



**CITY OF SOUTH PASADENA
CITY COUNCIL - SPECIAL MEETING**

MINUTES

TUESDAY, APRIL 20, 2021 AT 5:30 PM

CALL TO ORDER:

The Special Meeting of the South Pasadena City Council was called to order by Mayor Mahmud on Tuesday, April 20, 2021, at 5:30 p.m. The meeting was held virtually, via Zoom, in accordance with Governor Newsom's Executive Order N-29-20. The City Council Chambers are located at 1424 Mission Street, South Pasadena, California.

- 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**

Mayor Mahmud asked for a motion to set aside the City Council's prior February 17, 2021 decision and reconsider the applicant's appeal. A motion was made by Councilmember Zneimer, seconded by Mayor Pro Tem Cacciotti, and approved by roll call vote to set aside the previous decision of the City Council to uphold the recommendation of the Planning Commission.

Motion carried, 5-0

ROLL CALL

PRESENT Mayor Diana Mahmud
Mayor Pro Tem Michael Cacciotti
Councilmember Jack Donovan
Councilmember Jon Primuth
Councilmember Evelyn G. Zneimer

Linda Thai, Deputy City Clerk, announced a quorum.

CITY STAFF PRESENT: Sean Joyce, Interim City Manager; Teresa Highsmith, City Attorney; Maria Ayala, Chief City Clerk; Linda Thai, Deputy City Clerk were present at Roll Call. Other staff members presented reports or responded to questions as indicated in the minutes.

PLEDGE OF ALLEGIANCE

The Flag Salute was led by Mayor Pro Tem Cacciotti.

PUBLIC HEARING

- 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**

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.

COUNCIL ACTION AND MOTION

Planning Manager Kanika Kith consulted with City Attorney Teresa Highsmith regarding proceeding with the meeting with a document pending posting as an Additional Document. City Attorney Highsmith announced the meeting could proceed with the understanding the document would be posted soon. Chief City Clerk Ayala stated that the document would be posted within the next 10 minutes.

Planning Manager Kith presented a pre-recorded presentation. Mayor Mahmud announced the intention of Council to hear all public comments in total.

Mayor Mahmud opened the public hearing at 5:42 p.m.

Planning Manager Kith played Appellant Micah Haserjian's pre-recorded presentation. Planning Manager Kith announced an applicant presentation would not be presented.

Chief City Clerk Ayala noted the following written and live public comments were received:

Written Public Comment:

- Mia Hernandez – Oppose
- Laura Cortez – Oppose
- Angela Flores – Oppose
- Allegra Inganni – Oppose
- Matthew Olmos – Oppose
- Aldo Garbellini – Oppose
- Sam Burgess – Oppose
- Citlalli Alcaraz – Oppose
- Jackie Gradilla – Oppose
- Jackie Gradilla – Oppose
- Laura Tejeda – Oppose

- Jackie Gradilla – Oppose
- Lisa Fredriksen – Oppose
- Wendy Gutschow – Oppose
- Jasmine Trinidad – Oppose
- Jacqueline Mejia – Oppose
- Cindy Gradilla-Juarez – Oppose
- Marina Perez – Oppose
- Kenneth Simoneit – Oppose
- Ruben Gradilla – Oppose
- Abbey Campbell – Oppose
- Sam Tayag – Oppose
- Nancy Morales – Oppose

Live Public Comment:

- Courtney Rice – Oppose
- Jennifer Lee – Oppose
- Amber Vasquez – Oppose
- Sam Burgess – Oppose
- John Srebalus – Oppose
- Elizabeth Bagasao – Oppose
- Ben Oswald – Oppose
- Ruben Juarez – Oppose
- Esai Sirosky – Oppose
- Yajaira Gomez – Oppose
- Joanne Nuckols – Oppose
- Cindy Gradilla – Oppose
- Randy Gomez – Oppose
- Nina Kurtz – Oppose
- Chad Thompson – Oppose
- Caitlyn Farris Saunders – Oppose

- Jackie Gradilla – Oppose
- Alan Ehrlich – Oppose
- Roberto Flores – Oppose

Appellant Micah Haserjian presented his rebuttal. Councilmember Zneimer asked about the number and age of the black walnut trees on the property. Mr. Haserjian responded accordingly.

Applicant's attorney Stephen Scheck presented his rebuttal. Mayor Mahmud asked questions about the Applicant's claim to the easement on the property and potential enforcement of the lawsuit through litigation. Councilmember Zneimer enquired about indemnification of the City's liability in the conditions of approval for the project. Mr. Scheck responded accordingly.

Planning Manager Kith responded to Councilmember Zneimer's questions regarding the black walnut trees. Mr. Haserjian commented on Ms. Kith's response.

Mayor Pro Tem Cacciotti consulted City Attorney Highsmith regarding concerns about environmental issues and biological diversity posed in public comment; the City's decision-making power; and next steps within the City of Los Angeles. City Attorney Highsmith responded accordingly.

Mayor Mahmud asked about the protection of the black walnut tree under CEQA, any traffic analysis requirements, and whether the City is acting as a lead agency. City Attorney Highsmith responded accordingly.

Mayor Mahmud closed the public hearing at 6:16 p.m.

Mayor Mahmud discussed the background of the project, noted that the City did not have any legal options but to recognize the Applicant's claim to the easement and approve the permit as recommended by the Planning Commission, and recommended that the developer speak to El Sereno Land Trust.

Councilmember Zneimer spoke about two site visits where she did not see multiple black walnut trees nor wildlife on the property. She also noted the legal requirement to grant the permit to the applicant.

It was moved by Mayor Mahmud, seconded by Councilmember Primuth, and approved by roll call vote to grant the applicant's hillside development permit with all stated conditions in the resolution, including the additional biological report submitted by the Applicant, seconded by Councilmember Primuth.

Motion carried, 5-0.

ADJOURNMENT

There being no further matters, Mayor Mahmud adjourned the Virtual Zoom meeting of the City Council at 6:55 p.m., to the next Regular City Council meeting scheduled on Wednesday, May 5, 2021.

Respectfully submitted:



Lucie Colombo, CMC, CPMC
City Clerk

APPROVED:



DIANA MAHMUD
MAYOR

Attest:



Lucie Colombo, CMC, CPMC
City Clerk

Approved at City Council Meeting: 7/7/2021