriad families by failing them as citizens first via lack of review and then as humans by once again imposing gentrification as domestic imperialism seems like a rather poor choice and one rooted solely in the hushed agreements of development dollars and promises to alter the makeup using thinly veiled messages. Please break that cycle.

I implore you as a person not only from SoCal and areas directly impacted by similar actions but as a person deeply concerned with preserving the beauty of California's nature to not approve of or go through with this project. There is no great boon waiting at the end, no reward beyond the cold embrace of a depersonalized check that has driven actions so far - and the path to that false gain is literally through lands that not only lack the need for development but would suffer and spread a wave of suffering through the immediate area. Once again I must emphasize: do not go through with this project.

Thank you for your time.

- Matthew

From: Aldo Garbellini <[REDACTED]>
Sent: Monday, April 19, 2021 7:04 PM
To: Aldo Garbellini <[REDACTED]>; Alineh Anaiis Garbellini-Ghazarian
<[REDACTED]>; City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: developers

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

The developer, Planet Home Living, is not a local company. They wish to alter a neighborhood for the purposes of making lots of money, while not considering those of us who live in the area. If the developers lived and voted for the local city council, that would be a different matter. Instead, they come in, destroy what once was a quiet and well-managed area, and add traffic, destroy green spaces, and degrade the calm and quiet character of the community.

Developers (PHL) do not vote, do not purchase items from the neighborhood we live in, do not add value to our community, but extract profits, and go to degrade the next area.

Habitat for red-tailed hawk would be lost,

Habitat for other local wildlife, in an urban area like Los Angeles County, which needs more and not less open green spaces,

No EPA, seismic, or other studies provided.

No fire safety plan developed or provided,

The tranquility of the community would be disrupted, and the consequent changes would make the area less agreeable.

the City Council knows that citizens in the community matter, not the thoughtless and inconsiderate designs for increasing the wealth of a few at the expense of the community. You are beholden to people, not the financial interests of developers. Remember the people voted you in, not developers.

I am happy to know that the morally correct thing to do, to say "no thanks" to ruining South Pasadena is uppermost on your minds, city council. Your responsibility goes beyond any contributions you may have received, and as a representative of a representative government, you are privileged to serve the interests of the community, not people who do not live nearby, and who will extract wealth out of SoPas.

Aldo Garbellini

--

[REDACTED]
[REDACTED]

[REDACTED] (c), or try SKYPE

From: Sam Burgess [REDACTED] >
Sent: Monday, April 19, 2021 8:18 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Closed Session Special Meeting April 20, 2021

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.

Item #1--Moffit Street
Sam Burgess

Tonight, South Pasadena is being asked to approve or reject a street extension and tree removal project that would allow the construction of a housing project not in the City of South Pasadena but the Community of El Sereno in the City of Los Angeles.

This housing project, without any participation of the City of South Pasadena, was reviewed and approved by the City of Los Angeles.

The approval could not have gone forward without the knowledge of the El Sereno Council Member. Yet, it appears the Council Member did not hold public information meetings with residents, ignored their concerns, or the residents simply did not get involved.

Because of their inability to stop the construction proposal in its initial phase or because of lack of action on their part residents of El Sereno are venting their anger towards the City of South Pasadena.

At tonight's meeting, the El Sereno Community will provide a video to help bolster their argument the street extension should be denied. A part of that video states, "...the project is unsustainable, dangerous, racist, and contributes to loss of habitat for protected species...".

An accusation of racism is not unusual for those who are, in fact, racists themselves. Charging another with racism simply because you disagree with their opinion is itself racism.

Here, El Sereno, the appellant, seems to believe because the Planning Commission of the City of South Pasadena recommended the street extension be approved is proof South Pasadena is racists.

Remember, it was Los Angeles that created this problem by approving the housing project. The Planning Commission was simply recommending what they believed was required by law.

As to the issue before you this evening, I believe, despite the intolerance and racism exhibited by the El Sereno community, the applicant's request for a street extension should be rejected.

Approval of the street extension will almost certainly encourage applications for the development of the remaining open land both in El Sereno and South Pasadena.

If the housing project were in South Pasadena it would have been denied and the question of the street extension moot.

South Pasadena is now caught in an unenviable position. Approval of the extension will continue the present appellant lawsuit but rejection of the extension will surely cause a lawsuit by the applicant, Planet Home Living.

That concludes my remarks.

Thank You

From: C Alc. <[REDACTED]>
Sent: Monday, April 19, 2021 9:17 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Moffatt Street Extension (project no. 2355-APP)

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

This is a Public Comment by Citlalli Alcaraz for the Moffatt Street Extension (project no. 2355-APP).

I object to further development as it will threaten wildlife and decrease quality of life for humans as well. As a geographer and graduate from Cal Poly Pomona, I believe that all wild spaces in LA County are important.

Wildlife depends on connected parcels of land. As developers continue to encroach further into the area this will especially affect the creatures that call Elephant Hill home. A fully functioning ecosystem depends on biodiversity. Development will isolate Elephant Hill and the wildlife that live there. Predators will lose spaces to hunt and prey animals will lose spaces to forage. Reducing spaces for native plants will also result in weaker populations, due to reduced genetic diversity.

A black walnut tree has already fallen to development. This tree likely provided food and habitat for wildlife. It is a tragic loss for the community.

Humans also depend on HEALTHY green spaces. The Urban Heat Island effect, increased temperature in cities, is directly tied to the loss of green spaces. Wild areas also help control and regulate disease by providing home for animals such as rats, mice, and raccoons. Without spaces to live in or predators to help regulate populations, pests can begin to encroach into homes and businesses.

I humbly ask the city to reconsider the development of Moffatt Street.

Citlalli Alcaraz

From: y g <[REDACTED]>
Sent: Monday, April 19, 2021 10:32 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Moffat st. extension project 2355-AP.

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

My name is Jackie Gradilla, I'm emailing for Moffat st. extension project 2355-AP. As a community member, I do not approve of the actions that South Pasadena have taken in part to have this development recklessly approved to please developers that are not of the community. El Sereno is a majority immigrant working class community, unfortunately people not of the community want to build their developments no matter what the cost is. This is an incredibly racist project that should have never been approved! Shame on you South Pasadena, we see what your actions prioritize despite.

This proposed construction violates the rights of the property owners and residents of the affected areas in terms of potential displacement, increased traffic and related health issues, as well as impacting the wildlife and plantlife of the area - including multiple endangered Southern California Black Walnut Trees. The piecemealing of this project in order to avoid having to produce an environmental impact report is also unconscionable.

South Pasadena gave up all rights to the easement in the 1960's. South Pasadena has no right to approve this road since they gave up their easement rights in the 1960's. This is one of several dishonest actions that South Pasadena has taken.

Dishonest actions that South Pasadena have taken are:

South Pasadena is illegally acting as the Lead Agency on a project that affects Los Angeles.

South Pasadena withheld meeting minutes to cover up the fact that they don't have any rights to approve this project.

Later this year the Northeast Los Angeles Community Plan will be revisiting the zoning of these lots on the hill (last revisited 21 years ago). The community believes the R1 zoning of the landlocked lots is antiquated and we will be working with the Advisory Committee to make sure that this hill and other hills like it in El Sereno are properly zoned to serve the needs of our community today not the community of El Sereno in 1923. South Pasadena may have essentially approved a private street to nowhere. This is irresponsible.

Dishonest actions by developers, Planet Home Living:

This project is being piecemealed in order to avoid having to produce a CEQA report

No one has seen plans for the development that would happen in LA. Allowing for the developers to build whatever they please. There is no accountability with South Pasadena or the developers, Planet Home Living.

The property owner that the easement lies on is strongly opposed to this project and was lied to and later threatened by the developer.

The developer has not produced any real plans for the construction of the private street connecting to Lowell Ave.

Sincerely,

Jacqueline G.

From: Jacqueline Gradilla <[REDACTED]>
Sent: Monday, April 19, 2021 10:34 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Moffat st. extension project 2355-AP.

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

My name is Jackie Gradilla, I'm emailing for Moffat st. extension project 2355-AP. As a community member, I do not approve of the actions that South Pasadena have taken in part to have this development recklessly approved to please developers that are not of the community. El Sereno is a majority immigrant working class community, unfortunately people not of the community want to build their developments no matter what the cost is. This is an incredibly racist project that should have never been approved! Shame on you South Pasadena, we see what your actions prioritize despite.

This proposed construction violates the rights of the property owners and residents of the affected areas in terms of potential displacement, increased traffic and related health issues, as well as impacting the wildlife and plantlife of the area - including multiple endangered Southern California Black Walnut Trees. The piecemealing of this project in order to avoid having to produce an environmental impact report is also unconscionable.

South Pasadena gave up all rights to the easement in the 1960's. South Pasadena has no right to approve this road since they gave up their easement rights in the 1960's. This is one of several dishonest actions that South Pasadena has taken.

Dishonest actions that South Pasadena have taken are:

South Pasadena is illegally acting as the Lead Agency on a project that affects Los Angeles.

South Pasadena withheld meeting minutes to cover up the fact that they don't have any rights to approve this project.

Later this year the Northeast Los Angeles Community Plan will be revisiting the zoning of these lots on the hill (last revisited 21 years ago). The community believes the R1 zoning of the landlocked lots is antiquated and we will be working with the Advisory Committee to make sure that this hill and other hills like it in El Sereno are properly zoned to serve the needs of our community today not the community of El Sereno in 1923. South Pasadena may have essentially approved a private street to nowhere. This is irresponsible.

Dishonest actions by developers, Planet Home Living:

This project is being piecemealed in order to avoid having to produce a CEQA report

No one has seen plans for the development that would happen in LA. Allowing for the developers to build whatever they please. There is no accountability with South Pasadena or the developers, Planet Home Living.

The property owner that the easement lies on is strongly opposed to this project and was lied to and later threatened by the developer.

The developer has not produced any real plans for the construction of the private street connecting to Lowell Ave.

Sincerely,

Jacqueline G.

From: Laura Tejada <[REDACTED]>
Sent: Tuesday, April 20, 2021 7:45 AM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Public comment // Special Hearing Moffatt Street extension

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

To whom it may concern,

I am emailing In regards to 2355-APP. My name is Laura Tejada and I am from East Los Angeles, CA.

I am against the moffatt street extension, this would cause huge issues in the El Sereno community. This extension would destroy a vital wildlife corridor, increase pollution for the LA area which by default affects low class communities, the excavation on hillside would also further affect homes in the area that are shifting.

Overall this is a terrible idea that would further affect longstanding communities. We do not need more development there's empty luxury buildings, we do not need the rent to keep skyrocketing due to these extensions and developments. Do not extend Moffatt street!

Sent from my iPhone

From: Trenstas Collective [REDACTED] >
Sent: Tuesday, April 20, 2021 8:00 AM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Moffat st. extension project 2355-AP

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.

Jackie G., I'm emailing for Moffat st. extension project 2355-AP. As a community member, I do not approve of the actions that South Pasadena have taken in part to have this development recklessly approved to please developers that are not of the community. El Sereno is a majority immigrant working class community, unfortunately people not of the community want to build their developments no matter what the cost is. This is an incredibly racist project that should have never been approved! Shame on you South Pasadena, we see what your actions prioritize despite.

This proposed construction violates the rights of the property owners and residents of the affected areas in terms of potential displacement, increased traffic and related health issues, as well as impacting the wildlife and plantlife of the area - including multiple endangered Southern California Black Walnut Trees. The piecemealing of this project in order to avoid having to produce an environmental impact report is also unconscionable.

South Pasadena gave up all rights to the easement in the 1960's. South Pasadena has no right to approve this road since they gave up their easement rights in the 1960's. This is one of several dishonest actions that South Pasadena has taken.

Dishonest actions that South Pasadena have taken are:

South Pasadena is illegally acting as the Lead Agency on a project that affects Los Angeles.

South Pasadena withheld meeting minutes to cover up the fact that they don't have any rights to approve this project.

Later this year the Northeast Los Angeles Community Plan will be revisiting the zoning of these lots on the hill (last revisited 21 years ago). The community believes the R1 zoning of the landlocked lots is antiquated and we will be working with the Advisory Committee to make sure that this hill and other hills like it in El Sereno are properly zoned to serve the needs of our community today not the community of El Sereno in 1923. South Pasadena may have essentially approved a private street to nowhere. This is irresponsible.

Dishonest actions by developers, Planet Home Living:

This project is being piecemealed in order to avoid having to produce a CEQA report

No one has seen plans for the development that would happen in LA. Allowing for the developers to build whatever they please. There is no accountability with South Pasadena or the developers, Planet Home Living.

The property owner that the easement lies on is strongly opposed to this project and was lied to and later threatened by the developer.

The developer has not produced any real plans for the construction of the private street connecting to Lowell Ave.

Sincerely,

Jackie G.

From: Lisa Fredriksen <[REDACTED]>
Sent: Tuesday, April 20, 2021 11:37 AM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Special Hearing 4/20/2021 for Moffatt Street Extension Project No. 2355-AP

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 wholeheartedly OPPOSE the Moffatt Street Extension. I am a seven year resident/property owner in El Sereno 90032. South Pasadena many years ago (in the 1970's) put up a mini WALL to obstruct access from El Sereno to South Pasadena. Why? Because the City of South Pasadena wanted to keep the Latino "riff raff" from easily accessing their "white" upscale neighborhood. I'll gladly go around to Fremont Avenue or use Monterey Road, thank you.

Now South Pasadena, with nowhere else to build in their own zip code, has decided that the 90032 border is "just the place" to take over and RUIN a Wildlife Movement Corridor which connects up with Elephant Hill in El Sereno. Really. You want to take Moffatt Street in South Pasadena on the border of El Sereno and BULLDOZE through a wildlife corridor into our zip code 90032 thereby extending your dead end Moffatt Street so it will then be designated as South Pasadena so developers can develop upscale million+ housing. How messed up is that? This is the City of Los Angeles NOT the City of South Pasadena. There is a city boundary and you can't on a whim decide to take it for yourselves and change the landscape including removal of threatened Southern California Black Walnut trees because you have a ton of cash.

This project needs to be DENIED and all future projects like this. It's incomprehensible to me that the GREED involved is so blatantly EGREGIOUS. We won't stand by silently here in the 90032.

Lisa Fredriksen/Property Owner

[REDACTED] Los Angeles CA 90032

[REDACTED]

From: Wendy Gutschow <[REDACTED]>
Sent: Tuesday, April 20, 2021 12:05 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Special Hearing for Moffatt Street Extension

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

My name is Wendy Gutshow, I am a resident of South Pasadena. The following comment is in regard to the Special hearing for the Moffatt Street Extension (Project No 2355-APP)

Dear Elected officials of the City of South Pasadena,
I oppose the Moffatt St. Extension. The rehearing of this project to apply another CEQA exemption only goes to show that our city was wrong the first time and now I am letting you know (again) that you are once again wrong to approve this project.

Why is our city trying so hard to get this project done without regard for the proper process, when it clearly doesn't benefit our city??? Instead of listening to your residents, you would rather face a lawsuit over a discretionary decision?

Acting as lead agency for a project where the majority of the impact in Los Angeles is IRRESPONSIBLE and will only get the city into more legal trouble. Hasn't the city learned is lessons with all the legal trouble and corruption that has plagued us for the last while? The CEQA exemptions being claimed are not valid, nor is the biological survey that is being cited as support. There have been no studies on the impact the street would have to the city of Los Angeles. Why is South Pasadena pushing this project through without an agreement with Los Angeles? We, the residents of South Pasadena deserve transparency!

I hope you all can vote with your conscience and do away with this ridiculous project once and for all. Stop stalling and make the right decision.

Respectfully,

Wendy Gutschow

From: Jasmine Trinidad <[REDACTED]>
Sent: Tuesday, April 20, 2021 12:52 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Save the El Sereno Hills

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

Hello,

I'm a resident of Pasadena Ca, and I'm emailing today about the plan to build luxury homes on protected land. Planet Home Living exploits brown communities, destroys fragile native ecosystems and displaces working-class people and wildlife. How can we let this happen? Pasadena needs to protect their people and wildlife. I believe we can do the right thing here. Stop PHL and protect your residents, protect our native ecosystems, and protect our wildlife! Let's do the right thing.

-Jasmine

[Sent from Yahoo Mail on Android](#)

From: Jacqueline M <[REDACTED]>
Sent: Tuesday, April 20, 2021 1:11 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: In opposition to Moffatt Street Extension - project no. 2355-APP

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

Hello

This public comment is for the Special Hearing for the Moffatt Street Extension (project no. 2355-APP).

I'm Jacqueline Mejia and I'm a long-time (over 20 years) South Pasadena resident, in fact I was raised in South Pasadena my whole life, and I find it deeply disappointing that this project was ever even proposed. This project is a fire hazard, unsustainable, dangerous, and actively destroys wildlife that is valuable to this earth and local ecosystem. This would contribute to habitat loss for protected and endangered species, while also contributing to environmental racism. It is irresponsible and completely disrespectful. This proposed project is disrespectful and directly harmful to the Indigenous people of this land (the Tongva), the local residents, and the environment. I expect better from a city that prides itself on being "environmentally conscious" and "family oriented / friendly". Is this how you intend on treating humans and creatures outside of the boundaries of South Pasadena?

Do better, remedy this situation.

Sincerely,
A passionate resident of South Pasadena

From: Cindy Juarez <[REDACTED]>
Sent: Tuesday, April 20, 2021 1:58 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Moffat Street Extension Project No. 2355-APP

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

Moffat Street Extension Project No. 2355-APP

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

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

Reasons to oppose the project:

-
- Developer, Planet Home Living
- is claiming CEQA class 32 exemption they don't qualify for
-
-
- The developers biological
- survey is inaccurate and inadequate stating there are no Southern California Black Walnut Trees in the area
-
-
- South's Pasadena's notice
- mentions that there is no suitable habitat for special status plants and wildlife, yet they themselves are providing a tree removal permit for a special status tree (Southern California Black Walnut) in the same project
-
-
- Hillside should not be built
- on or excavated. There is instability as it is made of clay and shale and near the Raymond fault. There are already problems with homes shifting around. More excavation WILL create problems surrounding homes.
-

-
- Gentrification, increased
- housing costs. The proposed homes start at \$1.5m. There are 93,000 housing units sitting vacant in L.A, many of them luxury.
-
-
- This is environmental racism
- by SP by requiring all the traffic and pollution to be redirected to L.A
-
-
- Their exemption claims to have no impact on traffic but a traffic study has NOT been conducted.
-
-
- Project would create severe fire hazards. No plan has been discussed
-
-
- Project would destroy a vital wildlife corridor.
-

Sincerely,
Cindy Gradilla-Juarez

From: MARINA PEREZ <[REDACTED]>

Sent: Tuesday, April 20, 2021 2:31 PM

To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>; City Clerk's Division <CityClerk@southpasadenaca.gov>; Maria Ayala <mayala@southpasadenaca.gov>; Diana Mahmud <dmahmud@southpasadenaca.gov>; City Manager's Office <cmoffice@southpasadenaca.gov>

Subject: PUBLIC COMMENT Special Hearing for the Moffatt Street Extension (Project No. 2355-APP)

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

I am emailing on behalf of all the LA county residents impacted by the proposed construction on Moffatt Street. As a long-term resident of NorthEast Los Angeles, I understand how our shared geographies with South Pasadena influence human and non-human habitat. We continue to experience extreme environmental and social-cultural impacts due to the rapid changes of physical and cultural landscape. Please know, we do NOT need any more luxury housing!! This project does not support any of the long-term residents in the area.

In addition, the proposed project will demolish important environmental ecosystems that support healthy wildlife and California Native plants and flora. There is PUBLIC documentation that demonstrates there are Southern California Black Walnut Trees on the parcel! The biological survey conducted by the developer provided insufficient and unreliable information that could lead the city council to make ill-informed decisions that will impact our environmental and community health.

Please know you can NOT undo the harm and destruction caused on wildlife spaces! Our communities need to maintain these spaces to ensure a future for the next generation.

Please stand with the community in saying NO to the construction on Moffatt Street!!!

Thank you,
Marina Perez

From: kenneth simoneit <[REDACTED]>
Sent: Tuesday, April 20, 2021 2:31 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Project No 2355-APP (2191-HDP/TRP)

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.

We as property owners/residents at 2051 Maycrest Ave, corner of Moffit and Maycrest as well as our neighbors in South Pasadena and El Sereno, oppose the opening of a South Pasadena city street for a project in LA County. We will receive no benefit only months of excess dust, noise, and increased traffic, auto and foot. If LA County wants this project on an active fault, on unstable ground, they have street access to the lots and can make thier own improvements for access. This has not happened, I feel due to the tremendous cost of the necessary infrastructure required to their city streets to develop those lots. It is not SP's responsibility to the developer who is the only one to profit form this approval.

From: WISPPA <[REDACTED]>

Sent: Tuesday, April 20, 2021 2:42 PM

To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>; Diana Mahmud <dmahmud@southpasadenaca.gov>; Michael Cacciotti <mcacciotti@southpasadenaca.gov>; Jack Donovan <jdonovan@southpasadenaca.gov>; Jon Primuth <jprimuth@southpasadenaca.gov>; Evelyn Zneimer <ezneimer@southpasadenaca.gov>

Cc: Mary Uruhart <[REDACTED]>; Ellen Teez <[REDACTED]>; Ellen Wood <[REDACTED]>; Elisabeth Emirhanian <[REDACTED]>; Dollie Chapman <[REDACTED]>; Sean Joyce <sjoyce@southpasadenaca.gov>

Subject: Comment for Special Closed City Council Meeting 4/20/21 - Agenda item A

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 Mayor Mahmud, Mayor Pro Tem Cacciotti, and Council Members Zneimer, Primuth and Donovan,

As the Executive Board of WISPPA, we feel it incumbent upon us to urge City Council to rescind its offer to City Manager Candidate Jordan.

Research of this candidate's track record as a City Manager leads many in South Pasadena to believe the following points:

- 1) Candidate Jordan supported a police chief that did not appropriately discipline his officer's racist actions, which ultimately resulted in a significant judgment against the city. The information available online suggests Candidate Jordan was aware of the police chief's failings and supported him nonetheless.
- 2) The information online indicates that this candidate ignored a vote by the City Council when he was the City Manager.
- 3) The candidate appears to have left not one but two cities where he previously worked with a questionable record.

These facts alone make it difficult to have any confidence this candidate can succeed once he is hired. South Pasadena is still recovering from a problematic former City Manager. We cannot risk history repeating itself. We need someone who can move our city forward without controversy from day one.

We hope that you will have the wisdom to quickly move forward with another candidate and avoid putting our city through months and years of heartache.

Respectfully,

Mary Uruhart, WISPPA President
Ellen Daigle, WISPPA Vice-President
Ellen Wood, WISPPA Treasurer

Betty Emirhanian, WISPPA Communications Chair
Dollie Chapman, WISPPA Membership Chair

From: R G <[REDACTED]>
Sent: Tuesday, April 20, 2021 2:53 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Moffat Street Extension Project No. 2355 APP

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

Moffat Street Extension Project No. 2355-APP

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

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

Reasons to oppose the project:

- Developer, Planet Home Living is claiming CEQA class 32 exemption they don't qualify for
- The developers biological survey is inaccurate and inadequate stating there are no Southern California Black Walnut Trees in the area
- South's Pasadena's notice mentions that there is no suitable habitat for special status plants and wildlife, yet they themselves are providing a tree removal permit for a special status tree (Southern California Black Walnut) in the same project
- Hillside should not be built on or excavated. There is instability as it is made of clay and shale and near the Raymond fault. There are already problems with homes shifting around. More excavation WILL create problems surrounding homes.
- Gentrification, increased housing costs. The proposed homes start at \$1.5m. There are 93,000 housing units sitting vacant in L.A, many of them luxury.
- This is environmental racism by SP by requiring all the traffic and pollution to be redirected to L.A
- Project would create severe fire hazards. No plan has been discussed
- Project would destroy a vital wildlife corridor.

Sincerely,
Ruben Gradilla

From: Abbey Campbell <[REDACTED]>
Sent: Tuesday, April 20, 2021 3:44 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Special Hearing for Moffatt Street Extension (Project No. 2355-APP)

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

Hello,

My name is Abbey Campbell and I am a homeowner in nearby Mt Washington. I am writing to oppose the Moffat Street extension, and urge you to deny it. The CEQA exemptions that are claimed, as well as the biological survey are misleading and ill-informed--the site is home to many critical species including threatened California Black Walnut trees, which are a keystone species for our wildlife. In this time of looming climate crises and ecological collapse, it is more important than ever for we as Californians to support our biodiversity wherever possible, even right in our midst. We cannot lose such valuable resources, especially for such low-value housing stock.

Thank you,
Abbey Campbell

From: Sam Tayag <[REDACTED]>
Sent: Tuesday, April 20, 2021 3:46 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Moffatt Street Expansion

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.

Approval of this project flies in direct contradiction to what is best for the community's quality of life and what is best for already struggling native wildlife. Any pursuit of approval based on this inaccurate, contradictory data and in consideration of unpermitted actions on this plot by the developer shows a brazen disregard for the people you serve and the community you are accountable to.

Deny this project once and for all.

Sincerely,
Sam Tayag

[REDACTED]
[REDACTED]

From: Nancy Morales <[REDACTED]>
Sent: Tuesday, April 20, 2021 3:54 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Moffatt st extension PROJECT NO. 2355-APP

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

My name is Nancy Morales and I urge you to please stop this project. From the information I have read the project will cause environmental harm to the area's local wildlife. Additional to this, the project has not conducted the effects on traffic and would be a severe fire hazard. This project is irresponsible and inconsiderate of the life that it will negatively impact. Please stop this project

Special Closed Session City Council Meeting
E-mail Public Comment 04/20/2021

AGENDA ITEM NO. A
Public Employment
Title: City Manager

1. Alan Ehrlich
2. Ron Rosen
3. Mark Haines
4. Phung Huynh
5. Henry C Wong
6. Richard Elbaum
7. Sherry Plotkin

From: Alan Ehrlich <[REDACTED]>

Sent: Monday, April 19, 2021 8:23 PM

To: Jon Primuth <jprimuth@southpasadenaca.gov>; City Council Public Comment <ccpubliccomment@southpasadenaca.gov>

Cc: Diana Mahmud <[REDACTED]>; Jack Donovan <jdonovan@southpasadenaca.gov>; Michael Cacciotti <mcacciotti@southpasadenaca.gov>; Evelyn Zneimer <ezneimer@southpasadenaca.gov>; Sean Joyce <sjoyce@southpasadenaca.gov>; Joanna Hankamer <jhankamer@southpasadenaca.gov>; Brian Solinsky <bsolinsky@southpasadenaca.gov>; Sheila Pautsch <spautsch@southpasadenaca.gov>; Paul Riddle <priddle@southpasadenaca.gov>; Shahid Abbas <sabbas@southpasadenaca.gov>; Tamara Binns (Personal) <[REDACTED]>; City Clerk's Division <CityClerk@southpasadenaca.gov>

Subject: Chris Jordan, Fesser Lawsuit

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.

City clerk, please include this email as public comment for the newly called special council meeting tomorrow night, Closed Session Agenda Item 1, City Manager

There is some new information to my earlier public comment that the council should be aware of. The Michael Fesser lawsuit, the false arrest of a black man in West Linn, Or, mentioned in items 6, 7, & 8 below, which occurred during the tenure of Police Chief Timeus, who your applicant, Jordan hired, was reported in the Washington Post, as in Washington DC.

<https://www.washingtonpost.com/nation/2020/02/18/oregon-discrimination-arrest/>

I'm just guessing, but I don't think this is the type of national exposure South Pasadena wants or needs while our own department and former police chief are under investigation, during the national awareness of Black Lives Matter and now with the Chauvin trial in the hands of the jury. I don't know how this council might expect to tap dance around your decision to hire the applicant who hired that police chief.

I'm guessing that many of the people who elected you will be calling, emailing, and making public comments for both tomorrow night's special closed session meeting and Wednesday's regular council meeting. Good luck to you with that.

Alan Ehrlich, Civic Watchdog

[Public Comment Agenda Item #18 for 4/21 Council Meeting](#)

[Dear Council member Primuth and fellow city council members,](#)

[I appreciate being able to share my reservations with you \(Jon\) yesterday about the applicant the council has selected, Christopher Jordan, to become the next city manager. After further research into the work history of applicant Jordan and consideration of your comments, I am even more opposed to this applicant than before.](#)

- [1. You claim the members of the city council \(South Pasadena city council members\) were aware applicant Jordan was fired from his last two city manager](#)

positions in West Linn, Or and Los Altos, CA, with six figure severance packages.

2. You claim the members of the city council were aware applicant Jordan withheld critical financial information from city officials in Los Altos.
3. You claim members of the city council were the council was aware applicant Jordan was insubordinate to his employer, the Los Altos city council by refusing to comply with a majority vote of the council.
4. You claim members of the city council were aware applicant Jordan hired an unqualified police chief in West Linn, without doing a thorough background check, to lead the West Linn police department, and further
5. You claim the members of the city council were aware applicant Jordan declined to review a 100 page investigation completed in 2008 of Police Chief Timeus and the department, instead, Jordan tried to have the report sealed
6. You claim members of the city council were aware police chief hired by applicant Jordan, Timeus, in 2017, as a favor for his fishing buddy, illegally investigated and arrested a black man, Michael Fesser, and further,
7. You claim members of the city council were aware that the incident with the police chief cost West Linn a \$600,000 civil settlement, one of the largest wrongful arrest settlements ever in Oregon. The lawsuit was settled just two months, during the time you were interviewing applicant Jordan
8. You claim members of the city council were s aware applicant Jordan has left in his wake a federal police and civil rights investigation in West Linn, FBI and State AG investigations in Los Altos
9. You claim members of the city council were aware of all these **red flags**, yet applicant Jordan was still the most qualified candidate. My only response to that is the executive recruiter the city hired must not be very good if the recruiter could only find 50 completely unqualified candidates. It is unfathomable that any three members, let alone by unanimous vote, agreed that applicant Jordan should be offered the position of city manager.

The city has already spent \$49,000 on an investigation of citizen complaints against the last police chief and SPPD. Given Jordan's actual experience in hiring a police chief and overseeing the functioning of the PD, do you really expect the community to trust the judgement of Mr. Jordan in selecting the next police chief?

I could go on, but what's the point. We all have something (singular) in our backgrounds that we hope might never become public. Mr Jordan does not have something, but rather a record of train wrecks in his background, and these are just from his last two positions. One, maybe two of these items, I might accept given more details and ability to evaluate them 'in context.' But when a candidate has to explain away ALL these issues, this is not a question of context, but of qualifications, integrity and judgement. Mr. Jordan fails on all counts.

You indicated to me that there would be strong set of evaluation criteria, after Mr. Jordan is hired, and a performance review by the city council in 6 months. I replied that I would give you the benefit of the doubt, but the inaction of the last council does not give me comfort that the current council will be any more diligent. If you are so certain of Mr. Jordan's credentials, and he being the city manager in South Pasadena, than may I suggest he only be hired on a six month contract as interim city manager,

same as Sean, while the council takes a mulligan and starts the process anew and finds a more qualified candidate. .

Where there is smoke, there is fire. While I accept that not all 50 applicants may have been qualified, surely some must have been more qualified than Jordan. After all the turmoil created by Stephanie Dewolfe during her less than 3 years here, can the city really afford another 3 years of turmoil until Jordan renegotiates his next severance deal? Is 6 years of turmoil and controversy in city hall going to help our city and businesses recover from the pandemic? Is 6 years of turmoil going to make our city more attractive to future residents, businesses and investors? Is six years of turmoil going to improve our city's reputation and clout with state legislators, the SGV COG, Arroyo Verdugo JPA, SCAG, Caltrans and other (inter)governmental agencies?

Our city deserves better. After the Dewolfe debacle, the residents who elected you expect better, in fact, we demand better.

Respectfully,
Alan Ehrlich, Civic Watchdog

"Sunlight is said to be the best of disinfectants."

- Supreme Court Justice Louis Brandeis

"Openness in government is essential to the functioning of a democracy."

- International Federation of Professional & Technical Engineers, Local 21 v. Superior Court California Supreme Court, 42 Cal.4th 319 (2007)

From: Ron Rosen <[REDACTED]>
Sent: Monday, April 19, 2021 9:08 PM
To: Alan Ehrlich <[REDACTED]>
Cc: Jon Primuth <jprimuth@southpasadenaca.gov>; City Council Public Comment <ccpubliccomment@southpasadenaca.gov>; Diana Mahmud <[REDACTED]> Jack Donovan <jdonovan@southpasadenaca.gov>; Michael Cacciotti <mcacciotti@southpasadenaca.gov>; Evelyn Zneimer <ezneimer@southpasadenaca.gov>; Sean Joyce <sjoyce@southpasadenaca.gov>; Joanna Hankamer <jhankamer@southpasadenaca.gov>; Brian Solinsky <bsolinsky@southpasadenaca.gov>; Sheila Pautsch <spautsch@southpasadenaca.gov>; Paul Riddle <priddle@southpasadenaca.gov>; Shahid Abbas <sabbas@southpasadenaca.gov>; Tamara Binns (Personal) <[REDACTED]>; City Clerk's Division <CityClerk@southpasadenaca.gov>
Subject: Re: Chris Jordan, Fesser Lawsuit

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.

Why on God's green earth would you hire someone who is already starting off with this much controversy even if you "think" he's the most qualified? This is just plain idiocy. A man who is reported to be controlling and has a track record of lying to a Council? Really? I would NEVER hire someone that I knew lied to his superiors. I've fired people for less. I warned you that Stephanie DeWolfe was going to be trouble when she misrepresented facts in a newspaper article. You paid no attention. As a City Council, the trust of the people is the most important thing you have. If you hire someone who is already not trusted, you will never gain trust. Some of you think that the people need to be educated. No, the people don't need to be educated. The people don't trust you when you do things like this. If you're new on the Council and you're starting out like this, good luck! Wake up and find someone else. Or fasten your seatbelts, it's going to be a bumpy ride.

On Apr 19, 2021, at 8:23 PM, Alan Ehrlich <[REDACTED]> wrote:

City clerk, please include this email as public comment for the newly called special council meeting tomorrow night, Closed Session Agenda Item 1, City Manager

There is some new information to my earlier public comment that the council should be aware of. The Michael Fesser lawsuit, the false arrest of a black man in West Linn, Or, mentioned in items 6, 7, & 8 below, which occurred during the tenure of Police Chief Timeus, who your applicant, Jordan hired, was reported in the Washington Post, as in Washington DC.
<https://www.washingtonpost.com/nation/2020/02/18/oregon-discrimination-arrest/>

I'm just guessing, but I don't think this is the type of national exposure South Pasadena wants or needs while our own department and former police chief are under investigation, during the national awareness of Black Lives Matter and now with the Chauvin trial in the hands of the jury. I don't know how this council might expect to tap dance around your decision to hire the applicant who hired that police chief.

I'm guessing that many of the people who elected you will be calling, emailing, and making public comments for both tomorrow night's special closed session meeting and Wednesday's regular council meeting. Good luck to you with that.

Alan Ehrlich, Civic Watchdog

Public Comment Agenda Item #18 for 4/21 Council Meeting

Dear Council member Primuth and fellow city council members,

I appreciate being able to share my reservations with you (Jon) yesterday about the applicant the council has selected, Christopher Jordan, to become the next city manager. After further research into the work history of applicant Jordan and consideration of your comments, I am even more opposed to this applicant than before.

- You claim the members of the city council (South Pasadena city council members) were aware applicant Jordan was fired from his last two city manager positions in West Linn, Or and Los Altos, CA, with six figure severance packages.
- You claim the members of the city council were aware applicant Jordan withheld critical financial information from city officials in Los Altos.
- You claim members of the city council were the council was aware applicant Jordan was insubordinate to his employer, the Los Altos city council by refusing to comply with a majority vote of the council.
- You claim members of the city council were aware applicant Jordan hired an unqualified police chief in West Linn, without doing a thorough background check, to lead the West Linn police department, and further
- You claim the members of the city council were aware applicant Jordan declined to review a 100 page investigation completed in 2008 of Police Chief Timeus and the department, instead, Jordan tried to have the report sealed
- You claim members of the city council were aware police chief hired by applicant Jordan, Timeus, in 2017, as a favor for his fishing buddy, illegally investigated and arrested a black man, Michael Fesser, and further,
- You claim members of the city council were aware that the incident with the police chief cost West Linn a \$600,000 civil settlement, one of the largest wrongful arrest settlements ever in Oregon. The lawsuit was settled just two months, during the time you were interviewing applicant Jordan
- You claim members of the city council were s aware applicant Jordan has left in his wake a federal police and civil rights investigation in West Linn, FBI and State AG investigations in Los Altos
- You claim members of the city council were aware of all these red flags, yet applicant Jordan was still the most qualified candidate. My only response to that is the executive recruiter the city hired must not be very good if the recruiter could only find 50 completely unqualified candidates. It is unfathomable that any three members, let alone by unanimous vote, agreed that applicant Jordan should be offered the position of city manager.

The city has already spent \$49,000 on an investigation of citizen complaints against the last police chief and SPPD. Given Jordan's actual experience in hiring a police chief and overseeing the functioning of the PD, do you really expect the community to trust the judgement of Mr. Jordan in selecting the next police chief?

I could go on, but what's the point. We all have something (singular) in our backgrounds that we hope might never become public. Mr Jordan does not have something, but rather a record of train wrecks in his background, and these are just from his last two positions. One, maybe two of these items, I might accept given more details and ability to evaluate them 'in context.' But when a candidate has to explain

away ALL these issues, this is not a question of context, but of qualifications, integrity and judgement. Mr. Jordan fails on all counts.

You indicated to me that there would be strong set of evaluation criteria, after Mr. Jordan is hired, and a performance review by the city council in 6 months. I replied that I would give you the benefit of the doubt, but the inaction of the last council does not give me comfort that the current council will be any more diligent. If you are so certain of Mr. Jordan's credentials, and he being the city manager in South Pasadena, than may I suggest he only be hired on a six month contract as interim city manager, same as Sean, while the council takes a mulligan and starts the process anew and finds a more qualified candidate. .

Where there is smoke, there is fire. While I accept that not all 50 applicants may have been qualified, surely some must have been more qualified than Jordan. After all the turmoil created by Stephanie Dewolfe during her less than 3 years here, can the city really afford another 3 years of turmoil until Jordan renegotiates his next severance deal? Is 6 years of turmoil and controversy in city hall going to help our city and businesses recover from the pandemic? Is 6 years of turmoil going to make our city more attractive to future residents, businesses and investors? Is six years of turmoil going to improve our city's reputation and clout with state legislators, the SGV COG, Arroyo Verdugo JPA, SCAG, Caltrans and other (inter)governmental agencies?

Our city deserves better. After the Dewolfe debacle, the residents who elected you expect better, in fact, we demand better.

Respectfully,
Alan Ehrlich, Civic Watchdog

"Sunlight is said to be the best of disinfectants."

- Supreme Court Justice Louis Brandeis

"Openness in government is essential to the functioning of a democracy."

- International Federation of Professional & Technical Engineers, Local 21 v. Superior Court California Supreme Court, 42 Cal.4th 319 (2007)

From: Mark Haines <[REDACTED]>
Sent: Monday, April 19, 2021 9:14 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: City Manager Candidate

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

To whom it may concern:

I am very disturbed by the articles and reports I've read about City Manager candidate Chris Jordan. I urge you to reconsider this hire and restart the process in an attempt to find a more suitable candidate. I do not believe Mr. Jordan is qualified to represent South Pasadena as our city manager.

Respectfully,
Mark Haines

[REDACTED]
South Pasadena, CA 91030

From: Phung Huynh <[REDACTED]>

Sent: Tuesday, April 20, 2021 10:08 AM

To: Evelyn Zneimer <ezneimer@southpasadenaca.gov>; Sean Joyce <sjoyce@southpasadenaca.gov>; City Clerk's Division <CityClerk@southpasadenaca.gov>; jprimuthjdonovan@southpasadenaca.gov; [REDACTED]; [REDACTED]; Diana Mahmud <dmahmud@southpasadenaca.gov>; Diana Mahmud <[REDACTED]>; Michael Cacciotti - Personal <[REDACTED]>; mcacciotto@southpasadenaca.gov; ezneimer <[REDACTED]>; Jack Donovan <jdonovan@southpasadenaca.gov>; [REDACTED]; Maria Ayala <mayala@southpasadenaca.gov>

Subject: Not in favor in Chris Jordan for City Manager

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

Dear City Councilmembers,

My name is Phung Huynh, and I am a South Pasadena resident. I would like to make a public comment for your closed session meeting tonight reading agenda item #1. I strongly oppose the appointment of Chris Jordan for City Manager. In the aftermath of the lack of transparency and corrupt leadership from our previous city manager and police chief, in addition to last year's social awakening that has prompted us to address systemic racism in our city, it is important that we appoint a city manager who will be honest, ethical, inclusive, and respectful to the needs and culture of South Pasadena residents. Chris Jordan was terminated from his last two city manager positions in West Linn, Oregon and Los Altos, CA, with six figure severance packages. His record shows a lack of respect to work with city council members who are voted by residents, and instead takes on an authoritative stance to leadership and even refused to comply with majority vote of council. Mr. Jordan hired an unqualified police chief in West Linn, without doing a thorough background check, to lead the West Linn police department. This police chief demonstrated racist, homophobic behavior and actions which can be reviewed in an official city investigation. I urge you to not approve Chris Jordan to be South Pasadena's city manager and select a candidate who will best serve our city.

Sincerely,
Phung Huynh

From: Henry C Wong <[REDACTED]>

Sent: Tuesday, April 20, 2021 10:30 AM

To: Alan Ehrlich <[REDACTED]>; Jon Primuth <jprimuth@southpasadenaca.gov>; City Council Public Comment <ccpubliccomment@southpasadenaca.gov>

Cc: Diana Mahmud <[REDACTED]>; Jack Donovan <jdonovan@southpasadenaca.gov>; Michael Cacciotti <mcacciotti@southpasadenaca.gov>; Evelyn Zneimer <ezneimer@southpasadenaca.gov>; Sean Joyce <sjoyce@southpasadenaca.gov>; Joanna Hankamer <jhankamer@southpasadenaca.gov>; Brian Solinsky <bsolinsky@southpasadenaca.gov>; Sheila Pautsch <spautsch@southpasadenaca.gov>; Paul Riddle <priddle@southpasadenaca.gov>; Shahid Abbas <sabbas@southpasadenaca.gov>; Tamara Binns (Personal) <[REDACTED]>; City Clerk's Division <CityClerk@southpasadenaca.gov>

Subject: Re: Opposed to hiring Christopher Jordan to become South Pasadena city manager

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 Members,

Mr. Alan Ehrlich's email raises serious questions on the recommendation to hire Christopher Jordan as the next South Pasadena City Manager. If the information cited in Mr. Ehrlich's email is accurate, I do not support the hiring of Mr. Jordan as the City Manager. If Mr. Jordan was in fact fired from his last two city manager positions in West Linn, Oregon and Los Altos, California, this alone would be enough for me not to support the hiring of Mr. Jordan.

Respectfully,

Henry C. Wong, Esq.

[REDACTED]
South Pasadena, CA 91030
[REDACTED]

On 4/19/2021 7:12 PM, Alan Ehrlich wrote:

[Public Comment Agenda Item #18 for 4/21 Council Meeting](#)

Dear Council member Primuth and fellow city council members,

I appreciate being able to share my reservations with you (Jon) yesterday about the applicant the council has selected, Christopher Jordan, to become the next city manager. After further research into the work history of applicant Jordan and consideration of your comments, I am even more opposed to this applicant than before.

1. You claim the members of the city council (South Pasadena city council members) were aware applicant Jordan was fired from his last two city manager positions in West Linn, Or and Los Altos, CA, with six figure severance packages.

2. You claim the members of the city council were aware applicant Jordan withheld critical financial information from city officials in Los Altos.
3. You claim members of the city council were the council was aware applicant Jordan was insubordinate to his employer, the Los Altos city council by refusing to comply with a majority vote of the council.
4. You claim members of the city council were aware applicant Jordan hired an unqualified police chief in West Linn, without doing a thorough background check, to lead the West Linn police department, and further
5. You claim the members of the city council were aware applicant Jordan declined to review a 100 page investigation completed in 2008 of Police Chief Timeus and the department, instead, Jordan tried to have the report sealed
6. You claim members of the city council were aware police chief hired by applicant Jordan, Timeus, in 2017, as a favor for his fishing buddy, illegally investigated and arrested a black man, Michael Fesser, and further,
7. You claim members of the city council were aware that the incident with the police chief cost West Linn a \$600,000 civil settlement, one of the largest wrongful arrest settlements ever in Oregon. The lawsuit was settled just two months, during the time you were interviewing applicant Jordan
8. You claim members of the city council were s aware applicant Jordan has left in his wake a federal police and civil rights investigation in West Linn, FBI and State AG investigations in Los Altos
9. You claim members of the city council were aware of all these **red flags**, yet applicant Jordan was still the most qualified candidate. My only response to that is the executive recruiter the city hired must not be very good if the recruiter could only find 50 completely unqualified candidates. It is unfathomable that any three members, let alone by unanimous vote, agreed that applicant Jordan should be offered the position of city manager.

The city has already spent \$49,000 on an investigation of citizen complaints against the last police chief and SPPD. Given Jordan's actual experience in hiring a police chief and overseeing the functioning of the PD, do you really expect the community to trust the judgement of Mr. Jordan in selecting the next police chief?

I could go on, but what's the point. We all have something (singular) in our backgrounds that we hope might never become public. Mr Jordan does not have something, but rather a record of train wrecks in his background, and these are just from his last two positions. One, maybe two of these items, I might accept given more details and ability to evaluate them 'in context.' But when a candidate has to explain away ALL these issues, this is not a question of context, but of qualifications, integrity and judgement. Mr. Jordan fails on all counts.

You indicated to me that there would be strong set of evaluation criteria, after Mr. Jordan is hired, and a performance review by the city council in 6 months. I replied that I would give you the benefit of the doubt, but the inaction of the last council does not give me comfort that the current council will be any more diligent. If you are so certain of Mr. Jordan's credentials, and he being the city manager in South Pasadena, than may I suggest he only be hired on a six month contract as interim city manager, same as Sean, while the council takes a mulligan and starts the process anew and finds a more qualified candidate. .

Where there is smoke, there is fire. While I accept that not all 50 applicants may have been qualified, surely some must have been more qualified than Jordan. After all the turmoil created by Stephanie Dewolfe during her less than 3 years here, can the city really afford another 3 years of turmoil until Jordan renegotiates his next severance deal? Is 6 years of turmoil and controversy in city hall going to help our city and businesses recover from the pandemic? Is 6 years of turmoil going to make our city more attractive to future residents, businesses and investors? Is six years of turmoil going to improve our city's reputation and clout with state legislators, the SGV COG, Arroyo Verdugo JPA, SCAG, Caltrans and other (inter)governmental agencies?

Our city deserves better. After the Dewolfe debacle, the residents who elected you expect better, in fact, we demand better.

Respectfully,
Alan Ehrlich, Civic Watchdog

"Sunlight is said to be the best of disinfectants."

- Supreme Court Justice Louis Brandeis

"Openness in government is essential to the functioning of a democracy."

- International Federation of Professional & Technical Engineers, Local 21 v. Superior Court California Supreme Court, 42 Cal.4th 319 (2007)

From: Rich Elbaum <[REDACTED]>
Sent: Tuesday, April 20, 2021 1:46 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: Public Comment: Agenda Item A, April 20 Closed Session

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

My name is Richard Elbaum, and I am a 15-year resident of South Pasadena.

I am very appreciative that the City Council is determined to repair the distrust in South Pasadena government that many residents have, largely as a result of two disastrous hirings for City Manager and Chief of Police. Those people were, in essence, kicked out of their jobs, due in large part to their disregard for the community, their lack of transparency and their disregard for people of color.

Because of these past disastrous hires, and because South Pasadena—like all American cities in 2021—must pay closer attention to issues of racial inequity as well as policing, I am sure that every Councilmember recognizes the importance of hiring a new City Manager whose track record regarding these issues is impeccable, without even the slightest hint of past problems. Remember, this is the person who will decide who our next police chief is, and who will supervise that person.

Yes, I realize there is not necessarily a “smoking gun” in Chris Jordan’s past; certainly nothing that caused him to be terminated from a previous position. I am not pronouncing him guilty of anything. In fact, I’m sure he is very capable of doing a great job carrying out many of the duties of City Manager. But because of the reasons I have just articulated about the current issues facing South Pasadena in 2021, I am stunned that the City Council would propose hiring a City Manager where there is even the appearance of anything problematic, especially relating to racism by a police chief working under him when he was City Manager of West Linn, Oregon.

Every member of the Council has over the past year expressed their commitment to racial equity in South Pasadena. If you truly meant that, and if you are sincerely committed to restoring our trust in city government and in the police, why wouldn’t you find a City Manager with a less problematic track record on racial equity and fair policing? If you really want to restore our trust in city government, hire someone who would start on Day One with the community’s trust and confidence.

From: Sherry Plotkin <[REDACTED]>
Sent: Tuesday, April 20, 2021 3:57 PM
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>
Subject: City Manager

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

Dear City Council,

My name is Sherry Plotkin and I cannot be here tonight because of some emergency dental work (I'd rather be with you). Living in SP for 40+ years we have so many experiences but by far, our experience with the School Superintendent was so similar to our city manager situation that it is like deja' vu!.. I am appalled at the thought of hiring Christopher Jordan as city manager and at the damage he can cause before we even realize it. Several years ago, we had a similar problem with a SP school superintendent(his last name was Arias) and the short time he was working for us caused such damage here for many years to come. He brought in many unqualified friends,, and transferred his favorites including some existing teachers to positions of power to support his plans and he was switching principals like musical chairs to the various schools all at the same time even though for 1 example an elementary principal was going to the high school as the assistant principal. In hindsight there were red flags but the school board made decisions in those days by consensus. He was finally stopped when 1 brave person recorded a conversation. When we were finally able to get him out, it cost us \$100K+ to pay him off since we didn't have a legal, under the law proof, except we know he turned our school district upside down. Some of you may remember all of this pain!

PLEASE PLEASE PLEASE consider very carefully and look for those red flags. There are plenty of them!

**Thank you for your time,
Sherry Plotkin**

[REDACTED]

You can't control the wind, but you can adjust your sails!