



**CITY OF SOUTH PASADENA
CITY COUNCIL**

A G E N D A

**SPECIAL MEETING
CLOSED SESSION**

**WEDNESDAY, MARCH 16, 2022
5:30 P.M.**

**City Manager's Conference Room, Second Floor, City Hall
1414 Mission Street, South Pasadena, CA 91030**

NOTICE ON PUBLIC PARTICIPATION & ACCESSIBILITY

The South Pasadena Special City Council Meeting Closed Session for **March 16, 2022** will be conducted in-person from the City Manager's Conference Room, Second Floor, City Hall, 1414 Mission Street, South Pasadena. Pursuant to, Government Code section 54953, subdivision (e)(3), the City Council may also allow public participation to continue via live public comment conducted over ZOOM.

Please be advised that to ensure the health and safety of the public, staff, and City Council, as the meeting will be open to the public for the meeting and members of the public may attend and/or participate in the in-person meeting, all are kindly reminded to follow Los Angeles County Public Health and CDC regulations and guidelines that are in place and may be posted.

Public comment regarding items on the Closed Session agenda will be taken at the beginning of the meeting. The public will be released from the meeting so that the Council can convene closed session discussion of items allowed under the Government Code. Any reportable action taken in closed session will be reported by the City Attorney during the next open session meeting. A separate Zoom webinar link will be provided for the open session for the public to attend.

The Meeting will be available

- In Person Hybrid – City Hall, City Manager's Conference Room, Second Floor, 1414 Mission St
- Via Zoom:
<https://us06web.zoom.us/j/2264427248?pwd=aEFuSGszQ2I5WjJkemoTms0RTIVUT09>
ID: 226 442 7248

Public Comments participation may be made as follows:

- Written Comment submitted by no later than meeting day, 12:00 PM, deadline via the website.
- In Person Hybrid – City Manager's Conference Room, Second Floor, 1414 Mission Street Via Zoom (see Public Comment Section below for instructions.)

To maximize public safety while still maintaining transparency and public access, members of the public can observe the public portion of the meeting via Zoom in one of the three methods below.

1. Go to the Zoom website, <https://zoom.us/join> and enter the Zoom Meeting information; or
2. Click on the following unique Zoom meeting link:
<https://us06web.zoom.us/j/2264427248?pwd=aEFuSGszQ2I5WjJkemoTms0RTIVUT09> or
3. You may listen to the meeting by calling: +1-669-900-6833 and entering the Zoom Meeting ID and Passcode when prompted.

For additional Zoom assistance with telephone audio, you may find your local number at:
<https://zoom.us/u/aiXV0TAW2>

CALL TO ORDER: Mayor Michael Cacciotti

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

PUBLIC COMMENT

Public comment regarding items on the Closed Session agenda will be taken at the beginning of the meeting. Public comment will be accepted in person, via Zoom, or written comment.

CLOSED SESSION AGENDA ITEMS

A. CONFERENCE WITH LABOR NEGOTIATORS

(Government Code Section 54957.6)

Conference with Labor Negotiators regarding labor negotiations with the following groups:

- South Pasadena Police Officers' Association
- South Pasadena Firefighters' Association
- South Pasadena Public Service Employees' Association
- South Pasadena Public Service Part Time Employees' Association

City Negotiators: City Manager Arminé Chaparyan; Human Resources and Risk Manager Belinda Varela

B. CONFERENCE WITH LEGAL COUNSEL: EXISTING LITIGATION

(Government Code Section 54956.9(d)(1))

1. *City of South Pasadena v. California Department of Transportation* (LASC Case No.21STCP01779)

C. CONFERENCE WITH LEGAL COUNSEL: INITIATION OF LITIGATION

Government Code Section 54956.9(d)(4)

Number of Potential Cases: 3

D. CONFERENCE WITH LEGAL COUNSEL: POTENTIAL OF LITIGATION

Government Code Section 54956.9(d)(2)

Number of Potential Cases: 1

CERTIFICATION OF POSTING

*I declare under penalty of perjury that I posted this notice of agenda for the meeting to be held on **March 16, 2022**, on the bulletin board in the courtyard of City Hall at 1414 Mission Street, South Pasadena, CA 91030, and on the City's website as required by law, on the date listed below.*

3/10/2022

/S/

Date

Christina A. Muñoz, Deputy City Clerk



**CITY OF SOUTH PASADENA
CITY COUNCIL**

**AGENDA
REGULAR MEETING
WEDNESDAY, MARCH 16, 2022, AT 7:00 P.M.**

**CITY COUNCIL CHAMBERS
1424 MISSION STREET, SOUTH PASADENA, CA 91030**

South Pasadena City Council Statement of Civility

As your elected governing board, we will treat each other, members of the public, and city employees with patience, civility and courtesy as a model of the same behavior we wish to reflect in South Pasadena for the conduct of all city business and community participation. The decisions made tonight will be for the benefit of the South Pasadena community and not for personal gain.

NOTICE ON PUBLIC PARTICIPATION & ACCESSIBILITY

Pursuant to AB 361 Government Code section 54953, subdivision (e)(3), the City Council may conduct its meetings remotely and may be held via video conference. Pursuant to such Executive Order, the City Council may participate remotely and not be physically present in the City Council Chambers. Until further notice and as such Executive Orders remain in effect, the City Council may also allow public participation to continue via live public comment conducted over ZOOM.

The South Pasadena City Council Meeting for **March 16, 2022** will be conducted in-person from the Council Chambers, Amedee O. "Dick" Richards, Jr., located at 1424 Mission Street, South Pasadena.

Please be advised that pursuant to government code, and to ensure the health and safety of the public, staff, and City Council, as the Council Chambers will be open to the public for the meeting and members of the public may attend and/or participate in the in-person meeting, all are kindly reminded to follow Los Angeles County Public Health and CDC regulations and guidelines that are in place and may be posted. The In-person Hybrid meeting will be conducted live in the City Council Chambers.

The Meeting will be available

- In Person Hybrid – City Council Chambers, 1424 Mission Street
- Live Broadcast via the website – http://www.spectrumstream.com/streaming/south_pasadena/live.cfm
- Via Zoom – **Webinar ID: 825 9999 2830**

To maximize public safety while still maintaining transparency and public access, members of the public can observe the meeting via Zoom in one of the three methods below.

1. Go to the Zoom website, <https://zoom.us/join> and enter the Zoom Meeting information; or
2. Click on the following unique Zoom meeting link:
<https://us06web.zoom.us/j/82599992830> or
3. You may listen to the meeting by calling: +1-669-900-6833 and entering the Zoom Meeting ID.

CALL TO ORDER: Mayor Michael Cacciotti

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

PLEDGE OF ALLEGIANCE: Mayor Michael Cacciotti

PUBLIC COMMENT GUIDELINES

The City Council welcomes public input. Members of the public can comment on a non-agenda subject under the jurisdiction of the City Council or on an agenda item, you may participate **by one of the following options**:

Option 1:

Participate in-person at the City Council Chambers.

Option 2:

Public Comment speakers have three minutes to address the Council, however, the Mayor and City Council can adjust time allotted as needed. Participants will be able to “raise their hand” using the Zoom icon during the meeting, and they will have their microphone un-muted during comment portions of the agenda to speak. for up to three minutes per item.

Option 3:

Email public comment(s) to ccpubliccomment@southpasadenaca.gov.

Public Comments received in writing will not be read aloud at the meeting, but will be part of the meeting record. Written public comments will be uploaded online for public viewing under Additional Documents. There is no word limit on emailed Public Comment(s). Please make sure to indicate:

- 1) Name (optional), and
- 2) Agenda item you are submitting public comment on.
- 3) Submit by no later than 12:00 p.m., on the day of the Council meeting.

PLEASE NOTE: The Mayor may exercise the Chair's discretion, subject to the approval of the majority of the City Council, to adjust public comment(s) to less than three minutes.

Pursuant to State law, the City Council may not discuss or take action on issues not on the meeting agenda, except that members of the City Council or staff may briefly respond to statements made or questions posed by persons exercising public testimony rights (Government Code Section 54954.2). Staff may be asked to follow up on such items.

CLOSED SESSION ANNOUNCEMENTS**1. CLOSED SESSION ANNOUNCEMENTS****PUBLIC COMMENT****2. PUBLIC COMMENT – GENERAL (NON-AGENDA ITEMS)**

General Public Comment will be limited to 30 minutes at the beginning of the agenda. If there are speakers remaining in the queue, they will be heard at the end of the meeting. Only Speakers who sign up in the first 30 minutes of public comment will be queued up to speak.

PRESENTATIONS**3. MERCHANT MINUTE**

Waverly LA, Sandy Olivas

4. INTRODUCTION OF STAFF

Deputy Community Services Director Lucy Hakobian
Community Improvement Coordinator Christopher Mandala

COMMUNICATIONS**5. COUNCILMEMBER COMMUNICATIONS**

Time allotted per Councilmember is 3 minutes. Additional time will be allotted at the end of the City Council meeting agenda, if necessary.

6. CITY MANAGER COMMUNICATIONS**7. REORDERING OF, ADDITIONS, OR DELETIONS TO THE AGENDA****CONSENT CALENDAR****OPPORTUNITY TO COMMENT ON CONSENT CALENDAR**

Items listed under the consent calendar are considered by the City Manager to be routine in nature and will be enacted by one motion unless a public comment has been received or Councilmember requests otherwise, in which case the item will be removed for separate consideration. Any motion relating to an ordinance or a resolution shall also waive the reading of the ordinance or resolution and include its introduction or adoption as appropriate.

8. APPROVAL OF PREPAID WARRANTS IN THE AMOUNT OF \$17,336.19; GENERAL CITY WARRANTS IN THE AMOUNT OF \$1,325,835.95; SUPPLEMENTAL AUTOMATED CLEARING HOUSE (ACH) PAYMENTS IN THE AMOUNT OF \$93,150.05; VOIDS IN THE AMOUNT OF (\$1,688.48); TRANSFERS IN THE AMOUNT OF \$3,000,000; PAYROLL IN THE AMOUNT OF \$1,038,411.98**Recommendation**

It is recommended that the City Council approve the Warrants as presented.

9. MONTHLY INVESTMENT REPORT FOR JANUARY 2022**Recommendation**

It is recommended that the City Council receive and file the Monthly Investment Report for January 2022.

10. SELECTION OF OTHER POST-EMPLOYMENT BENEFITS (OPEB) TRUSTEE**RESOLUTION**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA, ADOPTING AN AGREEMENT TO PARTICIPATE IN THE PREFUNDING PLAN FOR OTHER POST-EMPLOYMENT BENEFITS (OPEB) THROUGH CALPERS – CERBT

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA, DELEGATING AUTHORITY TO REQUEST DISBURSEMENTS FROM CALPERS OTHER POST-EMPLOYMENT BENEFITS (OPEB) PREFUNDING PLAN

Recommendation

It is recommended that the City Council:

1. Select CalPERS – CERBT as the City's OPEB Trustee;
2. Adopt a resolution to participate in OPEB Prefunding through CalPERS;
3. Adopt a resolution for the Delegation of Authority to Request Disbursements; and
4. Authorize the City Manager to execute appropriate documents to secure trustee.

11. ADOPTION OF A RESOLUTION CONFIRMING THE FIRE DEPARTMENT'S COMPLIANCE WITH MANDATED INSPECTION DUTIES**RESOLUTION**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA, ACKNOWLEDGING RECEIPT OF THE FIRE DEPARTMENT'S ANNUAL REPORT OF COMPLIANCE WITH MANDATED INSPECTION DUTIES

Recommendation

It is recommended that the City Council adopt a resolution acknowledging receipt of the Fire Department's annual report of compliance for mandated inspection duties.

12. AUTHORIZE REAPPOINTMENT OF COMMISSIONERS TO CITY BOARDS AND COMMISSIONS**Recommendation**

It is recommended by Mayor Cacciotti that the City Council reappoint the following incumbents to the three-year term ending December 31, 2024:

- Kristin Morrish, Cultural Heritage Commission
- Samantha Hill, Design Review Board
- Kay Younger, Design Review Board
- Zhen Tao, Finance Commission
- Bianca Richards, Library Board of Trustees
- Kim Hughes, Mobility and Transportation Infrastructure Commission
- John Fisher, Mobility and Transportation Infrastructure Commission
- Rona Bortz, Natural Resources and Environmental Commission
- Casey Law, Natural Resources and Environmental Commission
- Laura Dahl, Planning Commission
- Ed Donnelly, Public Safety Commission
- Stephanie Cao, Public Safety Commission
- Amin Al-Sarraf, Public Safety Commission
- Frank Catania, Public Works Commission

13. APPROVAL OF MAYOR'S LIST OF CITY COUNCIL LIAISON AND REGIONAL GROUP APPOINTMENTS AND ADOPTION OF A RESOLUTION APPOINTING DELEGATES, REPRESENTATIVES, AND ALTERNATES TO VARIOUS AGENCIES AND ORGANIZATIONS**RESOLUTION**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA, APPOINTING DELEGATES, REPRESENTATIVES, AND ALTERNATES AS OFFICIAL REPRESENTATIVES OF THE CITY OF SOUTH PASADENA

Recommendation

It is recommended that the City Council:

1. Approve the Mayor's list of City Council Liaison and Regional Group Appointments to various commissions, boards, and committees; and
2. Adopt a Resolution appointing delegates, representatives, and alternates as official representatives of the City of South Pasadena.

14. AUTHORIZE SECOND AMENDMENT TO LEASE AGREEMENT FOR 1503-1507 EL CENTRO STREET WITH STEPHEN GODWIN AND SALLY SMYTHE**Recommendation**

It is recommended that the City Council direct City Manager to enter into an amended lease agreement for South Pasadena Housing Authority owned property at 1503-1507 El Centro Street with Stephen Godwin and Sally Smythe.

PUBLIC HEARING**ITEM 15 WILL BE HEARD AT 7:30 PM PER ELECTIONS CODE 21607.1.(D)**

(d) If a public hearing is consolidated with a regular or special meeting of the council that includes other substantive agenda items, the public hearing shall begin at a fixed time regardless of its order on the agenda, except that the council may first conclude any item being discussed or acted upon, including any associated public comment, when that time occurs. The time of the public hearing shall be noticed to the public.

15. PUBLIC HEARING TO RECEIVE PUBLIC INPUT REGARDING BOUNDARIES FOR SOUTH PASADENA CITY COUNCIL DISTRICTS; AND FIRST READING AND INTRODUCTION OF AN ORDINANCE DESIGNATING A CITY COUNCIL ELECTION DISTRICT MAP AS REQUIRED BY THE ELECTIONS CODE**ORDINANCE**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA, ADOPTING A CITY COUNCIL ELECTION DISTRICT MAP UNDER ELECTIONS CODE SECTIONS 21600–21609

Recommendation

It is recommended that the City Council:

1. Conduct a public hearing to receive public input regarding the boundaries of potential City Council election districts based on 2020 U.S. Census data, as required by applicable law;
2. Review draft map(s); and
3. Read by title only for first reading, waiving further reading, and introduce an ordinance designating a City Council Election District Map under Elections Code Sections 21600-21609.

16. FIRST READING AND INTRODUCTION OF AN ORDINANCE AMENDING CHAPTER 20F, OF THE SOUTH PASADENA MUNICIPAL CODE (SPMC) REGARDING SAFE STORAGE OF FIREARMS IN RESIDENCES**ORDINANCE**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA, ADDING CHAPTER 20F "SAFE STORAGE OF FIREARMS IN RESIDENCES" TO THE SOUTH PASADENA MUNICIPAL CODE

Recommendation

It is recommended that the City Council read by title only for first reading, waiving further reading, and introduce an ordinance to amend Chapter 20F of the South Pasadena Municipal Code, Safe Storage of Firearms in Residences.

ACTION / DISCUSSION**17. DISCUSSION AND DIRECTION ON INCLUSIONARY HOUSING ORDINANCE: DEVELOPMENT OF IN-LIEU FEE****Recommendation**

It is recommended that the City Council review and provide direction on the options for establishing an inclusionary housing in-lieu fee.

18. AUTHORIZE A LETTER OF SUPPORT TO ELECTED OFFICIALS URGING STRICTER REGULATIONS ON THE RECYCLING INDUSTRY WHEN RECEIVING CATALYTIC CONVERTERS**Recommendation**

It is recommended that the City Council authorize a letter of support for Senate Bill 919, Senate Bill 366, Assembly Bill 1653, Assembly Bill 1659, and request to establish a task force or Blue Ribbon Committee to hear testimony regarding stricter regulations on the recycling industry when receiving catalytic converters.

INFORMATION REPORTS – NONE**PUBLIC COMMENT – CONTINUED****19. CONTINUED PUBLIC COMMENT – GENERAL**

This time is reserved for speakers in the public comment queue not heard during the first 30 minutes of Item 2. No new speakers will be accepted at this time.

ADJOURNMENT**FOR YOUR INFORMATION****FUTURE CITY COUNCIL MEETINGS**

April 6, 2022	Regular City Council Meeting	7:00 p.m.
April 20, 2022	Regular City Council Meeting	7:00 p.m.

PUBLIC ACCESS TO AGENDA DOCUMENTS AND BROADCASTING OF MEETINGS

City Council meeting agenda packets, any agenda related documents, and additional documents are available online for public inspection on the City's website:

www.southpasadenaca.gov/CityCouncilMeetings2022

Regular meetings are live streamed via the internet at:

http://www.spectrumstream.com/streaming/south_pasadena/live.cfm

AGENDA NOTIFICATION SUBSCRIPTION

If you wish to receive an agenda email notification please contact the City Clerk's Division via email at CityClerk@southpasadenaca.gov or call (626) 403-7230.

ACCOMMODATIONS

The City of South Pasadena wishes to make all of its public meetings accessible to the public. If special assistance is needed to participate in this meeting, please contact the City Clerk's Division at (626) 403-7230 or CityClerk@southpasadenaca.gov. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities. Notification at least 48 hours prior to the meeting will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting (28 CFR 35.102-35.104 ADA Title II).

CERTIFICATION OF POSTING

*I declare under penalty of perjury that I posted this notice of agenda for the meeting to be held on **March 16, 2022**, on the bulletin board in the courtyard of City Hall at 1414 Mission Street, South Pasadena, CA 91030, and on the City's, website as required by law, on the date listed below.*

3/10/2022

/S/

Date

Christina A. Muñoz, Deputy City Clerk



City Council Agenda Report

ITEM NO. 8

DATE: March 16, 2022

FROM: Arminé Chaparyan, City Manager *AC*

PREPARED BY: Kenneth L. Louie, Interim Finance Director

SUBJECT: Approval of Prepaid Warrants in the Amount of \$17,336.19;
 General City Warrants in the Amount of \$1,325,835.95;
 Supplemental Automated Clearing House (ACH) Payments in
 the Amount of \$93,150.05; Voids in the Amount of (\$1,688.48):
 Transfers in the Amount of \$3,000,000; Payroll in the Amount
 of \$1,038,411.98

Recommendation

It is recommended that the City Council approve the Warrants as presented.

Fiscal Impact

Prepaid Warrants:

Warrant # 314060	\$	73.00
ACH	\$	17,263.19
Voids	\$	0

General City Warrants:

Warrant # 314061-314141	\$	199,181.64
ACH	\$	1,126,654.31
Voids	\$	(1,688.48)

Payroll Period Ending: 03/04/2022 \$ 1,038,411.98

Wire Transfers Out – To (LAIF) \$ 0

Wire Transfers In – From (LAIF) \$ 3,000,000.00

Wire Transfers (RSA) \$ 0

Wire Transfers Out – To (Acct # 2413) \$ 0

Wire Transfers Out – To (Acct # 1936) \$ 0

Supplemental ACH Payment \$ 93,150.05

RSA:

Prepaid Warrants \$ 0

General City Warrants \$ 0

Total \$ 5,473,045.69

Approval of Warrants
March 16, 2022
Page 2 of 2

Commission Review and Recommendation

This matter was not reviewed by a Commission.

Attachments:

1. Warrant Summary
2. Prepaid Warrant List
3. General City Warrant List
4. Supplemental ACH Payments
5. Voids
6. Payroll

ATTACHMENT 1
Warrant Summary

**City of South Pasadena
Demand/Warrant Register
Recap by fund**

Recap by fund	Fund No.	Date 3/16/2022	
		Prepaid	Written
General Fund	101	17,263.19	403,592.38
Insurance Fund	103	-	-
Street Improvement Program	104	-	-
Facilities & Equip.Cap. Fund	105	-	41,677.74
Programs and Projects	107	-	16,494.06
Local Transit Return "A"	205	-	6,722.93
Local Transit Return "C"	207	-	199.00
TEA/Metro	208	-	-
Sewer Fund	210	-	2,697.47
CTC Traffic Improvement	211	-	-
Street Lighting Fund	215	-	30,071.32
Public,Education & Govt Fund	217	-	-
Clean Air Act Fund	218	-	-
Business Improvement Tax	220	-	-
Gold Line Mitigation Fund	223	-	-
Mission Meridian Public Garage	226	-	1,608.26
Housing Authority Fund	228	-	-
State Gas Tax	230	-	10,439.63
County Park Bond Fund	232	-	5,012.55
Measure R	233	-	-
Measure M	236	-	-
Road Maint & Rehab (SB1)	237	-	-
MSRC Grant Fund	238	-	-
Measure W	239	-	-
Measure H	241	-	-
Prop C Exchange Fund	242	-	-
Bike & Pedestrian Paths	245	-	-
BTA Grants	248	-	-
Golden Street Grant	249	-	-
Capital Growth Fund	255	-	-
CDBG	260	-	-
Asset Forfeiture	270	-	-
Police Grants - State	272	-	-
Homeland Security Grant	274	-	-
Park Impact Fees	275	-	-
Historic Preservation Grant	276	-	-
HSIP Grant	277	-	-
Arroyo Seco Golf Course	295	-	-
Sewer Capital Projects Fund	310	-	-
Water Fund	500	73.00	54,200.99
Water Efficiency Fund	503	-	51.33
2016 Water Revenue Bonds Fund	505	-	753,068.29
SRF Loan - Water	506	-	-
Water & Sewer Impact Fee	510	-	-
Public Financing Authority	550	-	-
Payroll Clearing Fund	700	-	-
Column Totals:		17,336.19	1,325,835.95

Recap by fund	Fund No.	Amounts	
		Prepaid	Written
RSA	227	-	-
RSA Report Totals:		-	-
City Report Totals:			1,343,172.14

Payroll Period Ending: 03/04/2022	1,038,411.98
Wire Transfer Out - To LAIF	
Wire Transfer In - From LAIF	3,000,000.00
Wire Transfer - RSA	
Wire Transfer Out - To Acct. # 2413	
Wire Transfer Out - To Acct. # 1936	
Supplemental ACH Payments	93,150.05
Voids - Prepaid	
Voids - General Warrant	(1,688.48)
Grand Report Total:	5,473,045.69

Michael A. Cacciotti, Mayor

Kenneth L. Louie, Interim Finance Director

City Clerk

ATTACHMENT 2
Prepaid Warrant List

Accounts Payable

Checks by Date - Detail by Check Date

User: calvarez
Printed: 3/4/2022 10:00 AM



Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
ACH	CRDA1021 RS4742495 RS4742495	Corodata Records Management Records Management: October 2021 Additional Records Management: October 2021	03/03/2022	386.74 373.74
Total for this ACH Check for Vendor CRDA1021:				760.48
314060	KVMC6710 313803-Reissue	Kelvin Machado Reissue Lost Check # 313803: Mileage Call Outs	03/03/2022	73.00
Total for Check Number 314060:				73.00
Total for 3/3/2022:				833.48
Report Total (2 checks):				833.48

Accounts Payable

Checks by Date - Detail by Check Date

User: calvarez
 Printed: 3/9/2022 12:49 PM



Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
ACH	COBR7131	The Advantage Group	03/09/2022	
	137580	December 2021 Admin Fee		324.00
	139575	February 2022 Admin Fee		324.00
	March 2022	March 2022 HRA Premium Reimbursement		15,854.71
Total for this ACH Check for Vendor COBR7131:				16,502.71
Total for 3/9/2022:				16,502.71
Report Total (1 checks):				16,502.71

ATTACHMENT 3 General City Warrant List

Accounts Payable

Checks by Date - Detail by Check Date

User: calvarez
 Printed: 3/9/2022 4:18 PM



Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
ACH	AIR6010 9986919254	Airgas USA LLC Oxygen Supplies: February 2022	03/16/2022	320.20
Total for this ACH Check for Vendor AIR6010:				320.20
ACH	BB&K 922960 924513	Best Best & Krieger LLP Litigation Litigation	03/16/2022	9,856.50 1,063.50
Total for this ACH Check for Vendor BB&K:				10,920.00
ACH	BLSP8010 2025682 2025838	Blackstone Publishing Books/DVDs/CDs Books/DVDs/CDs	03/16/2022	669.51 65.90
Total for this ACH Check for Vendor BLSP8010:				735.41
ACH	BNYM6712 SOPASWTR16 SOPASWTR16	The Bank of New York Mellon Trust Company, N.A 2016 Water Revenue Bond - Interest Payment 2016 Water Revenue Bond - Cash on Hand	03/16/2022	750,818.75 -0.46
Total for this ACH Check for Vendor BNYM6712:				750,818.29
ACH	BSHL6710 21468 21468 21468	dba Jan Point Base Hill, Inc. Citywide Janitorial Services February 2022 Citywide Janitorial Services February 2022 Citywide Janitorial Services February 2022	03/16/2022	956.07 875.00 11,241.92
Total for this ACH Check for Vendor BSHL6710:				13,072.99
ACH	CDW5246 S623642 S623654 S683502	CDW Government LLC Surface Pro 7: Qty # 2 Surface Pro 7 - Qty # 10 MS Surface Pro WTY COMP BUS Adaptor: Qty # 10	03/16/2022	4,264.82 21,324.09 2,473.80
Total for this ACH Check for Vendor CDW5246:				28,062.71
ACH	CHWP2010 50648 50649 50650 50651 50652 50653 50654 50655	Colantuono, Highsmith & Whatley, PC General Services: January 2022 Labor & Employment: January 2022 Litigation: January 2022 Water & Utilities: January 2022 Special Projects: January 2022 Litigation: January 2022 Litigation: January 2022 Litigation: January 2022	03/16/2022	10,000.00 13,517.00 196.00 1,813.00 5,440.50 1,642.40 13,975.76 24.50
Total for this ACH Check for Vendor CHWP2010:				46,609.16
ACH	DEL4000 10563867971	Dell Marketing L.P. Dell Sonicwall Comprehensive Security Subscription Lease 1 Year	03/16/2022	389.64

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
	10563867980	Advanced Gateway Security Suite & SUP Svcs.		2,817.85
Total for this ACH Check for Vendor DEL4000:				3,207.49
ACH	DIG0800 44276 44348	Digital Telecommunications Corp Monthly Contract for IT Phones: 03/01/22-03/31/22 Monthly Contract for IT Phones: 04/01/22-04/30/22	03/16/2022	984.00 984.00
Total for this ACH Check for Vendor DIG0800:				1,968.00
ACH	EEPS7000 26467246 26496145	Express Services Inc. Contract Services for Park, Sewer, and Street Maint. Contract Services for Park, Sewer, and Street Maint.	03/16/2022	3,944.00 2,958.00
Total for this ACH Check for Vendor EEPS7000:				6,902.00
ACH	GPPT9090 520277	The Silver Bullet Corporation Gopher Abatement Arroyo Park 1/11/2022	03/16/2022	250.00
Total for this ACH Check for Vendor GPPT9090:				250.00
ACH	JHMS8020 281601/1 282397/1 283028/1 283707/1 283757/1	JHM Supply Irrigation Supplies-Dog Park Irrigation Supplies-Arroyo Park Water Pipe Fittings Supplies for Water Division-Backflow repairs Park Division Irrigation Supplies-Rake Replacements Water Pipe Fittings Supplies for Water Division-Pump	03/16/2022	9.56 180.45 215.08 65.84 627.72
Total for this ACH Check for Vendor JHMS8020:				1,098.65
ACH	LDCR6410 459895 459895 459895 459895 459895 474986 474986 474986 474986	LandCare USA LLC Landscape Median Strips-November 2021 Landscape Median Strips-November 2021 Park Maintenance Contract Services-November 2021 Water Distribution-November 2021 Prop A Park Maintenance-November 2021 Landscape Median Strips-December 2021 Water Distribution-December 2021 Prop A Park Maintenance-December 2021 Park Maintenance Contract Services-December 2021	03/16/2022	2,874.23 1,353.07 16,464.22 1,669.68 1,233.21 4,337.77 1,669.68 1,233.21 16,464.22
Total for this ACH Check for Vendor LDCR6410:				47,299.29
ACH	MIGINC 0072566 0073194 0073643	MIG, INC. Contract Planning Services: 10/18/21-11/30/21 Contract Planning Services: 12/01/21-12/31/21 Contract Planning Services: 01/01/22-01/31/22	03/16/2022	14,887.50 13,162.50 3,712.50
Total for this ACH Check for Vendor MIGINC:				31,762.50
ACH	MNBL8170 14741 14741 14741 14818	Crestline Software, LLC dba MuniBilling Absorb Charges (Jan 2022) Lock Box Water Billing Services (Feb 2022) Postage (Jan 2022)	03/16/2022	10,629.62 830.50 24,638.25 1,892.21
Total for this ACH Check for Vendor MNBL8170:				37,990.58
ACH	POS5265 1452527 1452527	Post Alarm Systems Alarm System for WMB 03/01/2022-03/31/2022 Alarm System for Orange Grove Rec. Building 03/01/2022-03/31/22	03/16/2022	54.33 54.33

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
Total for this ACH Check for Vendor POS5265:				108.66
ACH	RED8995 989-1-58794	Red Wing Business Advantage Account Public Works Footware Voucher Program-Felipe Morales-Water Div.	03/16/2022	250.00
Total for this ACH Check for Vendor RED8995:				250.00
ACH	RIN7777	Rincon Consultants, Inc.	03/16/2022	
	20801	1733 Hanscom Project Expediting		3,900.00
	22077	1319 Stratford Project Expediting		796.25
	23661	822 Orange Grove CHC Project Expediting		4,026.25
	23662	1502 Bank Project Expediting		3,881.25
	24513	925 Palm Project Expediting		2,023.75
	24520	822 Orange Grove CHC Project Expediting		605.00
	25261	1502 Indiana Project Expediting		985.00
	25420	925 Palm Project Expediting		1,621.25
	26002	1502 Bank Project Expediting		3,208.75
	26377	1502 Indiana Project Expediting		1,258.75
	26379	925 Palm Project Expediting		1,795.00
	26717	822 Orange Grove CHC Project Expediting		167.50
	26874	1230 Kolle Project Expediting		2,261.25
	26876	1502 Bank Project Expediting		741.25
	26947	804 Milan Project Expediting		1,578.75
	27448	1502 Bank Project Expediting		901.25
	27553	1502 Indiana Project Expediting		1,518.75
	27641	822 Orange Grove DRX Project Expediting		1,058.75
	28282	1230 Kolle Project Expediting		3,102.50
	28284	1502 Bank Project Expediting		3,176.25
	28410	804 Milan Project Expediting		3,620.00
	29083	1230 Kolle Project Expediting		530.00
	29668	1502 Indiana Project Expediting		1,012.50
	29669	1230 Kolle Project Expediting		121.25
	29673	804 Milan Project Expediting		460.00
	29675	1020 Milan Project Expediting		1,901.25
	29676	822 Orange Grove DRX Project Expediting		2,531.25
	29681	1103 Monterey Project Expediting		1,300.00
	30293	1502 Indiana Project Expediting		2,735.00
	30297	822 Orange Grove DRX Project Expediting		2,781.25
	30301	1103 Monterey Project Expediting		785.00
	30991	1502 Indiana Project Expediting		2,558.75
	30992	1230 Kolle Project Expediting		51.25
	30994	1020 Milan Project Expediting		1,565.00
	30995	822 Orange Grove DRX Project Expediting		348.75
	30997	2002 Oak Project Expediting		2,215.00
	30998	1103 Monterey Project Expediting		1,077.50
	30999	237 Monterey Road Project Expediting		887.50
	31438	152-154 St. Albans Project Expediting		822.50
	31439	804 Milan Project Expediting		102.50
	31441	1020 Milan Project Expediting		1,783.75
	31442	1507 Garfield Project Expediting		1,393.75
	31443	2002 Oak Project Expediting		1,133.75
	32509	152-154 St. Albans Project Expediting		130.00
	32510	1020 Milan Project Expediting		162.50
	32511	1507 Garfield Project Expediting		422.50
	32512	2002 Oak Project Expediting		65.00
	32513	237 Monterey Road Project Expediting		130.00
	33153	1900 Alpha Project Expediting		1,202.50
	33951	1502 Indiana Project Expediting		218.75
	33952	1507 Garfield Project Expediting		251.25

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
	33953	1900 Alpha Project Expediting		1,133.75
	34802	1502 Indiana Project Expediting		1,667.50
	34803	1507 Garfield Project Expediting		140.00
	34804	1900 Alpha Project Expediting		270.00
	34805	512 Grand Project Expediting		850.00
	34806	606 Fair Oaks Project Expediting		617.50
	35581	1502 Indiana Project Expediting		618.75
	35582	1900 Alpha Project Expediting		822.50
	35583	512 Grand Project Expediting		283.75
	35584	606 Fair Oaks Project Expediting		367.50
		Total for this ACH Check for Vendor RIN7777:		79,678.75
ACH	SHO7777 322632	Showcases Poly Capacity CD cases	03/16/2022	425.79
		Total for this ACH Check for Vendor SHO7777:		425.79
ACH	SPBK INV-008477	Springbrook Holding Company LLC CivicPay Transaction Fee	03/16/2022	156.00
		Total for this ACH Check for Vendor SPBK:		156.00
ACH	STA5219	Staples Business Advantage	03/16/2022	
	3489512974	City Manager Office Supplies		67.26
	3489906817	City Manager Office Supplies		373.53
	3494788694	City Manager Office Supplies		31.95
	34949388278	City Manager Office Supplies		59.23
	3497373078	Office Supplies		83.52
	3497678141	City Manager Office Supplies		207.70
	3497932647	City Manager Office Supplies		15.98
	3497932648	Credit Memo		-101.26
	3500289038	Fire Department Supplies		154.85
	3500353191	Fire Department Supplies		40.29
	3500591388	PD Office Supplies		418.94
	3500689246	Office Supplies		32.51
	3500829016	Office Supplies		40.04
	3500947780	Management Services Office Supllies		29.64
	3500947781	Management Services Office Supllies		83.01
		Total for this ACH Check for Vendor STA5219:		1,537.19
ACH	STSM1020	Studio Spectrum	03/16/2022	
	191912	Streaming Services: 07/07/2021-07/21/2021		3,000.00
	191937	Streaming Services: August'21 to November'21		1,425.00
	191964	Streaming Services: 09/01/2021-09/15/2021		2,700.00
	191985	Streaming Services: 10/06/21-10/27/2021		7,680.00
	192016	Streaming Services: December 2021		3,150.00
	192040	Streaming Services: January 2022		2,700.00
		Total for this ACH Check for Vendor STSM1020:		20,655.00
ACH	VUL6601 73165682	Vulcan Materials Company Street Division Supplies: Asphalt Storage at Yard	03/16/2022	1,917.65
		Total for this ACH Check for Vendor VUL6601:		1,917.65
ACH	WES4152	West Coast Arborists, Inc.	03/16/2022	
	182538	Citywide Urban Forestry Services 2/1/2022-2/9/2022		21,000.00
	182538	Citywide Urban Forestry Services 2/1/2022-2/9/2022		1,440.00
	182539	Citywide Urban Forestry Services 2/10/2022-2/15/2022		600.00

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
	182539	Citywide Urban Forestry Services	2/10/2022-2/15/2022	1,768.00
	182539	Citywide Urban Forestry Services	2/10/2022-2/15/2022	15,600.00
Total for this ACH Check for Vendor WES4152:				40,408.00
ACH	WLST8267 February 2022	William Shuttic Contract class Instructor Payment-Functional Fitness February'22	03/16/2022	500.00
Total for this ACH Check for Vendor WLST8267:				500.00
314061	ACMT2920 75216	All City Management Services, Inc. Crossing Guard Services for FY2021-22 1/23/22	03/16/2022	9,179.44
Total for Check Number 314061:				9,179.44
314062	ALL0197 237883	All Star Fire Equipment, Inc. Fire Dept. - Safety Clothing & Equipment	03/16/2022	683.55
Total for Check Number 314062:				683.55
314063	ANT0243 59628	Antrim's Security Co., Inc. Push Button Lock and Key	03/16/2022	39.69
Total for Check Number 314063:				39.69
314064	ACSS6712 1030164	Arbitrage Compliance Specialists 2016 Wtr, Revenu Bond Arbitrage Rebate Calcu	03/16/2022	2,250.00
Total for Check Number 314064:				2,250.00
314065	ARCD6011 11073664	ARC Document Solutions Printing of maps	03/16/2022	203.47
Total for Check Number 314065:				203.47
314066	ATTM4011 287288006612X02 287288006612X02 287288006612X02 287288006612X02	AT & T Mobility PWD Cellphone Billing Cycle Jan-Feb 2022-Sewer PWD Cellphone Billing Cycle Jan-Feb 2022-Water Division PWD Cellphone Billing Cycle Jan-Feb 2022-Water Division PWD Cellphone Billing Cycle Jan-Feb 2022-PW Eng,Oper & Hot Spots	03/16/2022	61.36 178.32 235.32 649.15
Total for Check Number 314066:				1,124.15
314067	AT&T5011 626441-64973570 626577-66572137	AT&T Account # 626-441-6497 357 0 (02/13/22-03/12/22) Account # 626- 577-6657 213 7 (02/13/22-03/12/22)	03/16/2022	971.83 56.94
Total for Check Number 314067:				1,028.77
314068	ATCN9011 000017796823	AT&T Account # 9391062308 (01/20/22-02/19/22)	03/16/2022	14,689.10
Total for Check Number 314068:				14,689.10
314069	CIN4011 287014917916X02 287299554301X02	AT&T Mobility Account # 287014917916 (01/09/22 - 02/08/22) Account # 287299554301 (01-20-22 - 02-19-22)	03/16/2022	1,417.17 44.58
Total for Check Number 314069:				1,461.75
314070	ATSS6010 11672013 11672014	Athens Services Athens Street Sweeping Services @ Mission Me Athens Bus Stop Barrel Pickup-January 2022	03/16/2022	840.70 2,241.89

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
Total for Check Number 314070:				3,082.59
314071	BRDE6710	Luis Bardales Jr.	03/16/2022	
	12/19/2021	Wilson Reservoir Water Connection Call Out	12/19/2021	12.88
	12/24/2021	Wilson Reservoir Power outage Call Out	12/24/2021	12.88
	12/25/2021	Wilson Reservoir Power Outage Call Out	12/25/2021	12.88
Total for Check Number 314071:				38.64
314072	BRAS3010 22-153	Bartel Associates, LLC Pension Liability Study: City Council Presentati	03/16/2022	1,050.00
Total for Check Number 314072:				1,050.00
314073	JAIBENEV 118784	Jaime Benavides Refund due to incorrect Camp Med charge.	03/16/2022	376.00
Total for Check Number 314073:				376.00
314074	DEP5072 SL220336	CA Dept of Transportation Signals & Lighting Shared cost with Caltrans-July-Sep 2021	03/16/2022	599.14
Total for Check Number 314074:				599.14
314075	CAL5236 1934384C 1947689C 1956841 1959314	CA Linen Services Fire Station Linen Rental and Cleaning Services Fire Station Linen Rental and Cleaning Services Fire Station Linen Rental and Cleaning Services Fire Station Linen Rental and Cleaning Services	03/16/2022	-11.86 -11.86 91.40 95.26
Total for Check Number 314075:				162.94
314076	CAN0607 20363 20502 20715 20720 20721 20738	Cantu Graphics Inc. City Clerk Printing Materials Business Cards for Somin Kang Business Cards for Community Development Management Services Business Cards Business Cards for City Manager's Office Business Cards for Community Development	03/16/2022	10.44 33.02 132.08 165.10 99.06 33.02
Total for Check Number 314076:				472.72
314077	JMCB6710 1/15/2022 1/29/2022 12/20/2021 12/25/2021 12/27/2021	Jose Manuel Cipres Bravo Huntington Dr. Water Meter-no water Call Out Two Water Leak Call Outs Indiana Ave. Water Leak Call Out Two Water Turn On/Off Emergency Call Outs Fair Oaks Meter Turn Off Call Out	03/16/2022	21.88 45.16 20.94 43.23 21.62
Total for Check Number 314077:				152.83
314078	ALPD4010 SP 12/2021	City of Alhambra Police Department Inmate housing for December 2021	03/16/2022	1,806.00
Total for Check Number 314078:				1,806.00
314079	SPMN3010 14044-02-23-22 19126-02-16-22 19386-02-23-22 19387-02-16-22	City of South Pasadena 14044 Period 12/20/2021- 02/14/2022 19126 Period 12/13/2021- 02/08/2022 19386 Period 12/13/2021- 02/08/2022 19387 Period 12/14/2021- 02/09/2022	03/16/2022	381.95 411.88 441.35 435.95

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
			Total for Check Number 314079:	1,671.13
314080	DVDCORTI 119337	David Courtice Refunable deposit for WMB	03/16/2022	522.00
			Total for Check Number 314080:	522.00
314081	ECPLSYTM 214034-2 214034-3	Economic & Planning Systems, Inc. Inclusionary Housing In-Lieu Fee Study and Affordable Housing Inclusionary Housing In-Lieu Fee Study and Affordable Housing	03/16/2022	4,955.00 15,468.75
			Total for Check Number 314081:	20,423.75
314082	ELL1017 77371	Ellen's Silkscreening Emergency COVID-19 Reusable Face Mask Qty # 96	03/16/2022	733.16
			Total for Check Number 314082:	733.16
314083	EWEM6010 15861920	Ewing Irrigation El Monte Fair Oaks Median Adapter & Solenoid Sprinkler	03/16/2022	174.98
			Total for Check Number 314083:	174.98
314084	FED1109 7-665-49977	FedEx Shipment of parking control mobile device for repairs	03/16/2022	24.19
			Total for Check Number 314084:	24.19
314085	FFCA8060 2022 Dues	Foothill Fire Chiefs Association Membership Dues 2022 for Paul Riddle	03/16/2022	150.00
			Total for Check Number 314085:	150.00
314086	SGBM6010 1319	Gabrieleno Band of Mission Indians-Kizh Nation South Pasadena Sewer Rehabilitation Replacement Project	03/16/2022	250.00
			Total for Check Number 314086:	250.00
314087	GALL5011 020322279	Galls, LLC New Hire Uniform for - S Benites for Fire Dept.	03/16/2022	1,274.73
			Total for Check Number 314087:	1,274.73
314088	RYAN 12/17/2021	Ryan Garcia Orange Grove Sewer Call Out 12/17/2021	03/16/2022	12.99
			Total for Check Number 314088:	12.99
314089	GAR5011 143284 143540 143541	Garvey Equipment Co Repair of 14" Power Cutter for Cutting Street Light Poles Public Works Parks Division Supplies-Equip. Maint. Public Works Parks Division Supplies Equip. Maint.	03/16/2022	169.84 204.51 212.46
			Total for Check Number 314089:	586.81
314090	GVRNTAGN 58963 58964	Government Training Agency Post Records Course for Police Clerk Desiree Rodriguez 04/01/22 Post Records Course for Police Clerk Nelly Ochoa 04/01/22	03/16/2022	525.00 525.00
			Total for Check Number 314090:	1,050.00
314091	HHA5011	H & H Wholesale Parts	03/16/2022	

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
	11N0482144	Fire Department Vehicle Supplies		136.14
			Total for Check Number 314091:	136.14
314092	HAC6711 12819573	Hach Company Chlorine Analyzer Reagent Solutions for Water Pump Stations	03/16/2022	1,067.06
			Total for Check Number 314092:	1,067.06
314093	ADHA6116 1/15/2022 1/22/2022 2/9/2022	Adam Herrera Brunswick & Monterey Spilled Concrete Call Out 1/15/22 Pasadena & Arroyo Fallen Tree Call Out 1/22/22 Huntington Dr. Service Issue Call Out 2/9/22	03/16/2022	23.87 23.87 24.69
			Total for Check Number 314093:	72.43
314094	IBLS6116 1/22/2022 12/23/2021 12/24/2021	Luis Ibarra Three Different Call Outs-Road Debris Clearance 1/22/2022 Gates Pl Storm Drain Clearing Call Out 12/23/2021 Foothill St. Sewer Back Up Call Out 12/24/2021	03/16/2022	14.39 4.59 4.59
			Total for Check Number 314094:	23.57
314095	INF4110 1741038-B1	Information Today, Inc. Literary Market Place Directory for Reference D	03/16/2022	474.03
			Total for Check Number 314095:	474.03
314096	INT6115 77113	Interstate Battery Systems of Eastern Los A Astrial Lift Battery Replacement	03/16/2022	225.85
			Total for Check Number 314096:	225.85
314097	JSAR4011 17175	Jack's Auto Repair Routine Maintenance of Transit Fleet Vehicle # 80	03/16/2022	60.00
			Total for Check Number 314097:	60.00
314098	KMTM4011 02/01/2022	Timothy Kim Reimb. Training Course Mileage Expense for Officer Kim: 02/01/22	03/16/2022	3.51
			Total for Check Number 314098:	3.51
314099	ALEXLIU 053991	Alex Liu Refund due to resident charged incorrect park reservation rate.	03/16/2022	125.00
			Total for Check Number 314099:	125.00
314100	KVMC6710 1/1/2022 1/2/2022 12/27/2021 12/28/2021 12/29/2021 12/30/2021	Kelvin Machado Mileage Claim-Orange Grove Main Break Call Out 1/1/22 Mileage Claim-Windsor Pl Main Break Call Out 1/2/22 Oneonta Dr. Emergency Meter Turn Off Call Out 12/27/2021 Rollin St. Meter Turn On Call Out 12/28/2021 La Senda Emergency Turn Off Call Out 12/29/2021 Huntington Dr. Meter Leak Call Out 12/30/2021	03/16/2022	19.07 19.07 18.26 18.26 18.26 18.26
			Total for Check Number 314100:	111.18
314101	DIMD1010 119336	Diana Mahmud Refunable deposit for WMB	03/16/2022	522.00
			Total for Check Number 314101:	522.00

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
314102	MGMTPRTN INV09985 INV09985 INV09985 INV10243 INV10243 INV10243	Management Partners Inc. Finance Department Policy and Procedures Manual Finance Department Policy and Procedures Manual Finance Department Policy and Procedures Manual Finance Department Policy and Procedures Manual Finance Department Policy and Procedures Manual Finance Department Policy and Procedures Manual	03/16/2022	123.00 2,184.00 693.00 779.00 4,389.00 13,832.00
Total for Check Number 314102:				22,000.00
314103	MBFEC106 S23072	Marx Bros. Fire Extinguisher Co. Semi-annual inspection of range guard 2.5 gallon fire system	03/16/2022	110.00
Total for Check Number 314103:				110.00
314104	MAT5563 26329 26556 26608	Matt Chlor Inc Emergency Sodium Hypochlorite Purchase Emergency Sodium Hypochlorite Purchase Emergency Sodium Hypochlorite Purchase	03/16/2022	263.38 143.40 286.80
Total for Check Number 314104:				693.58
314105	MCAD1021 2022052	MCA Direct Municipal Election Assistance Consulting Package	03/16/2022	1,315.94
Total for Check Number 314105:				1,315.94
314106	MMV9126 331-103 - 01/22 331-103 - 01/22 331-103 - 02/22 331-103 - 02/22	Mission Meridian Village POA MMV HOA Fees: 12/01/2021-01/20/2022 MMV HOA Fees: 12/01/2021-01/20/2022 MMV HOA Fees: 01/01/2022-02/16/2022 MMV HOA Fees: 01/01/2022-02/16/2022	03/16/2022	804.13 1,730.17 804.13 1,730.17
Total for Check Number 314106:				5,068.60
314107	MVCH3011 01/31/2022	MV Cheng & Associates Inc. Professional Accounting Services: January 2022	03/16/2022	1,306.25
Total for Check Number 314107:				1,306.25
314108	WOFL4011 PC96622	National Auto Fleet Group 2021 Ford Interceptor	03/16/2022	41,677.74
Total for Check Number 314108:				41,677.74
314109	OREI6711 3213-234205 3213-234205	O' Reilly Automotive Inc. Parks Division Veh. Unit # 209 Maint. & Eye safety supplies Parks Division Veh. Unit # 209 Maint. & Eye safety supplies	03/16/2022	351.35 21.12
Total for Check Number 314109:				372.47
314110	PAKH5011 4010177162	Parkhouse Tire, Inc. Two Tires for Fire Engine E-81	03/16/2022	385.83
Total for Check Number 314110:				385.83
314111	PSLSV802 914	Pasadena Live Scan Service Live Scans for Month of January 2022	03/16/2022	350.00
Total for Check Number 314111:				350.00
314112	PHOE4610	Phoenix Group Information Systems	03/16/2022	

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
	012022184	Parking Citation Processing & Database Access: 01/2022		3,251.08
			Total for Check Number 314112:	3,251.08
314113	PBGF8031	Pitney Bowes Global Financial Services LLC03/16/2022		
	3105347582	Lease Payment for Pitney Bowes Postage Machine: 12/30/21-3/29/22		2.05
	3105347582	Lease Payment for Pitney Bowes Postage Machine: 12/30/21-3/29/22		6.16
	3105347582	Lease Payment for Pitney Bowes Postage Machine: 12/30/21-3/29/22		4.11
	3105347582	Lease Payment for Pitney Bowes Postage Machine: 12/30/21-3/29/22		102.66
	3105347582	Lease Payment for Pitney Bowes Postage Machine: 12/30/21-3/29/22		51.33
	3105347582	Lease Payment for Pitney Bowes Postage Machine: 12/30/21-3/29/22		7.19
	3105347582	Lease Payment for Pitney Bowes Postage Machine: 12/30/21-3/29/22		123.19
	3105347582	Lease Payment for Pitney Bowes Postage Machine: 12/30/21-3/29/22		41.06
	3105347582	Lease Payment for Pitney Bowes Postage Machine: 12/30/21-3/29/22		10.27
	3105347582	Lease Payment for Pitney Bowes Postage Machine: 12/30/21-3/29/22		4.11
	3105347582	Lease Payment for Pitney Bowes Postage Machine: 12/30/21-3/29/22		10.27
	3105347582	Lease Payment for Pitney Bowes Postage Machine: 12/30/21-3/29/22		513.31
	3105347582	Lease Payment for Pitney Bowes Postage Machine: 12/30/21-3/29/22		20.53
	3105347582	Lease Payment for Pitney Bowes Postage Machine: 12/30/21-3/29/22		71.86
			Total for Check Number 314113:	968.10
314114	PSOMAS	PSOMAS	03/16/2022	
	177099	General Plan & Downtown Specific Plan Update: 08/27/21-09/30/21		5,970.38
	178019	General Plan & Downtown Specific Plan Update: 10/01/21-10/28/21		8,893.68
	180887	General Plan & Downtown Specific Plan Update: 01/01/22-02/03/22		1,630.00
			Total for Check Number 314114:	16,494.06
314115	RTPC5500	Regional TAP Service Center	03/16/2022	
	6015581	Metro 30 Day Senior Bus Pass subsidy payment for January 2022		180.00
			Total for Check Number 314115:	180.00
314116	RIPU8540	Roadline Products Inc. USA	03/16/2022	
	17050	Street Division Safety Shirts with City Logo		1,012.10
			Total for Check Number 314116:	1,012.10
314117	RBRTSONS	Robertson's	03/16/2022	
	76043	Concrete for Citywide Street Projects-Sidwalk Repairs		1,595.11
			Total for Check Number 314117:	1,595.11
314118	SGVE2011	San Gabriel Valley City Managers' Associat	03/16/2022	
	03/16/2022	March 16 2022 Meeting		105.00
			Total for Check Number 314118:	105.00
314119	SGVMC111	San Gabriel Valley Medical Center	03/16/2022	
	883225	Blood draw for suspect		48.00
	883827	Blood draw for suspect		48.00
			Total for Check Number 314119:	96.00
314120	SAN8569	Sandler Brothers	03/16/2022	
	0234461-INV	Water Division Knits to keep equipment clean		65.00
	0234461-INV	Water Division Knits to keep equipment clean		180.57
			Total for Check Number 314120:	245.57
314121	SAEV2990	Sapphos Environmental Inc.	03/16/2022	

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
	1699025-01	710 Fair Oaks Historic Evaluation		1,419.75
	1699026-01	23 Short Way Historic Evaluation		1,245.00
	1699026-02	23 Short Way Historic Evaluation		278.75
Total for Check Number 314121:				2,943.50
314122	SCAT6710	Scott's Automotive	03/16/2022	
	16733	Public Works Facilities Unit# 30-Breaks, Oil & Filter		514.65
	16749	Public Works Facilities Div. Unit 612 Oil Change and Maint.		55.28
	16750	Public Works Street Unit 612-Light Replacement		359.90
	16766	Public Works Facilities Unit 612 Body Mount Replacement		430.61
	16777	Maintenance to Water Division Unit # 8 Door and Parking Break		100.32
	16798	Oil change and replace brake pads for unit #1909		593.89
	16804	Flush of Transmission Fluid PD Unit # 1501		150.70
	16812	oil change unit #1405		86.63
	16829	New thermostat and housing gasket unit # 1501		110.89
Total for Check Number 314122:				2,402.87
314123	SDSI0107	SDS Security Design Systems	03/16/2022	
	236148	Security System for Civic Center; lease 4/1/22-4/30/22		65.18
	236149	Security System for Civic Center lease 4/1/22-4/30/22		217.46
	236150	Security System for Civic Center; lease 4/1/22-4/30/22		113.00
	236151	Security System for Civic Center; lease 4/1/22-4/30/22		30.00
Total for Check Number 314123:				425.64
314124	STON 9348776241	Seton Flexible Delineators for Metro Grant	03/16/2022	
Total for Check Number 314124:				3,262.57
314125	SCOT8300 IN2485279	So Cal Office Technologies Black and Color Copies Service (11/18/21 - 02/17/22)	03/16/2022	
Total for Check Number 314125:				37.39
314126	SOGA6501	SoCalGAS	03/16/2022	
	1/1/2022-2/1/20	CNG fo City Vehicles (PWD & Transit)		139.00
	1/1/2022-2/1/20	CNG fo City Vehicles (PWD & Transit)		138.99
	1/1/2022-2/1/20	CNG fo City Vehicles (PWD & Transit)		139.00
	1/1/2022-2/1/20	CNG fo City Vehicles (PWD & Transit)		139.00
	1/1/2022-2/1/20	CNG fo City Vehicles (PWD & Transit)		139.00
	1/1/2022-2/1/20	CNG fo City Vehicles (PWD & Transit)		139.00
Total for Check Number 314126:				833.99
314127	SCRR4010 January 2022	Superior Court of California, County of LA Monthly parking revenue distribution for January 2022	03/16/2022	
Total for Check Number 314127:				3,056.00
314128	CAPEACEO 286770	The California Peace Officers' Association Police Department Membership: 1/1/22-12/31/22	03/16/2022	
Total for Check Number 314128:				1,150.00
314129	HODE8011 669013724	The Home Depot Pro (Formerly Supply Wc Foam Hand Sanitizer	03/16/2022	
Total for Check Number 314129:				196.86

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
314130	LEBE8032	The Skateside, LLC	03/16/2022	
	7765	Contract Class Instructor Payment Beginner Skateside		1,045.80
	7766	Contract Class Instructor Payment Day Camp Skateside		612.50
	7770	Contract Class Instructor Payment After School Skateside		1,675.80
Total for Check Number 314130:				3,334.10
314131	TAEV9224	Total Access Elevator Inc.	03/16/2022	
	77371	Elevator Preventative Maint.January 2022		335.37
	77371	Elevator Preventative Maint.January 2022		400.01
	77371	Elevator Preventative Maint.January 2022		335.37
	78652	Elevator Preventative Maint.-February 2022		400.01
	78652	Elevator Preventative Maint. February 2022		335.37
	78652	Elevator Preventative Maint.-February 2022		335.37
	80028	Elevator Preventative Maint.March 2022		335.37
	80028	Elevator Preventative Maint.March 2022		400.00
	80028	Elevator Preventative Maint.March 2022		335.38
Total for Check Number 314131:				3,212.25
314132	TTTC6710 0228417	TT Technologies, Inc. Emergency Repairs to Horizontal Boring Tool	03/16/2022	
Total for Check Number 314132:				872.17
314133	VALD4011 02/01/2022	Catalina Valdez Reimb. Training Mileage Expense for Officer Valdez: 02/01/22	03/16/2022	
Total for Check Number 314133:				3.51
314134	VERW6711 9899790628	Verizon Wireless Account # 842311063-00002 (01/18/22-02/17/22)	03/16/2022	
Total for Check Number 314134:				724.11
314135	EDVL6010 1/22/2022 1/7/2022	Edgar Villalobos Clear Streets of Debris 1/22/2022 Hope St. Meter Leak Call Out 1/7/2022	03/16/2022	
Total for Check Number 314135:				45.64
314136	GARWEBBF Planning283	Gary Weber Refund Withdrawn Application for 2059 La France	03/16/2022	
Total for Check Number 314136:				1,178.10
314137	WLHD8020 14302402	Westlake Hardware Fire Department Supplies	03/16/2022	
Total for Check Number 314137:				259.37
314138	WIT6353 2201059	Wittman Enterprises LLC Paramedic Billing Services: January 2022	03/16/2022	
Total for Check Number 314138:				5,969.21
314139	WON1111 02/01/2022	Daren Wong Reimb. Mileage Training Expense for Officer Wong: 02/01/22	03/16/2022	
Total for Check Number 314139:				3.51
314140	GRA1244	Woods Maintenance Services, Inc.	03/16/2022	

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
	SPAS0122	City Wide Graffiti Removal Services-January 20		1,767.00
			Total for Check Number 314140:	1,767.00
314141	XRXF5010	Xerox Financial Services	03/16/2022	
	3068626	Lease Copier AN 010-0061587-001 Service (02/10/22-03/09/22)		1,906.08
	3090361	Lease Copier AN 010-0061587-002 Service (02/06/22 - 03/05/22)		275.05
			Total for Check Number 314141:	2,181.13
			Total for 3/16/2022:	1,325,835.95
			Report Total (106 checks):	1,325,835.95

ATTACHMENT 4
Supplemental ACH
Payments

City of
SOUTH PASADENA

Supplemental ACH Payment Log			
Date	Vendor	Amount	Description
2/16/2022	So Cal Edison	\$2,223.15	Online Payment for City's So Cal Edison Accounts.
2/17/2022	So Cal Edison	\$8,427.72	Online Payment for City's So Cal Edison Accounts.
2/24/2022	UMPQUA Bank	\$16,027.31	Online Payment for City's January 2022 Credit Card Expenses.
3/7/2022	So Cal Edison	\$66,471.87	Online Payment for City's So Cal Edison Accounts.
Total:		\$93,150.05	

City of
SOUTH PASADENA

January 2022 Credit Card Expense Summary		
Date	Description	Amount
01.02.2022	Office Depot - Organizer for Fire Chief	\$167.00
01.02.2022	ExxonMobil - Fuel for Fire Chief Vehicle	\$45.93
01.03.2022	School Outfitters - Social Distancing Panels for Library Staff	\$1,094.69
01.03.2022	Chicago Books & Journals - 2022 Literary Calendars	\$26.45
01.04.2022	USPS - Stamps for Senior Center Newsletter	\$116.00
01.04.2022	So Cal Mobile Base - Fuel for Dial-a-Ride	\$81.74
01.04.2022	Rubberstamps.com - Cancelled Rubber Stamp for Library	\$20.29
01.04.2022	Day Translations - Redistricting	\$59.52
01.04-01.27.22	Chevron - Fuel for Motor Officers	\$317.94
01.05.2022	Uline - Wire Shelving & Bins for Library	\$316.04
01.06.2022	Chevron - Fuel for Fire Chief Vehicle	\$53.19
01.06.2022	Gotprint.com - Bookmarks for Library	\$163.25
01.06.2022	Day Translations - Redistricting	\$66.96
01.07.2022	Starbucks - Meeting Expense	\$13.65
01.08.2022	Community Development Monthly Zoom Fee	\$16.11
01.11.2022	Panera Bread - Meeting Expense	\$73.97
01.11.2022	Smart & Final - Camp Med Supplies	\$181.22
01.12.2022	Gus's BBQ - Meeting Expense	\$48.86
01.12.2022	Zoom for Police Department	\$161.13
01.12.2022	Day Translations - Redistricting	\$2,816.26
01.12.2022	Day Translations - Redistricting	\$40.00
01.13.2022	Gale's - Meeting Expense	\$122.94
01.13.2022	United Valet Parking - Parking	\$4.00
01.13.2022	Day Translations - Redistricting	\$148.58
01.13.2022	Day Translations - Redistricting	\$150.08
01.14.2022	Staples - Printing Services for Fire Dept. Annual Report	\$480.73
01.15.2022	Wayfair - Furniture at City Hall	\$1,014.28
01.16.2022	Crowdcast - Library Virtual Platform	\$10.00
01.18.2022	Allianz / Travel Insurance for Community Services Conference	\$103.15
01.18.2022	CA Parks and Recreation Conference	\$1,980.00
01.18.2022	Day Translations - Credit Memo	(\$2,816.26)
01.19.2022	Plaque for Memorial Bench	\$56.26
01.19.2022	Day Translations - Redistricting	\$50.66
01.20.2022	SCPMA-HR - HR membership	\$50.00
01.20.2022	SCPMA-HR - HR membership	\$50.00
01.20.2022	SCPMA-HR - HR membership	\$50.00
01.21.2022	Sun Badge Company - Badge for K9 Delta	\$141.65
01.25.2022	Cal Cities Refund	(\$650.00)
01.25.2022	Grocery Outlet - Camp Snacks	\$118.36
01.25.2022	Whentowork Inc. - Library Staff Scheduling Software	\$88.00
01.26.2022	Medek Health COVID-19 Test Kits	\$5,474.00
01.26.2022	Municipal Management Associations - Membership	\$90.00
01.26.2022	PayPal SCPLRC Conference	\$200.00
01.27.2022	Carpet Cleaning for Fire Department	\$2,838.15
01.28.2022	Costco - Microwave for Fire Department	\$242.53
01.29.2022	Facebook - Ads	\$75.00
01.30.2022	Facebook - Ads	\$75.00
Total:		\$16,027.31

ATTACHMENT 5
Prepaid &Warrant Voids

Accounts Payable

Void Check Proof List

User: calvarez
 Printed: 03/03/2022 - 4:13PM
 Batch: 00002.03.2022



Account Number	Amount	Invoice No	Inv Date	Description	Reference	Task Label	Type	PONumber	Close PO?	Line Item
Vendor: BFWB4011				Badge Frame, Inc.						
Check No: 0				Check Date: 03/02/2022						
	465.48	38711	02/16/2022	Retirement Plaques for Lunnon, Giron				4345	No	1
101-4010-4011-8020-000										
Check Total:	465.48									
Vendor Total:	465.48									
Report Total:	465.48									

Accounts Payable

Void Check Proof List

User: calvarez
 Printed: 03/03/2022 - 12:52PM
 Batch: 00001.03.2022



Account Number	Amount	Invoice No	Inv Date	Description	Reference	Task Label	Type	PONumber	Close PO?	Line Item
Vendor: KVMC6710	Kelvin Machado									
Check No: 313803	Check Date: 01/20/2022									
500-6010-6710-8070-000	18.25	10/24/2021	10/24/2021	2021 Mileage Reimbursement for Call					No	0
500-6010-6710-8070-000	18.25	11/12/2021	11/12/2021	2021 Mileage Reimbursement for Call					No	0
500-6010-6710-8070-000	18.25	11/14/2021	11/14/2021	2021 Mileage Reimbursement for Call					No	0
500-6010-6710-8070-000	18.25	11/13/2021	11/13/2021	2021 Mileage Reimbursement for Call					No	0
500-6010-6710-8070-000										
Check Total:	<u>73.00</u>									
Vendor Total:	<u>73.00</u>									
Report Total:	<u><u>73.00</u></u>									

Accounts Payable

Void Check Proof List

User: calvarez
 Printed: 03/07/2022 - 10:36AM
 Batch: 00003.03.2022



Account Number	Amount	Invoice No	Inv Date	Description	Reference	Task Label	Type	PONumber	Close PO?	Line Item
Vendor: CPO4011				California Police Officers Assoc						
Check No: 313991				Check Date: 03/02/2022						
101-4010-4011-8060-000	1,150.00	286770	09/16/2021	Police Department Membership: 1/1/2				4364	No	1
Check Total:	1,150.00									
Vendor Total:	1,150.00									
Report Total:	1,150.00									

ATTACHMENT 6
Payroll Summary

Payroll

Payroll Summary Report



Payroll Date: 3/4/2022 Regular

Checks	\$	6,490.85
Direct Deposits	\$	458,903.85
IRS Payments	\$	99,410.36
EDD - State of CA	\$	28,963.49
PERS Pension	\$	238,542.68
Deferred Comp	\$	24,947.29
PERS Health	\$	181,153.46

Subtotal: \$ 1,038,411.98

Grand Total: \$ 1,038,411.98



City Council Agenda Report

ITEM NO. 9

DATE: March 16, 2022

FROM: Arminé Chaparyan, City Manager *Ac*

PREPARED BY: Ken Louie, Interim Finance Director
Albert Trinh, Finance Manager
Stephanie Pinto, Management Assistant

SUBJECT: **Monthly Investment Report for January 2022**

Recommendation

It is recommended that the City Council receive and file the Monthly Investment Report for January 2022.

Background

As required by law, a monthly investment report, including water bond funds, is presented to the City Council disclosing investment activities, types of investments, dates of maturities, amounts of deposits, rates of interest, and securities with a maturity of more than 12 months at current market values.

The reports reflect all investments at the above-referenced date and are in conformity with the City Investment Policy as stated in Resolution No. 7635. A copy of the Resolution is available at the City Clerk's Office.

Analysis

The Monthly Investment Report provides a detailed report of the City's investments in various bonds and the Local Agency Investment Fund (LAIF). The report provides assurance that the City is in compliance with California Government Code Section 53646, whereby the investment liquidity meets the City's expenditure requirements for the next six months.

The City's investments held at Zions Bank have been stable compared to the prior month when the market value plus un-invested cash decreased by \$258,548.96.

Fiscal Impact

The investments herein provide sufficient cash flow liquidity to meet the estimated expenditures, as required in the investment policy.

Commission Review and Recommendation

The Finance Commission approves the Annual Investment Policy and ensures that all investments are in compliance.

Attachment: City Investment Report for January 2022

ATTACHMENT 1
City Investment Report for January 2022

Exhibit A
City of South Pasadena
INVESTMENT REPORT
January 31, 2022

Investment Balances at Month End

INSTITUTION NAME	MATURITY DATE	CURRENT YIELD	PERCENT OF PORTFOLIO	COST	CURRENT MARKET VALUE *
LOCAL AGENCY INVESTMENT FUND:					
LAIF City	ON DEMAND	0.234%	70.33%	40,059,892.55	40,059,892.55
SUBTOTAL			70.33%	40,059,892.55	40,059,892.55
ZIONS BANK					
Corporate Bonds	See Exhibit B-1	2.66%	8.68%	4,943,726.12	4,841,867.40
Government Agency Securities	See Exhibit B-1	0.00%	0.00%	0.00	0.00
US Treasury Notes & Bonds	See Exhibit B-1	1.16%	20.29%	11,555,718.73	11,433,007.79
US Obligations Variable	See Exhibit B-1	0.12%	0.70%	399,992.40	400,520.80
SUBTOTAL			29.67%	16,899,437.25	16,675,395.99
TOTAL INVESTMENTS			100.00%	\$56,959,329.80	\$56,735,288.54

BANK ACCOUNTS:

Bank of the West Account Balance:	\$5,072,640.55
Zions Bank Uninvested Cash Balance ¹ :	\$817,377.64
Zions Bank Unsettled Transactions ¹	-
BNY Mellon Uninvested Cash Balance ²	158,308.11

Footnotes:

¹ The Zions Bank Uninvested Cash Balance and Unsettled Transactions are separate from the investment portion. The sum of the three Zions Bank balance totals to the balance reflected on the provided statement.

² The BNY Mellon Uninvested Cash Balance is information-only as it is funds intended for 2016 Water Revenue Bond.

Required Disclosures:

Average weighted maturity of the portfolio	<u>271</u> DAYS
Average weighted total yield to maturity of the portfolio	<u>0.626%</u>
Projected Expenditures for the next 6 months:	
Projected with Prior Year Same Period:	\$ 22,656,817
Projected with FY 2022 Adopted Budget:	\$ 29,986,130

* Current market valuation is required for investments with maturities of more than twelve months.

In compliance with the California Code Section 53646, as the City Treasurer of the City of South Pasadena, I hereby certify that sufficient investment liquidity to meet the City's expenditure requirements for the next six months and that all investments are in compliance to the City's Statement of Investment Policy.

I also certify that this report reflects all Government Agency pooled investments and all City's bank balances.



Gary Pia, City Treasurer

03/03/2022

Date

Exhibit B-1

ZIONS BANK®

Statement of Account

January 1, 2022 Through January 31, 2022

South Pasadena Custody

[REDACTED]

City of South Pasadena
1414 Mission Street
South Pasadena, CA 91030

[REDACTED]

[REDACTED]

[REDACTED]



Cash Reconciliation

	Income	Principal
<i>Opening Balance January 1, 2022</i>	\$ 343,001.30	\$ -343,001.30
Receipts		
Sales	0.00	172,000.00
Interest	28,413.34	0.00
Dividends	1.28	0.00
Other Receipts	0.00	0.00
Collective Fund Earnings	0.00	0.00
Transfers	0.00	0.00
Total Receipts	28,414.62	172,000.00
Disbursements		
Purchases	0.00	-87,954.39
Fees	0.00	0.00
Other Disbursements	0.00	-10,612.44
Transfers	0.00	0.00
Total Disbursements	0.00	-98,566.83
Net Cash Management	0.00	-101,847.79
<i>Closing Balance January 31, 2022</i>	\$ 371,415.92	\$ -371,415.92



Portfolio Summary

January 31, 2022	Portfolio %	Market Value	Projected Income	Current Yield
Cash & Equivalents	4.67%	817,377.64	81.74	0.01%
Fixed Income	95.33%	16,675,395.99	261,521.75	1.57%
<i>Total Portfolio</i>	100.00 %	17,492,773.63	261,603.49	1.50%
<i>Accrued Income</i>		58,322.02		
<i>Total Market Value</i>		17,551,095.65		



Holdings

Shares / PV	Asset Description		Cost	Price	Market Est	Ann Inc	Yield	Acc Income	
<u>Money Market Funds - Taxable</u>									
817,377.64	Fidelity Gov Port III FCGXX		817,377.64	1.00	817,377.64	81.74	0.01%	5.55	
817,377.64	** Sub Totals **		817,377.64		817,377.64	81.74	0.01%	5.55	
<u>Corporate Bonds (30/360)</u>									
170,000	Apple Inc	2.700%	05/13/2022	171,786.97	100.57	170,973.50	4,590.00	2.68%	987.23
170,000	Bristol-Myers Squibb Co	2.000%	08/01/2022	170,502.37	100.67	171,136.41	3,400.00	1.99%	1,700.00
87,000	Visa Inc	2.150%	09/15/2022	87,954.39	100.82	87,710.54	1,870.50	2.13%	705.36
167,000	Lockheed Martin Corp	3.100%	01/15/2023	173,677.68	101.71	169,859.17	5,177.00	3.05%	216.91
168,000	Bank of New York Mellon	2.950%	01/29/2023	166,503.12	101.87	171,142.51	4,956.00	2.90%	13.84
125,000	Amazon Com Inc	2.400%	02/22/2023	123,210.00	101.41	126,763.96	3,000.00	2.37%	1,324.02
163,000	General Dynamics Corp	3.375%	05/15/2023	164,599.95	102.70	167,408.10	5,501.25	3.29%	1,152.50
84,000	Cisco Systems Inc	2.200%	09/20/2023	81,882.36	101.58	85,330.49	1,848.00	2.17%	671.06
165,000	Deere John Capital Corp	3.650%	10/12/2023	169,418.28	103.98	171,564.99	6,022.50	3.51%	1,816.84
160,000	State Street Corp	3.700%	11/20/2023	171,652.92	104.15	166,645.87	5,920.00	3.55%	1,157.54
160,000	Caterpillar Finl Svcs	3.750%	11/24/2023	171,264.18	104.33	166,920.63	6,000.00	3.59%	1,106.15
203,000	Truist Finl Corp	3.750%	12/06/2023	212,010.71	104.09	211,295.48	7,612.50	3.60%	1,148.25
80,000	MetLife Inc	3.600%	04/10/2024	84,162.84	104.40	83,523.81	2,880.00	3.45%	884.92
163,000	Comcast Corp New	3.700%	04/15/2024	174,127.48	104.31	170,024.72	6,031.00	3.55%	1,768.87
166,000	Texas Instrs Inc	2.625%	05/15/2024	169,439.74	102.51	170,162.54	4,357.50	2.56%	912.88
84,000	Paccar Financial Corp	2.150%	08/15/2024	88,918.20	101.30	85,094.39	1,806.00	2.12%	832.37
206,000	Unitedhealth Group Inc	2.375%	08/15/2024	219,958.43	101.97	210,057.61	4,892.50	2.33%	2,254.92
84,000	United Parcel Svcs Inc	2.200%	09/01/2024	85,232.61	101.82	85,530.06	1,848.00	2.16%	769.14
172,000	Coca Cola Co	1.750%	09/06/2024	176,934.68	100.75	173,295.88	3,010.00	1.74%	1,210.73
211,000	PNC Finl Svcs Group Inc	2.200%	11/01/2024	215,979.57	101.49	214,144.96	4,642.00	2.17%	1,154.02
166,000	Pepsico Inc	2.250%	03/19/2025	177,664.82	101.63	168,710.29	3,735.00	2.21%	1,366.72
169,000	Target Corp	2.250%	04/15/2025	178,401.47	101.47	171,477.33	3,802.50	2.22%	1,115.26
173,000	US Bancorp	1.450%	05/12/2025	178,575.79	98.85	171,007.64	2,508.50	1.47%	546.54
280,000	JPMorgan CHASE & CO	3.900%	07/15/2025	308,506.80	106.14	297,195.09	10,920.00	3.67%	457.54



Holdings

Shares / PV	Asset Description			Cost	Price	Market Est	Ann Inc	Yield	Acc Income
195,000	Bank Of America Corp	3.875%	08/01/2025	221,628.03	106.51	207,693.06	7,556.25	3.64%	3,778.13
158,000	Home Depot Inc	3.350%	09/15/2025	177,930.91	105.26	166,304.51	5,293.00	3.18%	1,995.96
87,000	Prudential Finl Inc	1.500%	03/10/2026	88,725.21	98.49	85,688.21	1,305.00	1.52%	510.34
178,000	Procter & Gamble Co	1.000%	04/23/2026	177,521.18	97.02	172,689.05	1,780.00	1.03%	482.29
178,000	Schwab Charles Corp	1.150%	05/13/2026	178,776.08	96.85	172,398.82	2,047.00	1.19%	440.28
165,000	Intel Corp	2.600%	05/19/2026	176,779.35	103.10	170,117.78	4,290.00	2.52%	850.81
4,737,000	** Sub Totals **			4,943,726.12		4,841,867.40	128,602.00	2.66%	33,331.42
	<u>U.S. Treasury Notes & Bonds</u>								
885,000	U S Treasury Notes	1.750%	07/15/2022	888,242.61	100.59	890,255.13	15,487.50	1.74%	684.53
828,000	US Treasury Nts	1.750%	01/31/2023	829,574.18	100.94	835,762.50	14,490.00	1.73%	0.00
956,000	US Treasury Note	1.375%	06/30/2023	956,287.01	100.56	961,377.50	13,145.00	1.37%	1,125.68
534,000	U S Treasury Notes	0.250%	09/30/2023	532,185.47	98.68	526,928.77	1,335.00	0.25%	451.11
755,000	U S Treasury Notes	2.875%	11/30/2023	781,535.95	103.16	778,859.51	21,706.25	2.79%	3,697.22
719,000	U.S. Treasury Notes	2.125%	03/31/2024	713,017.92	101.92	732,818.46	15,278.75	2.08%	5,162.87
1,020,000	US Treasury N/B	2.000%	04/30/2024	1,029,538.00	101.71	1,037,490.96	20,400.00	1.97%	5,184.53
980,000	U S Treasury Notes	0.625%	10/15/2024	976,592.54	98.15	961,892.54	6,125.00	0.64%	1,817.31
894,000	U S Treasury Notes	0.500%	03/31/2025	896,517.16	97.20	868,960.85	4,470.00	0.51%	1,510.47
850,000	U S Treasury Notes	0.250%	06/30/2025	834,328.55	96.00	816,033.15	2,125.00	0.26%	181.98
750,000	U S Treasury Notes	0.375%	11/30/2025	732,333.75	95.73	717,978.75	2,812.50	0.39%	479.05
772,000	U S Treasury Notes	0.375%	01/31/2026	766,394.94	95.46	736,928.04	2,895.00	0.39%	0.00
725,000	U S Treasury Notes	0.750%	03/31/2026	721,912.95	96.73	701,296.13	5,437.50	0.78%	1,837.40
900,000	U S Treasury Notes	0.750%	08/31/2026	897,257.70	96.27	866,425.50	6,750.00	0.78%	2,852.90
11,568,000	** Sub Totals **			11,555,718.73		11,433,007.79	132,457.50	1.16%	24,985.05
	<u>U.S. Obligations Variable</u>								
400,000	U S Treasury Nts Frn	0.116%	10/31/2023	399,992.40	100.13	400,520.80	462.25	0.12%	0.00
400,000	** Sub Totals **			399,992.40		400,520.80	462.25	0.12%	0.00



Holdings

Shares / PV	Asset Description	Cost	Price	Market Est	Ann Inc	Yield	Acc Income
17,522,377.64	** <i>Grand Totals</i> **	17,716,814.89		17,492,773.63	261,603.49	1.50%	58,322.02

Cash Summary

<i>Principal Cash</i>	-371,415.92
<i>Income Cash</i>	371,415.92
<i>Invested Income</i>	0.00

Account Name : South Pasadena Custody



Account Transactions

Date	Description	Income	Principal	Carrying Value
	<i>Starting Balances</i>	\$ 343,001.30	\$ -343,001.30	\$ 18,000,925.53
	<u>Interest</u>			
01/06/2022	Purchase Accrued Interest Visa Inc 2.1500% 09/15/22	-576.74		
01/18/2022	Interest JPMorgan CHASE & CO 3.9000% 07/15/25	5,460.00		
01/18/2022	Interest Lockheed Martin Corp 3.1000% 01/15/23	2,588.50		
01/18/2022	Interest U S Treasury Notes 1.7500% 07/15/22	7,743.75		
01/31/2022	Interest Bank of New York Mellon 2.9500% 01/29/23	2,478.00		
01/31/2022	Interest US Treasury Nts 1.7500% 01/31/23	7,245.00		
01/31/2022	Interest U S Treasury Notes 0.3750% 01/31/26	1,447.50		
01/31/2022	Call Bond - Interest American Express Cr Corp 2.7000% 03/03/22	1,909.20		
01/31/2022	Interest U S Treasury Nts Frn 0.1156% 10/31/23	118.13		
	Sub Total	28,413.34	0.00	0.00
	<u>Dividends</u>			
01/03/2022	Dividend Fidelity Gov Port III FCGXX Interest From 12/01/2021 To 12/31/2021	1.28		
	Sub Total	1.28	0.00	0.00
	<u>Buys</u>			
01/06/2022	Buy Visa Inc 2.1500% 09/15/22 87000 Par Val @ \$101.097		-87,954.39	87,954.39
	Sub Total	0.00	-87,954.39	87,954.39

Account Name : South Pasadena Custody



Account Transactions

Date	Description	Income	Principal	Carrying Value
<u>Sells</u>				
01/31/2022	Call Bond American Express Cr Corp 2.7000% 03/03/22 Sold 172000 Par Val @ \$100.00 Cost Basis Removed \$173,464.69 Long Term Gain/Loss : \$-1,464.69		172,000.00	-176,339.94
	Sub Total	0.00	172,000.00	-176,339.94
<u>Disbursements</u>				
01/21/2022	Cash Disbursement Miscellaneous Disbursement Paid To : Morgan Stanley & Co. LLC Per Sec 9 of Custody Agmt Inv#10823022018 dtd 01-18-22 Acct#255-138705		-1,504.46	
01/28/2022	Cash Disbursement Miscellaneous Disbursement Paid To : Legg Mason Private Portfolio Group, LLC Per Sec. 9 of the Custody Agreement-Management Fee Invoice dtd 01-24-22		-7,497.98	
01/31/2022	Cash Disbursement Fee Paid To Bank - CC Paid To : Zions Bank Custodial Services Quarterly Administration Fee \$770 (July 2021 - September 2021) Per Sec. 9 of The Agreement Custody Services Quarterly Administration Fee \$500 Security Purchase \$120 Security Sale \$60 Wire Transfer \$90 Invoice No. 10240 Dated 10/01/21.		-770.00	
01/31/2022	Cash Disbursement Fee Paid To Bank - CC Paid To : Zions Bank Custodial Services Quarterly Administration Fee \$840 (October 2021 - December 2021) Per Sec. 9 of The Agreement Custody Services Quarterly Administration Fee \$500 Security Purchase \$160 Security Sale \$120 Wire Transfer \$60 Invoice No. 10241 Dated 01/31/22.		-840.00	
	Sub Total	0.00	-10,612.44	0.00
<u>Other/Miscellaneous</u>				
01/31/2022	Explanation Market Fee received in the amount of \$500.00. Per invoice dated 09/30/2021.			
01/31/2022	Explanation Market Fee received in the amount of \$500.00. Per invoice dated 12/31/2021.			

Account Name : South Pasadena Custody



Account Transactions

Date	Description	Income	Principal	Carrying Value
01/31/2022	Explanation			
	Miscellaneous Fee received in the amount of \$270.00. Per invoice dated 01/31/2022.			
01/31/2022	Explanation			
	Miscellaneous Fee received in the amount of \$340.00. Per invoice dated 01/31/2022.			
	Sub Total	0.00	0.00	0.00
	<u>Cash Management</u>			
01/03/2022	Sweep - Buy		-1.28	1.28
	Fidelity Gov Port III FCGXX			
	1.28 Par Val @ \$1.00			
01/06/2022	Sweep - Sell		88,531.13	-88,531.13
	Fidelity Gov Port III FCGXX			
	Sold 88531.13 Par Val @ \$1.00			
01/18/2022	Sweep - Buy		-15,792.25	15,792.25
	Fidelity Gov Port III FCGXX			
	15792.25 Par Val @ \$1.00			
01/21/2022	Sweep - Sell		1,504.46	-1,504.46
	Fidelity Gov Port III FCGXX			
	Sold 1504.46 Par Val @ \$1.00			
01/28/2022	Sweep - Sell		7,497.98	-7,497.98
	Fidelity Gov Port III FCGXX			
	Sold 7497.98 Par Val @ \$1.00			
01/31/2022	Sweep - Buy		-183,587.83	183,587.83
	Fidelity Gov Port III FCGXX			
	183587.83 Par Val @ \$1.00			
	Sub Total	0.00	-101,847.79	101,847.79
	Ending Balances	\$ 371,415.92	\$ -371,415.92	\$ 18,014,387.77



**Corporate Trust Services provided by Zions Bancorporation, N.A.
Statement Disclosures & Other Important Information**

Please review your statement promptly and report any discrepancies immediately to your account administrator listed on the first page.

Market value information (including accrued income) furnished herein has been obtained from sources that Zions Bancorporation, N.A. believes to be reliable. Zions Bancorporation, N.A. makes no representation, warranty or guarantee, express or implied, that any quoted value necessarily reflects the proceeds that may be received on the sale of a security or asset. Securities and asset prices may vary from actual liquidation value and should only be used as general guide to portfolio value. Prices are received from various pricing services. However, pricing services are sometimes unable to provide timely information. Where pricing sources are not readily available, particularly on certain debt securities, estimated prices may be generated by a matrix system taking various factors into consideration.

Securities, including mutual funds, are not bank deposits and are not FDIC insured, nor are they obligations of or guaranteed by Zions Bancorporation, N.A., its affiliates or of any federal or state government or government sponsored agency. Securities, including mutual funds, involve investment risks, including the possible loss of the principal amount invested.

Exhibit B-2

**Funds and Investments
Held by Contracted (Third) Parties
January 31, 2022**

2016 Water Revenue Bonds

Investment Type	Issuer	Settlement Date	Par Value	Coupon Rate	Market Value	Current YTM	Maturity Date	Days to Maturity	CUSIP Account Number
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BNY Mellon Project Fund

1	Cash		0.46	0.010%	0.46	0.010%		1	
2	Morgan Stanley Treasury Portfolio		158,307.65	0.250%	158,291.81	0.250%		1	
Subtotal Cash & Cash Equivalents		0.41%	158,308.11	0.250%	158,292.27	0.250%		1	
Total Project Fund			158,308.11	0.250%	158,292.27	0.250%		1	

Exhibit C

**January 31, 2022
Investment Report**

Summary of Invested Funds -- Last Day of the Month

MONTH	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22
JULY	14,003,563	17,332,153	20,958,651	26,306,572	28,541,631	74,033,803	33,187,829	34,119,395	39,309,559	47,220,730
AUGUST	13,043,563	17,330,985	12,658,088	26,294,151	28,405,544	73,122,925	31,258,493	34,245,197	35,205,219	47,188,874
SEPTEMBER	11,783,420	16,331,557	19,715,369	22,058,959	27,049,892	70,952,657	31,219,168	34,211,588	35,108,138	50,651,612
OCTOBER	11,795,960	13,841,158	17,221,779	22,325,114	27,023,005	70,917,973	26,989,542	30,424,551	32,530,753	47,647,956
NOVEMBER	11,800,260	13,836,635	17,221,849	22,287,418	73,246,265	26,547,176	26,916,772	30,394,571	36,836,391	47,638,933
DECEMBER	11,805,140	16,837,192	20,603,990	22,253,300	71,499,585	28,949,643	27,028,835	30,398,333	36,824,546	51,976,067
JANUARY	11,816,031	18,846,359	26,309,319	27,399,997	71,229,735	32,878,042	35,305,506	30,183,446	43,433,939	56,735,289
FEBRUARY	13,818,580	18,845,663	26,260,788	30,108,605	71,084,575	33,013,420	34,571,287	35,784,459	43,636,405	
MARCH	13,319,038	13,145,894	26,315,158	28,939,924	72,604,964	32,833,141	32,568,840	35,894,036	43,608,698	
APRIL	17,327,604	13,153,853	26,326,876	28,276,276	75,018,330	33,064,100	32,242,202	36,081,161	42,158,002	
MAY	19,327,983	23,452,878	26,310,240	28,429,928	76,053,277	32,879,674	36,925,478	34,133,626	42,180,215	
JUNE	19,323,510	22,452,628	29,289,712	26,594,581	75,918,587	33,102,349	38,922,757	34,218,755	42,164,581	



City Council Agenda Report

ITEM NO. 10

DATE: March 16, 2022
FROM: Arminé Chaparyan, City Manager *Ac*
PREPARED BY: Ken Louie, Interim Director of Finance
SUBJECT: Selection of Other Post-Employment Benefits (OPEB) Trustee

Recommendation

It is recommended that the City Council:

1. Select CalPERS – CERBT as the City's OPEB Trustee;
2. Adopt a resolution to participate in OPEB Prefunding through CalPERS;
3. Adopt a resolution for the Delegation of Authority to Request Disbursements; and
4. Authorize the City Manager to execute appropriate documents to secure trustee.

Background

On February 2, 2022, the City Council voted unanimously to place \$1,215,000 into an Internal Revenue Code (IRC) Section 115 Trust. According to a recent actuarial study, the City has \$17.4 million in unfunded OPEB. These placed funds will be held in an interest-bearing trust to responsibly provide for these future liabilities. Section 115 'Irrevocable Trusts' allow cities to invest assets to fund future OPEB obligations. There is no minimum initial contribution, the City will not be required to make annual contributions, and can make deposits at its discretion. Trusts of this nature have the wherewithal to achieve greater returns and better yields than other short-term instruments such as the Local Agency Investment Fund (LAIF).

Analysis

A Section 115 Irrevocable Trust will allow the City to establish a pension trust fund to accumulate, hold, and distribute plan assets for the exclusive provision of post-retirement benefit costs such as medical benefits provided by the City. Withdrawals of plan assets are not permitted for any other use than for post-retirement related costs paid by the City to retirees. Use of a Section 115 Irrevocable Trust, such as the California Employers' Retiree Benefit Trust (CERBT), offers the City a means of accruing investment income from General Fund balances intended for payment of future liability.

Staff has identified and evaluated four renowned OPEB/Section 115 Irrevocable Trust providers with regards to the establishment of a City of South Pasadena trust. Prospective administrators were evaluated based on number of member agencies,

assets under management, fee schedule, and annualized returns. Fees associated with a trust go towards management fees, administrative costs, and custodial services. The quotes received were based on an initial \$1,215,000 deposit and were as follows:

Name	Fee	Est. Cost
CalPERS-CERBT – California Employers’ Retiree Benefit Trust	10 bpm	\$1,215
PARS - Public Agency Retirement Services	60 bpm	\$7,290
Keenan Financial Services	60 bpm	\$7,290
Public Financial Management*	-	-

*did not submit quote

Staff is recommending the CalPERS-CERBT entity based on the following:

- Lowest annual cost;
- Usage of CalPERS Investment Division;
- Non-profit based;
- CalPERS top 3 investors in California;
- Ability to generate larger returns through diversity of investment (Attachment 3);
- Consistent low-cost model;
- Largest Section 115 trust provider with \$17 billion in assets; and
- Over 600 unique employer contracts.

YEAR 1

Fee Rate in Basis Points (bps) and Annual Costs on Assets Under Management (AUM)					
AUM	10bps	20bps	25bps	30bps	60bps
\$1M	\$1K	\$2K	\$2.5K	\$3K	\$6K
\$10M	\$10K	\$20K	\$25K	\$30K	\$60K
\$34M	\$34K	\$68K	\$85K	\$102K	\$204K
\$55M	\$55K	\$110K	\$137.5K	\$165K	\$330K
\$89M	\$89K	\$178K	\$222.5K	\$267K	\$534K

YEAR 10

Fee Rate in Basis Points (bps) and Decade Costs on Assets Under Management (AUM)					
AUM	10bps	20bps	25bps	30bps	60bps
\$1M	\$10K	\$20K	\$25K	\$30K	\$60K
\$10M	\$100K	\$200K	\$250K	\$300K	\$600K
\$34M	\$340K	\$680K	\$850K	\$1.02M	\$2.04M
\$55M	\$550K	\$1.10M	\$1.375M	\$1.65M	\$2.30M
\$89M	\$890K	\$1.78M	\$2.225M	\$2.67M	\$5.34M

Selection of OPEB Trustee

March 16, 2022

Page 3 of 3

CERBT Fee Rate History:

Fiscal Year	Fee Rate in Basis Points
2007-08	2.00
2008-09	6.00
2009-10	9.00
2010-11	12.00
2011-12	12.00
2012-13	15.00
2013-14	13.00
2014-15	10.00
2015-16	10.00
2016-17	10.00
2017-18	10.00
2018-19	10.00
2019-20	10.00
2020-21	10.00
2021-22	10.00

Fiscal Impact

There will be no immediate fiscal impact caused by the creation and implementation of a Section 115 Trust. However, using these Designated Reserves will responsibly provide for future OPEB costs and provide a degree of security for future cash flows.

Commission Review and Recommendation

The Finance Commission has reviewed the various proposals and is supporting staff's recommendation to select CalPERS – CERBT as the new trustee.

Attachments:

1. Resolution to participate in OPEB prefunding plan with CalPERS-CERBT
2. Resolution to Delegate Authority to Request Disbursements
3. CalPERS Long-term Returns

ATTACHMENT 1
Resolution to participate in
OPEB prefunding plan
with CalPERS-CERBT

**CITY OF SOUTH PASADENA
RESOLUTION NO. _____**

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF SOUTH PASADENA, CALIFORNIA,
ADOPTING AN AGREEMENT TO PARTICIPATE IN THE
PREFUNDING PLAN FOR OTHER POST-EMPLOYMENT
BENEFITS (OPEB) THROUGH CALPERS - CERBT**

WHEREAS, (1) Government Code Section 22940 establishes in the State Treasury the Annuitants' Health Care Coverage Fund for the prefunding of health care coverage for annuitants (Prefunding Plan); and

WHEREAS, (2) The California Public Employees' Retirement System (CalPERS) Board of Administration (Board) has sole and exclusive control and power over the administration and investment of the Prefunding Plan (sometimes also referred to as CERBT), the purposes of which include, but are not limited to (i) receiving contributions from participating employers and establishing separate Employer Prefunding Accounts in the Prefunding Plan for the performance of an essential governmental function (ii) investing contributed amounts and income thereon, if any, in order to receive yield on the funds and (iii) disbursing contributed amounts and income thereon, if any, to pay for costs of administration of the Prefunding Plan and to pay for health care costs or other post-employment benefits in accordance with the terms of participating employers' plans; and

WHEREAS, (3) the City of South Pasadena (Employer) desires to participate in the Prefunding Plan upon the terms and conditions set by the Board and as set forth herein; and

WHEREAS, (4) Employer may participate in the Prefunding Plan upon (i) approval by the Board and (ii) filing a duly adopted and executed Agreement and Election to Prefund Other Post-Employment Benefits (Agreement) as provided in the terms and conditions of the Agreement; and

WHEREAS, (5) The Prefunding Plan is a trust fund that is intended to perform an essential governmental function within the meaning of Section 115 of the Internal Revenue Code as an agent multiple-employer defined benefit plan as defined in Governmental Accounting Standards Board (GASB) Statements for Accounting and Financial Reporting for Postemployment Benefit Plans Other Than Pension Plans (OPEB Standards) consisting of an aggregation of single-employer plans, with pooled administrative and investment functions.

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

SECTION 1.

A. Representation and Warranty

Employer represents and warrants that it is a political subdivision of the State of California or an entity whose income is excluded from gross income under Section 115

(1) of the Internal Revenue Code.

SECTION 2.

B. Adoption and Approval of the Agreement; Effective Date; Amendment

(1) Employer's governing body shall elect to participate in the Prefunding Plan by adopting this Agreement and filing with the CalPERS Board a true and correct original or certified copy of this Agreement as follows:

Filing by mail, send to: CalPERS
 CERBT (OPEB)
 P.O. Box 1494
 Sacramento, CA 95812-1494

Filing in person, deliver to:
 CalPERS
 Mailroom
 CERBT
 (OPEB)
 400 Q Street
 Sacramento, CA 95811

(2) Upon receipt of the executed Agreement, and after approval by the Board, the Board shall fix an effective date and shall promptly notify Employer of the effective date of the Agreement.

(3) The terms of this Agreement may be amended only in writing upon the agreement of both CalPERS and Employer, except as otherwise provided herein. Any such amendment or modification to this Agreement shall be adopted and executed in the same manner as required for the Agreement. Upon receipt of the executed amendment or modification, the Board shall fix the effective date of the amendment or modification.

(4) The Board shall institute such procedures and processes as it deems necessary to administer the Prefunding Plan, to carry out the purposes of this Agreement, and to maintain the tax-exempt status of the Prefunding Plan. Employer agrees to follow such procedures and processes.

SECTION 3.

C. Other Post-Employment Benefits (OPEB) Cost Reports and Employer Contributions

(1) Employer shall provide to the Board an OPEB cost report on the basis of the actuarial assumptions and methods prescribed by the Board. Such report shall be for the Board's use in financial reporting, and shall be prepared at least as often as the minimum frequency required by applicable GASB OPEB Standards. This OPEB cost report may be prepared as an actuarial valuation report or, if the employer is qualified under GASB OPEB Standards, may be prepared as an Alternative Measurement Method (AMM) report.

(a) Unless qualified under GASB OPEB Standards, to provide an AMM report, Employer shall provide to the Board an actuarial valuation report. Such report shall be for the Board's use in financial reporting, and shall be prepared at least as often as the minimum frequency required by GASB OPEB Standards, and shall be:

- 1) prepared and signed by a Fellow or Associate of the Society of Actuaries who is also a Member of the American Academy of Actuaries or a person with equivalent qualifications acceptable to the Board;
- 2) prepared in accordance with generally accepted actuarial practice and GASB OPEB Standards; and,
- 3) provided to the Board prior to the Board's acceptance of contributions for the valuation period or as otherwise required by the Board.

(b) If qualified under GASB OPEB Standards, Employer may provide to the Board an AMM report. Such report shall be for the Board's use in financial reporting, shall be prepared at least as often as the minimum frequency required by GASB OPEB Standards, and shall be:

- 1) affirmed by Employer's external auditor, or by a Fellow or Associate of the Society of Actuaries who is also a Member of the American Academy of Actuaries or a person with equivalent qualifications acceptable to the Board, to be consistent with the AMM process described in GASB OPEB Standards;
- 2) prepared in accordance with GASB OPEB Standards; and,

- 3) provided to the Board prior to the Board's acceptance of contributions for the valuation period or as otherwise required by the Board.

(2) The Board may reject any OPEB cost report for financial reporting purposes submitted to it, but shall not unreasonably do so. In the event that the Board determines, in its sole discretion, that the OPEB cost report is not suitable for use in the Board's financial statements or if Employer fails to provide a required OPEB cost report, the Board may obtain, at Employer's expense, an OPEB cost report that meets the Board's financial reporting needs. The Board may recover from Employer the cost of obtaining such OPEB cost report by billing and collecting from Employer or by deducting the amount from Employer's account in the Prefunding Plan.

(3) Employer shall notify the Board of the amount and time of contributions which contributions shall be made in the manner established by the Board.

(4) Employer contributions to the Prefunding Plan may be limited to the amount necessary to fully fund Employer's actuarial present value of total projected benefits, as supported by the OPEB cost report for financial reporting purposes acceptable to the Board. As used throughout this document, the meaning of the term "actuarial present value of total projected benefits" is as defined in GASB OPEB Standards. If Employer's contribution causes its assets in the Prefunding Plan to exceed the amount required to fully fund the actuarial present value of total projected benefits, the Board may refuse to accept the contribution.

(5) No contributions are required. Contributions can be made at any time following the effective date of the Agreement provided that Employer has first complied with the requirements of Paragraph C.

SECTION 4.

D. Administration of Accounts, Investments, Allocation of Income

(1) The Board has established the Prefunding Plan as an agent plan consisting of an aggregation of single-employer plans, with pooled administrative and investment functions, under the terms of which separate accounts are maintained for each employer so that the Employer's assets will provide benefits only under the Employer's post-employment benefit plan(s).

(2) All Employer contributions and assets attributable to Employer contributions shall be separately accounted for in the Prefunding Plan (Employer's Prefunding Account).

(3) Employer's Prefunding Account assets may be aggregated with prefunding

account assets of other employers and may be co-invested by the Board in any asset classes appropriate for a Section 115 Trust.

(4) The Board may deduct the costs of administration of the Prefunding Plan from the investment income or Employer's Prefunding Account in a manner determined by the Board.

(5) Investment income shall be allocated among participating employers and posted to Employer's Prefunding Account as determined by the Board but no less frequently than annually.

(6) If Employer's assets in the Prefunding Plan exceed the amount required to fully fund the actuarial present value of total projected benefits, the Board, in compliance with applicable accounting and legal requirements, may return such excess to Employer.

SECTION 5.

E. Reports and Statements

(1) Employer shall submit with each contribution a contribution report in the form and containing the information prescribed by the Board.

(2) The Board shall prepare and provide a statement of Employer's Prefunding Account at least annually reflecting the balance in Employer's Prefunding Account, contributions made during the period and income allocated during the period, and such other information as the Board determines.

SECTION 6.

F. Disbursements

(1) Employer may receive disbursements not to exceed the annual premium and other costs of post-employment healthcare benefits and other post-employment benefits as defined in GASB OPEB Standards.

(2) Employer shall notify CalPERS in writing in the manner specified by CalPERS of the persons authorized to request disbursements from the Prefunding Plan on behalf of Employer.

(3) Employer's request for disbursement shall be in writing signed by Employer's authorized representative, in accordance with procedures established by the Board. The Board may require that Employer certify or otherwise establish that the monies will be used for the purposes of the Prefunding Plan.

(4) Requests for disbursements that satisfy the requirements of paragraphs (2) and (3) will be processed monthly.

(5) CalPERS shall not be liable for amounts disbursed in error if it has acted upon the written instruction of an individual authorized by Employer to request disbursements. In the event of any other erroneous disbursement, the extent of CalPERS' liability shall be the actual dollar amount of the disbursement, plus interest at the actual earnings rate but not less than zero.

(6) No disbursement shall be made from the Prefunding Plan which exceeds the balance in Employer's Prefunding Account.

SECTION 7.

G. Costs of Administration

Employer shall pay its share of the costs of administration of the Prefunding Plan, as determined by the Board.

SECTION 8.

H. Termination of Employer Participation in Prefunding Plan

(1) The Board may terminate Employer's participation in the Prefunding Plan if:

- (a) Employer gives written notice to the Board of its election to terminate;

- (b) The Board finds that Employer fails to satisfy the terms and conditions of this Agreement or of the Board's rules or regulations.

(2) If Employer's participation in the Prefunding Plan terminates for any of the foregoing reasons, all assets in Employer's Prefunding Account shall remain in the Prefunding Plan, except as otherwise provided below, and shall continue to be invested and accrue income as provided in Paragraph D.

(3) After Employer's participation in the Prefunding Plan terminates, Employer may not make contributions to the Prefunding Plan.

(4) After Employer's participation in the Prefunding Plan terminates, disbursements from Employer's Prefunding Account may continue upon Employer's instruction or otherwise in accordance with the terms of this Agreement.

(5) After the Employer's participation in the Prefunding Plan terminates, the governing body of the Employer may request either:

- (a) A trustee to trustee transfer of the assets in Employer's Prefunding Account; provided that the Board shall have no obligation to make such transfer unless the Board determines that the transfer will satisfy applicable requirements of the Internal Revenue Code, other law and accounting standards, and the Board's fiduciary duties. If

the Board determines that the transfer will satisfy these requirements, the Board shall then have one hundred fifty (150) days from the date of such determination to effect the transfer. The amount to be transferred shall be the amount in the Employer's Prefunding Account as of the date of the transfer (the "transfer date") and shall include investment earnings up to an investment earnings allocation date preceding the transfer date. In no event shall the investment earnings allocation date precede the transfer date by more than 150 days.

- (b) A disbursement of the assets in Employer's Prefunding Account; provided that the Board shall have no obligation to make such disbursement unless the Board determines that, in compliance with the Internal Revenue Code, other law and accounting standards, and the Board's fiduciary duties, all of Employer's obligations for payment of post-employment health care benefits and other post-employment benefits and reasonable administrative costs of the Board have been satisfied. If the Board determines that the disbursement will satisfy these requirements, the

Board shall then have one hundred fifty (150) days from the date of such determination to effect the disbursement. The amount to be disbursed shall be the amount in the Employer's Prefunding Account as of the date of the disbursement (the "disbursement date") and shall include investment earnings up to an investment earnings allocation date preceding the disbursement date. In no event shall the investment earnings allocation date precede the disbursement date by more than 150 days.

(6) After Employer's participation in the Prefunding Plan terminates and at such time that no assets remain in Employer's Prefunding Account, this Agreement shall terminate.

(7) If, for any reason, the Board terminates the Prefunding Plan, the assets in Employer's Prefunding Account shall be paid to Employer after retention of (i) amounts sufficient to pay post-employment health care benefits and other post-employment benefits to annuitants for current and future annuitants described by the employer's current substantive plan (as that term is used in GASB OPEB Standards), and (ii) amounts sufficient to pay reasonable administrative costs of the Board.

(8) If Employer ceases to exist but Employer's Prefunding Plan continues to exist and if no provision has been made by Employer for ongoing payments to pay post-employment health care benefits and other post-employment benefits to annuitants for current and future annuitants, the Board is authorized to and shall appoint a third party administrator to carry out Employer's Prefunding Plan. Any

and all costs associated with such appointment shall be paid from the assets attributable to contributions by Employer.

(9) If Employer should breach the representation and warranty set forth in Paragraph A., the Board shall take whatever action it deems necessary to preserve the tax-exempt status of the Prefunding Plan.

SECTION 9.

I. General Provisions

(1) Books and Records.

Employer shall keep accurate books and records connected with the performance of this Agreement. Employer shall ensure that books and records of subcontractors, suppliers, and other providers shall also be accurately maintained. Such books and records shall be kept in a secure location at the Employer's office(s) and shall be available for inspection and copying by CalPERS and its representatives.

(2) Audit.

- (a) During and for three years after the term of this Agreement, Employer shall permit the Bureau of State Audits, CalPERS, and its authorized representatives, and such consultants and specialists as needed, at all reasonable times during normal business hours to inspect and copy, at the expense of CalPERS, books and records of Employer relating to its performance of this Agreement.
- (b) Employer shall be subject to examination and audit by the Bureau of State Audits, CalPERS, and its authorized representatives, and such consultants and specialists as needed, during the term of this Agreement and for three years after final payment under this Agreement. Any examination or audit shall be confined to those matters connected with the performance of this Agreement, including, but not limited to, the costs of administering this Agreement. Employer shall cooperate fully with the Bureau of State Audits, CalPERS, and its authorized representatives, and such consultants and specialists as needed, in connection with any examination or audit. All adjustments, payments, and/or reimbursements determined to be necessary by any examination or audit shall be made promptly by the appropriate party.

(3) Notice.

- (a) Any notice, approval, or other communication required or permitted

under this Agreement will be given in the English language and will be deemed received as follows:

1. Personal delivery. When personally delivered to the recipient. Notice is effective on delivery.
2. First Class Mail. When mailed first class to the last address of the recipient known to the party giving notice. Notice is effective three delivery days after deposit in a United States Postal Service office or mailbox.
3. Certified mail. When mailed certified mail, return receipt requested. Notice is effective on receipt, if delivery is confirmed by a return receipt.
4. Overnight Delivery. When delivered by an overnight delivery service, charges prepaid or charged to the sender's account, Notice is effective on delivery, if delivery is confirmed by the delivery service.
5. Telex or Facsimile Transmission. When sent by telex or fax to the last telex or fax number of the recipient known to the party giving notice. Notice is effective on receipt, provided that (i) a duplicate copy of the notice is promptly given by first-class or certified mail or by overnight delivery, or (ii) the receiving party delivers a written confirmation of receipt. Any notice given by telex or fax shall be deemed received on the next business day if it is received after 5:00 p.m. (recipient's time) or on a nonbusiness day.
6. E-mail transmission. When sent by e-mail using software that provides unmodifiable proof (i) that the message was sent, (ii) that the message was delivered to the recipient's information processing system, and (iii) of the time and date the message was delivered to the recipient along with a verifiable electronic record of the exact content of the message sent.

Addresses for the purpose of giving notice are as shown in Paragraph B.(1) of this Agreement.

- (b) Any correctly addressed notice that is refused, unclaimed, or undeliverable because of an act or omission of the party to be notified shall be deemed effective as of the first date that said notice was refused, unclaimed, or deemed undeliverable by the postal authorities, messenger or overnight delivery service.

- (c) Any party may change its address, telex, fax number, or e-mail address by giving the other party notice of the change in any manner permitted by this Agreement.
- (d) All notices, requests, demands, amendments, modifications or other communications under this Agreement shall be in writing. Notice shall be sufficient for all such purposes if personally delivered, sent by first class, registered or certified mail, return receipt requested, delivery by courier with receipt of delivery, facsimile transmission with written confirmation of receipt by recipient, or e-mail delivery with verifiable and unmodifiable proof of content and time and date of sending by sender and delivery to recipient. Notice is effective on confirmed receipt by recipient or 3 business days after sending, whichever is sooner.

(4) Survival

All representations, warranties, and covenants contained in this Agreement, or in any instrument, certificate, exhibit, or other writing intended by the parties to be a part of their Agreement shall survive the termination of this Agreement until such time as all amounts in Employer's Prefunding Account have been disbursed.

(5) Waiver

No waiver of a breach, failure of any condition, or any right or remedy contained in or granted by the provisions of this Agreement shall be effective unless it is in writing and signed by the party waiving the breach, failure, right, or remedy. No waiver of any breach, failure, right, or remedy shall be deemed a waiver of any other breach, failure, right, or remedy, whether or not similar, nor shall any waiver constitute a continuing waiver unless the writing so specifies.

(6) Necessary Acts, Further Assurances

The parties shall at their own cost and expense execute and deliver such further documents and instruments and shall take such other actions as may be reasonably required or appropriate to evidence or carry out the intent and purposes of this Agreement.

SECTION 10. The City Clerk of the City of South Pasadena shall certify to the passage and adoption of this resolution and its approval by the City Council and shall cause the same to be listed in the records of the City.

PASSED, APPROVED AND ADOPTED ON this 16th day of March, 2022.

AYES:

NOES:

ABSENT:

ABSTAIN:

Michael A. Cacciotti, Mayor

ATTEST:

APPROVED AS TO FORM:

Christina A. Muñoz
Deputy City Clerk

Andrew L. Jared, City Attorney

A majority vote of Employer's Governing Body at a public meeting held on the 16th day of the month of March in the year 2022, authorized entering into this Agreement.

Signature of the Presiding Officer: _____

Printed Name of the Presiding Officer: _____

Name of Governing Body: _____

Name of Employer: _____

Date: _____

BOARD OF ADMINISTRATION
CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM

BY _____
ARNITA PAIGE
CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM

To be completed by CalPERS The effective date of this Agreement is: _____
--

ATTACHMENT 2
Resolution to Delegate Authority
to Request Disbursements

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF SOUTH PASADENA, CALIFORNIA,
DELEGATING AUTHORITY TO REQUEST DISBURSEMENTS
FROM CALPERS OTHER POST-EMPLOYMENT BENEFITS
(OPEB) PREFUNDING PLAN**

WHEREAS, The City of South Pasadena would like to enter an agreement with CalPERS regarding the Other Post-Employment Benefits (OPEB) Prefunding Plan; and

WHEREAS, CalPERS requires the City to fill and sign the Delegation of Authority to Request Disbursement form;

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

SECTION 1. The City Manager and/or his/her designee will have the authority to request on behalf of the Employer disbursements from the Other Post-Employment Benefits Prefunding Plan and to certify as to the purpose for which the disbursed funds will be used.

SECTION 2. The City Clerk of the City of South Pasadena shall certify to the passage and adoption of this resolution and its approval by the City Council and shall cause the same to be listed in the records of the City.

PASSED, APPROVED AND ADOPTED ON this 16th day of March, 2022.

AYES:

NOES:

ABSENT:

ABSTAIN:

Michael A. Cacciotti, Mayor

ATTEST:

APPROVED AS TO FORM:

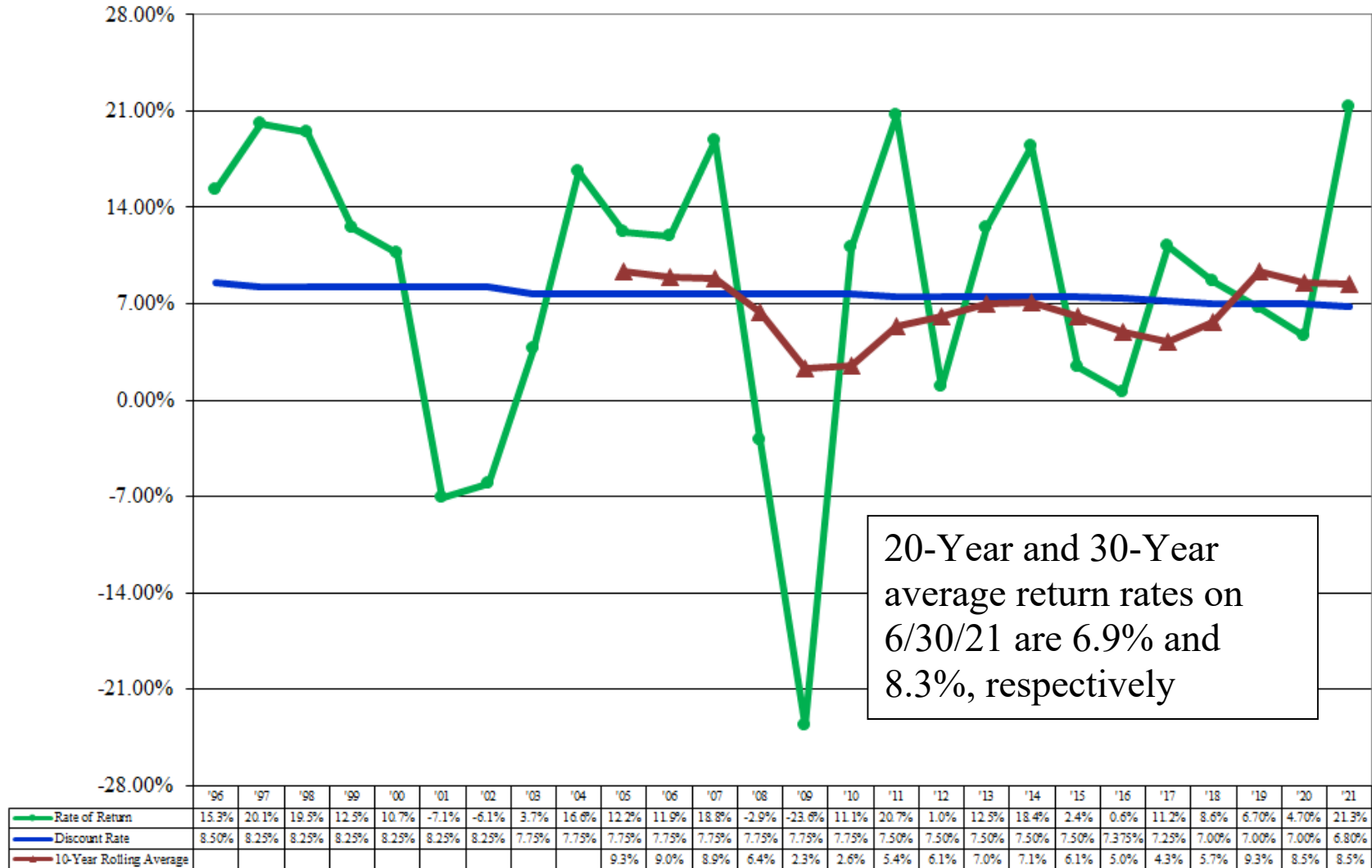
Christina A. Muñoz
Deputy City Clerk

Andrew L. Jared, City Attorney

ATTACHMENT 3
CaIPERS Long-term Returns

HOW WE GOT HERE – INVESTMENT RETURN

Annual Return on Market Value of Assets



Returns (after 2001) shown are gross returns, unreduced for administrative expenses, from CalPERS valuation reports, when available. The discount rate is based on expected returns net of administrative expenses.





City Council Agenda Report

ITEM NO. 11

DATE: March 16, 2022
FROM: Arminé Chaparyan, City Manager *AC*
PREPARED BY: Paul Riddle, Fire Chief
SUBJECT: **Adoption of a Resolution Confirming the Fire Department's Compliance with Mandated Inspection Duties**

Recommendation

It is recommended that the City Council adopt a resolution acknowledging receipt of the Fire Department's annual report of compliance for mandated inspection duties.

Background

In December 2016, a deadly fire at an Oakland warehouse, known as the Ghost Ship, killed 36 people, the highest death toll for a structure fire in the United States in over 10 years. The Ghost Ship was a two-story warehouse that had been leased to artists who lived and worked in the building, periodically using it for events. Zoned as a warehouse, neither residential nor assembly uses were permitted by the city. Media reports suggested that the Ghost Ship hadn't been inspected in 30 years. Had an inspection occurred, officials could have raised concerns about the safety and occupancy of the building.

In September 2018, Senate Bill (SB) 1205 was approved by the Governor, requiring every fire department, city, county or district, required to perform State Mandated inspections, to report inspection results annually (Health and Safety Code section 13146.4). By requiring annual reporting of their compliance to the local city council or board of supervisors, the bill is intended to apply local pressure to comply.

Analysis

The Fire Department is responsible for conducting annual fire inspections for the City. Existing law requires the fire department of any city, county, or district to inspect on an annual basis certain types of occupancies within their jurisdiction to ensure compliance with building standards and fire regulations. These occupancies include schools, hotels, motels, lodging houses, apartment houses and accessory structures to those buildings.

As of January 1, 2019, SB 1205 requires the Fire Department to submit an annual report to the City Council confirming the Fire Department's compliance with its mandatory inspection duties. SB 1205 also requires that the annual report be given

Resolution on Mandated Occupancy Inspections

March 16, 2022

Page 2 of 2

during the annual budget preparation or at another time set by the City Council. The City Council must acknowledge the receipt of the report by resolution.

In 2021, the Fire Department completed a total of 1248 inspections; 542 of the completed inspections were of State Mandatory Occupancies. The Fire Department was compliant in 2021 with its mandated inspection duties. The completed inspections were as follows:

- **Business Inspections, 707**
- **Apartment Inspections, 532 – *State Mandatory Occupancy***
- **Schools, 7 – *State Mandatory Occupancy***
 1. South Pasadena High School
 2. South Pasadena Middle School
 3. Marengo Elementary School
 4. Monterey Hills Elementary School
 5. Arroyo Vista Elementary School
 6. Home Pre Schools and Day Care Centers
 7. Holy Family Church
- **Nursing Care Facility, 3– *State Mandatory Occupancy***
 1. Prospect Manor
 2. Meridian Manor
 3. South Pasadena Care Center

Fiscal Impact

The Fire Department has been compliant with the annual inspections of mandated occupancies for at least the previous 10 years. The on-duty Fire Prevention Specialist as well as on-duty suppression personnel complete the inspections.

Attachment: Resolution

ATTACHMENT 1
Resolution Confirming
SPFD's Compliance with
Mandated Inspections

**CITY OF SOUTH PASADENA
RESOLUTION NO. _____**

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF SOUTH PASADENA, CALIFORNIA,
ACKNOWLEDGING RECEIPT OF THE FIRE DEPARTMENT'S
ANNUAL REPORT OF COMPLIANCE
WITH MANDATED INSPECTION DUTIES**

WHEREAS, the Fire Department is required to inspect on an annual basis certain types of occupancies within the City; and

WHEREAS, these State Mandated Occupancies include schools, hotels, motels, lodging houses, apartment houses and assessor structures to those buildings; and

WHEREAS, in 2021, the Fire Department completed 1,248 occupancy inspections, 542 of which were State Mandated Occupancies; and

WHEREAS, in completing 542 State Mandated Occupancy inspections, the Fire Department was compliant with its mandated inspection duties in the year 2021.

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

SECTION 1. That the City Council has received and acknowledge the Fire Department's Annual Report of Compliance with mandated occupancy inspections.

SECTION 2. That, in 2021, the Fire Department has met the obligation of inspecting State Mandated Occupancies in the City.

SECTION 3. The City Clerk of the City of South Pasadena shall certify to the passage and adoption of this resolution and its approval by the City Council and shall cause the same to be listed in the records of the City.

PASSED, APPROVED AND ADOPTED ON this 16th day of March, 2022.

AYES:

NOES:

ABSENT:

ABSTAIN:

Michael A. Cacciotti, Mayor

ATTEST:

APPROVED AS TO FORM:

Christina A. Muñoz
Deputy City Clerk

Andrew L. Jared, City Attorney



City Council Agenda Report

ITEM NO. 12

DATE: March 16, 2022

FROM: Michael A. Cacciotti, Mayor

PREPARED BY: Christina Muñoz, Deputy City Clerk

SUBJECT: **Authorize Reappointment of Commissioners to City Boards and Commissions**

Recommendation

It is recommended by Mayor Cacciotti that the City Council reappoint the following incumbents to the three-year term ending December 31, 2024:

- Kristin Morrish, Cultural Heritage Commission
- Samantha Hill, Design Review Board
- Kay Younger, Design Review Board
- Zhen Tao, Finance Commission
- Bianca Richards, Library Board of Trustees
- Kim Hughes, Mobility and Transportation Infrastructure Commission
- John Fisher, Mobility and Transportation Infrastructure Commission
- Rona Bortz, Natural Resources and Environmental Commission
- Casey Law, Natural Resources and Environmental Commission
- Laura Dahl, Planning Commission
- Ed Donnelly, Public Safety Commission
- Stephanie Cao, Public Safety Commission
- Amin Al-Sarraf, Public Safety Commission
- Frank Catania, Public Works Commission

Background

On December 15, 2021, the City Council extended commissioner terms until March 31, 2022 in order for staff to conduct a comprehensive analysis of City boards and commissions. Recommendations were presented to Council on February 23, 2022, and direction was provided to staff on consolidation of certain commissions. The proposed appointments are for commissions that remain unaltered.

All proposed commissioners are eligible for reappointment and have expressed interest in serving another term. The proposed reappointment of incumbent commissioners allows for continuity and a quorum for the purposes of conducting commission business.

Commission Appointments

March 16, 2022

Page 2 of 2

Fiscal Impact

Cost for onboarding, training, and conducting commission meetings have been accounted for in department budgets.

Community Outreach

The City will continue public outreach and promotion of commission vacancies. For residents interested in serving on a City advisory body, applications are available on the City's website or in the City Clerk's Office.



City Council Agenda Report

ITEM NO. 13

DATE: March 16, 2022

FROM: Michael A. Cacciotti, Mayor

PREPARED BY: Lucy Demirjian, Management Services Director

SUBJECT: **Approval of Mayor's List of City Council Liaison and Regional Group Appointments and Adoption of a Resolution Appointing Delegates, Representatives, and Alternates to Various Agencies and Organizations**

Recommendation

It is recommended that the City Council:

1. Approve the Mayor's list of City Council Liaison and Regional Group Appointments to various commissions, boards, and committees; and
2. Adopt a Resolution appointing delegates, representatives, and alternates as official representatives of the City of South Pasadena.

Background

At the beginning of every Mayoral term, appointments are made to various commissions, boards, committees, and regional groups for the calendar year. The majority of the appointments are recommended by the Mayor for Council approval; however, several agencies and organizations require City Council action by resolution.

This year, the item was delayed as the City Council requested staff conduct a comprehensive analysis of City boards and commissions. Recommendations were presented to Council on February 23, 2022, and direction was provided to staff on consolidation of certain commissions. The proposed appointments are for commissions that remain unaltered.

Analysis

The Mayor has submitted his list of City Council Liaison and Regional Group Appointments to the City Clerk's Division. This is a routine annual item that requires approval by the City Council.

Fiscal Impact

Expenses for attending regional meetings are budgeted on an annual basis in the City Council budget.

Attachments:

1. List of Proposed City Council Liaison & Regional Group Appointments
2. Resolution Approving City Council Appointments to Various Governmental Entities and Organizations

ATTACHMENT 1
City Council Liaison &
Regional Group Appointments



Liaison and Regional Group Appointments
Michael A. Cacciotti, Mayor
March 16, 2022 to December 2022

City Commissions, Boards, and Committees	Appointed Liaison
Animal Commission*	<i>not active, lack of quorum</i>
Cultural Heritage Commission	Zneimer
Design Review Board	Mahmud
Finance Commission	Mahmud
Fourth of July – Festival of Balloons Committee	Primuth
Mobility and Transportation Infrastructure Commission	Primuth
Library Board of Trustees	Mahmud
Natural Resources and Environmental Commission	Cacciotti
Parks and Recreation Commission*	<i>Donovan</i>
Planning Commission	Mahmud
Public Arts Commission	Cacciotti
Public Safety Commission	Primuth
Public Works Commission	Donovan
Senior Citizen Commission*	<i>Cacciotti</i>
South Pasadena Tournament of Roses Committee	Zneimer
Youth Commission*	<i>Donovan</i>

* *proposed for consolidation, pending*

Ad Hoc/Committees and other assignments	Appointed Liaisons
Ad Hoc/Committee: City Council and SPUSD Subcommittee	Primuth & Zneimer
Ad Hoc/Committee: Mission-Meridian Village Subcommittee	Donovan & Mahmud
Ad Hoc/Committee: Caltrans Surplus Properties Implementation	Primuth & Donovan
Ad Hoc/Committee: City Leased Properties	Cacciotti & Donovan
Representative: South Pasadena Chamber of Commerce - Legislative	Mahmud
Representative: South Pasadena Chamber of Commerce - Economic Development	Primuth & Donovan
Representative: South Pasadena Chamber of Commerce - Chamber Board	City Manager

Regional Groups – Appointment by City		Appointed Liaison	Alternate(s)
	Arroyo Verdugo Communities Joint Powers Authority	Primuth	Cacciotti
	California Contract Cities Legislative Committee	Mahmud	--
	Foothill Workforce Development Policy Board	Zneimer	Donovan
	Los Angeles County City Selection Committee	Cacciotti (always Mayor)	Primuth
 ★ Δ	Los Angeles County Sanitation Districts, Board of Directors, District 16	Cacciotti (always Mayor)	Donovan
	CalCities, Los Angeles Division and Annual Conference	Mahmud	Zneimer
 ◆ Δ	Metro Gold Line Phase II Joint Powers Authority Board	Cacciotti	Primuth
 ◆ Δ	San Gabriel Valley Council of Governments Governing Board	Cacciotti	Primuth
 ◆ Δ	Southern California Association of Governments General Assembly	Mahmud	Zneimer
 ◆ Δ	San Gabriel Valley Mosquito and Vector Control District	Robert S. Joe (Resident)	Donovan
 ◆	Clean Power Alliance	Mahmud	Kim Hughes / Cacciotti

Regional Groups –Appointment by Regional Group		Appointed Liaison	Alternate(s)
 Δ	Arroyo Verdugo Communities Representative to the Southern California Association of Governments Community, Economic and Human Development Committee	Mahmud	None
	Arroyo Verdugo Communities Appointment to the League of California Cities, LA County Division Board of Directors	Mahmud	None
 	Santa Monica Mountains Conservancy	Cacciotti	None
 Δ	South Coast Air Quality Management District San Gabriel Valley Board Member	Cacciotti	None

- Requires FPPC Form
- ◆ Council vote
- ★ Board Member is current Mayor; Alternate is appointed by Mayor
- Voted by Regional Group
- Δ Stipend

ATTACHMENT 2
Resolution Approving
City Council Appointments
to Various Governmental
Entities and Organizations

RESOLUTION NO.

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF SOUTH PASADENA, CALIFORNIA,
APPOINTING DELEGATES, REPRESENTATIVES,
AND ALTERNATES AS OFFICIAL REPRESENTATIVES
OF THE CITY OF SOUTH PASADENA**

WHEREAS, the City Council of the City of South Pasadena (City) at its regular meeting of March 16, 2022, reorganized as follows: Michael Cacciotti, Mayor; Jon Primuth, Mayor Pro Tem; Jack Donovan, Councilmember; Diana Mahmud, Councilmember; and Evelyn G. Zneimer, Councilmember; and

WHEREAS, with the reorganization, the Mayor and the City Council make appointments to various agencies and organizations for the Mayoral term; and

WHEREAS, several agencies and organizations require that the City Council formally approve its official delegates, representatives, and alternates to represent the City.

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

SECTION 1. The City Council of the City of South Pasadena does hereby confirm and appoint the following persons as Governing Board Representative and alternate member of the **SAN GABRIEL VALLEY COUNCIL OF GOVERNMENTS** for the term indicated:

Governing Board Representative	Alternate	Term
Mayor Cacciotti	Mayor Pro Tem Primuth	2022

SECTION 2. The City Council of the City of South Pasadena does hereby confirm and appoint the following persons as delegate and alternate member of the **LEAGUE OF CALIFORNIA CITIES, LOS ANGELES DIVISION** for the term indicated:

Delegate	Alternate	Term
Councilmember Mahmud	Councilmember Zneimer	2022

SECTION 3. The City Council of the City of South Pasadena does hereby confirm and appoint the following persons as board member and alternate board member of the **LOS ANGELES COUNTY SANITATION DISTRICTS BOARD OF DIRECTORS, DISTRICT 16** for the term indicated:

Board Member	Alternate	Term
Mayor Cacciotti	Councilmember Donovan	2022

SECTION 4. The City Council of the City of South Pasadena does hereby confirm and appoint the following persons as delegate and alternate member of the **METRO GOLD LINE PHASE II JOINT POWERS AUTHORITY BOARD** for the term indicated:

Delegate	Alternate	Term
Mayor Cacciotti	Mayor Pro Tem Primuth	2022

SECTION 5. The City Council of the City of South Pasadena does hereby confirm and appoint the following persons as delegate and alternate member of the **ARROYO VERDUGO COMMUNITIES JOINT POWERS AUTHORITY** for the term indicated:

Delegate	Alternate	Term
Mayor Pro Tem Primuth	Mayor Cacciotti	2022

SECTION 6. The City Council of the City of South Pasadena does hereby confirm and appoint the following persons as delegate and alternate member of the **SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS GENERAL ASSEMBLY** for the term indicated:

Delegate	Alternate	Term
Councilmember Mahmud	Councilmember Zneimer	2022

SECTION 7. The City Council of the City of South Pasadena does hereby confirm and appoint the following person as delegate member of the **SAN GABRIEL VALLEY MOSQUITO AND VECTOR CONTROL DISTRICT** for the term indicated:

Delegate	Alternate	Term
Robert S. Joe (Community Member)	Councilmember Donovan	Appointed to Term Ending December 2022

SECTION 8. The City Council of the City of South Pasadena does hereby confirm and appoint the following person as delegate member of the **CLEAN POWER ALLIANCE** for the term indicated:

Delegate	Alternate	Term
Councilmember Mahmud	Mayor Cacciotti, Kim Hughes	2022

SECTION 9. Pursuant to the appointments made above, the City Council of the City of South Pasadena does hereby adopt the completed Form 806 of the Fair Political Practices Commission, and directs staff to take all other actions necessary to comply with the requirements of any applicable laws and regulations.

SECTION 10. The City Clerk of the City of South Pasadena shall certify to the passage and adoption of this resolution and its approval by the City Council and shall cause the same to be listed in the records of the City.

PASSED, APPROVED AND ADOPTED ON this 16th day of March, 2022.

AYES:

NOES:

ABSENT:

ABSTAIN:

Michael A. Cacciotti, Mayor

ATTEST:

APPROVED AS TO FORM:

Christina A. Muñoz
Deputy City Clerk

Andrew L. Jared, City Attorney



City Council Agenda Report

ITEM NO. 14

DATE: March 16, 2022

FROM: Arminé Chaparyan, City Manager *AC*

PREPARED BY: Angelica Frausto-Lupo, Director of Community Development

SUBJECT: **Authorize Second Amendment to Lease Agreement for 1503-1507 El Centro Street with Stephen Godwin and Sally Smythe**

Recommendation

It is recommended that the City Council direct City Manager to enter into an amended lease agreement for South Pasadena Housing Authority owned property at 1503-1507 El Centro Street with Stephen Godwin and Sally Smythe.

Background

The South Pasadena Housing Authority (lessor) and Stephen Godwin and Sally Smythe (lessee) entered into a Lease Agreement dated November 15, 2009 for the agency owned property at 1503 and 1507 El Centro Street. On July 16, 2014, the Lease was amended by the parties which changed the amount of monthly rent payable by lessee from \$1,500 to \$1,000. Additionally, the First Amendment acknowledged that the lessee had been on a month-to-month lease since November 1, 2011 due to the "Holding Over" provision in the lease.

Analysis

The Second Amendment to the lease includes several changes. First, the amendment will update Section 17 Miscellaneous "Holding Over" section to indicate that lessee may continue to hold the month-to-month tenancy until termination, however, lessee shall have no right to hold over beyond March 31, 2024. Moreover, the monthly rent will increase from \$1,000 to \$2,925 per month beginning March 1, 2022. Another change in the Second Amendment includes a revenue share section for subleasing activity to the building and/or parking lot at 80% revenue share to the City of South Pasadena and 20% to the lessee. The final change is an update to the insurance requirements. All changes have been discussed with and agreed to by the lessee.

Fiscal Impact

This amended lease agreement will provide greater revenue to the City's Housing Fund from the monthly rent received at approximately \$23,100 more per year. Additionally, the City will receive 80% of revenue share from subleasing activity.

1503-1507 El Centro Lease Agreement, Second Amendment
March 16, 2022
Page 2 of 2

Attachments:

1. 1503-1507 El Centro Lease Agreement
2. First Amendment to Lease Agreement
3. Second Amendment to Lease Agreement

ATTACHMENT 1
1503-1507 El Centro Lease Agreement

LEASE AGREEMENT

THIS LEASE (the "Lease") is made and entered into this 15 day of November, 2009, by and between the COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF SOUTH PASADENA, a public body, corporate and politic, ("LESSOR") and STEPHEN AND SALLY GODWIN, individuals, jointly and separately, as husband and wife ("LESSEE").

RECITALS

WHEREAS, LESSOR is the owner of that certain real property located 1503 and 1507 El Centro, in the City of South Pasadena, Los Angeles County, State of California, which is improved with a building, known as the "nursery" building (the entirety of LESSOR's property and the aforementioned improvement is referred to hereinafter as the "Property");;

WHEREAS, LESSOR has acquired the Property, and all entitlements thereon, for the purpose of facilitating the redevelopment and revitalization of the downtown project area, prior to the commencement of this LEASE;

WHEREAS, LESSOR may use the Property for redevelopment purposes such as demolition and reconstruction which will require LESSEE to move from the Property;

WHEREAS, it is anticipated that said redevelopment project will be commencing within the next three years; and

WHEREAS, LESSEE understands that the herein LEASE is temporary in nature and desires to lease the Property for the interim period until it is required for the aforementioned redevelopment project.

NOW THEREFORE, the parties hereto agree as follows:

SECTION 1. The Property. As previously stated, LESSOR owns certain real property located 1503-1507 El Centro, City of South Pasadena (the "City"), County of Los Angeles, State of California, more particularly described in Exhibit "A" attached hereto and made a part hereof and which is hereinafter called the "Property."

For and in consideration of the payment of rent and the performance of all the covenants and conditions of this LEASE, LESSOR hereby leases to LESSEE and LESSEE hereby lease from LESSOR, the Property, for the term set forth herein.

SECTION 2. Term. Unless terminated earlier in accordance with the provisions of this LEASE, the term of this LEASE shall be for approximately twenty four months, commencing on November 5, 2009 (Commencement Date) and expiring on October 31, 2011. Either party may terminate this lease, with or without cause, with a written ninety (90) day notice of termination to the other party.

SECTION 3. Rent Payments. Rent in the amount of One thousand, five hundred dollars (\$1,500.00) per month, shall be due and payable in advance on the 5th day of each. Said rent shall be paid directly to:

City of South Pasadena
1414 Mission Street
South Pasadena, California 91030

Attention: Finance Director

SECTION 4. Security Deposit. As security for the full performance and observance of the provisions of this Lease, Lessee shall, prior to or simultaneously with the payment of the first month's rent, deliver to Lessor a deposit of cash or certified check, in form satisfactory to Lessor, in the amount of One thousand Five Hundred Dollars (\$1,500).

If Lessee shall default in the performance of any of the provisions of this Lease, Lessor may use, apply or retain the whole or any part of the security deposit (1) to the extent of any sum due to Lessor, or (2) to make any required payment on Lessee' behalf, or (3) to compensate Lessor for any expense or damage caused by Lessee' default. Upon demand of Lessor, Tenant shall promptly restore the security deposit to the full amount required by this Section 4.

Upon the termination of the Lease as provided herein and not as a result of Lessee' default, the Deposit shall be immediately returned to the Lessee less any amounts retained by the Lessor as authorized herein.

SECTION 5. Taxes and Assessments. LESSEE shall be solely responsible to pay any possessory real property tax or other tax assessed by the Los Angeles County Tax Collector as a result of LESSEE possession and use of the Property.

SECTION 6. Use and Maintenance of Property. The Property shall be used exclusively as a performing arts studio, with associated public performances, and for no other purposes whatsoever without the prior written approval of LESSOR.

There shall be no construction upon or alteration of the Property, except as specifically authorized in writing by the LESSOR.

LESSEE agrees that in connection with the use of the Property, they will maintain the Property in a manner comparable to other commercial property in the immediate downtown area. Specifically, LESSEE shall not permit any of their agents or invitees to:

- a) Cause or permit obnoxious odors to emanate or be dispelled from the premises; or
- b) Permit undue accumulations of garbage, trash, rubbish or any other refuse; or
- c) Create, cause, maintain or permit any nuisance in, or about the Property; or

- d) Commit or suffer to be committed any waste in, on or about the Property; or
- e) Use or allow the Property to be used for any unlawful purpose, or for any purpose which violates the terms of any recorded instrument affecting the Property; or
- f) Cause or permit any insurance coverage on the Property or the improvements thereon to become void or voidable to make it impossible to obtain any required insurance at commercially feasible rates; or
- g) Cause or permit any damage to the Property or the improvements thereon or to any adjacent public or private property; or
- h) Suffer or permit any dangerous condition to be created, exist or continue on the Property, and shall not permit, cause or engage in, or permit any other party to engage in any activity on the Property that violates any federal, state or local laws, rules or regulations pertaining to hazardous, toxic or infectious materials and/or waste; or
- i) Violate any law, ordinance or regulation applicable to the Property and the improvements thereon.

SECTION 7. Nondiscrimination Covenants. The LESSEE herein covenants by and for itself, its heirs, executors, administrators and assigns, and all persons claiming under or through it, and this LEASE is made and accepted subject to the following conditions:

“That there shall be no discrimination against or segregation of any person or group of persons on account of race, color, religion, sex, marital status, disability, ancestry or national origin in the use, occupancy, tenure or enjoyment of the Property herein leased, nor shall the LESSEE itself, or any person claiming under or through it, establish or permit any such practice or practices of discrimination or segregation with reference to the use or occupancy of LESSEE, LESSEES, subLessee, sublessees, or vendees in the Property herein leased.”

SECTION 8. Maintenance Standards. LESSEE shall be fully responsible for the repair and maintenance of all of the improvements and landscaping on the Property, and shall maintain or cause to be maintained such improvements and landscaping in good order, condition and repair.

SECTION 9. Utilities. LESSEE shall pay when due and shall hold LESSOR harmless from any liability for all charges for water, gas, sewage, electricity, telephone and other utility service supplied to the Property.

SECTION 10. Insurance and Idemnity.

a. **Indemnity.** LESSEE agree to indemnify, defend and hold harmless LESSOR, its agents, officers and employees from and against any and all liability, expense, including defense costs and legal fees, and claims for damages of any nature whatsoever, including, but not limited

to, bodily injury, death, personal injury or property damage arising from or connected with LESSEE' use of the Property hereunder.

b. **Insurance.** LESSEE at its expense at all times during the term of this LEASE and any other period of occupancy of the Property by LESSEE shall obtain and keep in force with respect to the Property general public liability insurance in form customarily written for the protection of owners, landlords, and tenants of real estate, with LESSOR, and LESSEE as named insureds, which insurance shall provide coverage of not less than \$1,000,000 for each occurrence of bodily injury or property damage. LESSEE also shall carry such personal injury and special liability insurance coverages, including but not limited to premises-operations, products and professional liability coverages as may be customary or appropriate with respect to LESSEE's business or as LESSOR reasonably may require and shall include LESSOR as a named insured thereof. LESSEE understands and acknowledges that the insurance that LESSOR obtains and keeps in force will not cover any of LESSEE's property, including but not limited to leasehold improvements. All policies of insurance required to be carried by LESSEE hereunder shall provide that they may not be canceled without at least thirty (30) days prior written notice to LESSOR. Prior to LESSEE's taking possession of the Property, LESSEE shall furnish to LESSOR appropriate certificates evidencing that such insurance is in force and that LESSOR is named as an insured thereunder.

SECTION 11. Damage or Destruction. No loss or damage by fire or any other cause resulting in either partial or total destruction of any improvements now or hereafter located on the Property, shall (except as otherwise provided in this LEASE) operate to terminate this LEASE or to relieve or discharge LESSEE from the payment of any rent, or other amounts payable hereunder, as and when they become due and payable, or from the performance and observance of any of the agreements, covenants and conditions herein contained to be performed and observed by LESSEE.

The provisions of this Section 11 shall govern the rights of the parties in the event of any full or partial destruction of the Property.

In event of any damage or destruction, LESSEE shall promptly give LESSOR written notice of such damage or destruction and the date on which such damage or destruction occurred. LESSEE shall promptly make proof of loss and shall proceed 'promptly to collect, or cause to be collected, all valid claims which LESSEE may have against insurers or others based upon any such damage or destruction. Except as otherwise provided below, amounts received on account of any losses pursuant to insurance policies shall be used and expended for the purpose of fully repairing or reconstructing the portions of the improvements on the Property which have been destroyed or damaged.

SECTION 12. Assignment and Subletting. LESSEE shall not have the right to assign or sublease LESSEE' interest in this LEASE, unless expressly approved in writing by the LESSOR, prior to such proposed assignment or subletting.

SECTION 13. Lessee' Default, Lessor's Remedies and Termination For Cause.

Any of the following occurrences shall constitute a default under this Lease:

- (1) LESSEE failure to pay any rent for more than five (5) days after the fifth of each successive month;
- (2) LESSEE failure to pay any other sum due pursuant to this lease within ten (10) days after Notice to Pay or Quit from LESSOR to make such payment;
- (3) Except as set forth in this LEASE, LESSEE failure to keep and perform any of the other covenants or agreements herein contained, and if the failure continues for thirty (30) days after written notice thereof from LESSOR to LESSEE (or in the case of any failure which results in a condition of the Property which is hazardous to life, within seventy-two (72) hours after written notice thereof) specifying the particulars of the failure; provided that if the failure is of a nature that curing the failure will take more than thirty (30) days, (or in the case of a hazardous to life, seventy-two (72) hours) LESSEE fail to commence such cure within such thirty (30) days (or seventy-two (72) hours) and complete of such cure within ninety (90) days (or 144 hours);
- (4) LESSEE assign (whether or not such assignment is deemed to be effective) this LEASE (or any rights herein), or sublease the whole or any part of the Property in violation of this LEASE; or
- (5) LESSEE abandon or vacate the Property, or any substantial portion thereof, for a period of thirty (30) days at any one time after written notice from the City Manager calling attention to such abandonment, except when prevented by any of the causes described in this LEASE; provided, that LESSEE shall return to and resume continuous possession at the earliest date possible after occurrence of such event; or
- (6) LESSEE failure to maintain and/or replace within a reasonable period of time, not to exceed thirty (30) days, the security deposit as set forth in this LEASE.

Upon the occurrence of any such default, in addition to any and all other rights or remedies of LESSOR hereunder, or by law or in equity provided, LESSOR, at its sole discretion, may terminate this LEASE by giving LESSEE Notice of Termination. On the giving of the notice, all LESSEE' rights in the Property and in all improvements thereon shall terminate. Promptly after notice of termination, LESSEE shall surrender and vacate the Property and all improvements in good repair and condition subject to reasonable wear and tear; and, subject to the provisions of this LEASE, LESSOR may reenter and take possession of the Property and all improvements and eject any or all parties in possession. Termination under this paragraph shall not relieve LESSEE from the payment of any sum then due to LESSOR or from any claim for damages previously accrued or then accruing against LESSEE.

SECTION 14. Damages.

If LESSOR elects to terminate this LEASE, LESSOR shall be entitled to recover from LESSEE, as damages:

- (a) The worth at the time of the award of the unpaid rent, taxes, insurance and utility charges had been earned at the time of termination of this LEASE;

- (b) The worth at the time of the award of the amount by which the unpaid rent, taxes, insurance, and utility charges would have been earned after the date of termination of this LEASE until the time of award exceeds the amount of the loss of rent LESSEE prove could have been reasonably avoided;
- (c) The worth at the time of the award of the amount by which the unpaid rent, taxes, insurance, and utility charges for the balance of the term of this LEASE after the time of award exceeds the amount of the loss of rent LESSEE prove could have been reasonably avoided; and
- (d) Any other amount (and court costs) necessary to compensate LESSOR for all detriment proximately caused by LESSEE' default, including, without limitation, costs of alterations and commissions in connection with reletting.

The "worth at the time of the award," as used in subsections (a), (b), (c) and (d) above, is to be computed by allowing interest at the maximum rate allowed by law.

SECTION 15. Alterations by Lessee. LESSEE, at its expense, during the term of this LEASE may make such non-structural alterations to the interior of the improvement located on the Property (hereinafter referred to as "Improvement") and repairs and improvements to the structure as it deems appropriate; provided that (i) the structural integrity of the Improvement is not thereby adversely affected or diminished, (ii) the value of the Improvement is not thereby diminished. In all other instances LESSEE shall secure the prior written approval of LESSOR before making any alterations, which consent may be conditioned on the furnishing by LESSEE of a bond of a surety company reasonably acceptable to LESSOR. In all cases LESSEE must obtain LESSOR's written consent before making any installations on the roof of the Improvement or any roof penetrations for the purpose of installing vents, exhaust fans, or similar devices to serve the Improvement or for any other purpose. All such alterations shall be completed in a good and workmanlike manner with first-class materials and workmanship. LESSEE shall make no additions or alterations whatsoever to the exterior of the Improvement without the prior written consent of LESSOR.

SECTION 16. Notice and Waiver Regarding Redevelopment, Relocation, Goodwill, Property Interest and Condemnation. LESSEE is advised that LESSOR is a California Redevelopment Agency, and that the leased Property was acquired by LESSOR for redevelopment purposes prior to the commencement of this LEASE. LESSEE understands and acknowledges that LESSOR may use the Property for redevelopment purposes such as demolition and reconstruction which requires LESSEE to move from the Property. LESSEE understands and acknowledges that LESSEE's lease of the Premises is temporary in nature, and that either LESSOR or LESSEE may terminate this Lease by giving the other party 90 days prior written notice of termination of the LEASE.

LESSOR knowingly and voluntarily acknowledges and agrees that upon its vacation of the Property at the end of the LEASE term, upon the sooner termination thereof, or vacation, of the

Property under any other circumstances, in no event shall LESSEE be entitled or shall LESSOR or the City of South Pasadena be required to provide any relocation benefits, compensation for loss of goodwill, or assistance under any applicable federal, state, or local laws or regulations including without limitation, the Uniform Relocation Assistance Laws, California Government Code Section 7260 *et seq.* Further, LESSEE being fully informed of any and all of its rights and obligations and all laws and regulations (including without limitation, the Uniform Relocation Assistance Laws, California Government Code Section 7260 *et seq.*) in connection therewith fully waives, releases and rejects any and all relocation assistance and benefits relating to or in any respect connected with LESSEE vacating the Property.

Further, LESSEE knowingly and voluntarily acknowledges and agrees that upon its vacation of the Property at the end of the lease term, upon the sooner termination thereof, or vacation, of the Property under any other circumstances, in no event shall LESSEE be entitled or shall LESSOR or the City of South Pasadena be required to provide any compensation or consideration to LESSEE for the leasehold interest of LESSEE, improvements pertaining to realty, personal property, fixtures and equipment, pre-condemnation damages, severance damages or interest and litigation expenses. Upon vacation of the Property or termination of the LEASE, LESSEE knowingly waives and surrenders any claims or rights to the leasehold interest, improvements pertaining to realty, personal property, fixtures and equipment, pre-condemnation damages, severance damages or interest and litigation expenses.

SECTION 17. Miscellaneous.

Holding Over

If LESSEE has not been served with a notice of termination and desires to continue its tenancy beyond the expiration of the term specified in Section 2 herein, said tenancy shall automatically convert to a hold over month-to-month tenancy. Such holding over shall be construed to be a tenancy from month to month, subject to all the covenants, conditions and obligations contained in this Lease. Either party may terminate the lease on or after the expiration date by giving the other a thirty (30) days written notice. The rent shall be increased by five (5%) commencing on the first month of the hold over period and may be increased thereafter by LESSOR with a thirty (30) day written notice.

Attorneys' Fees

In the event any action or arbitration is brought by either party hereto as against the other party hereto for the enforcement or declaration of any right or remedies in or under this LEASE or for the breach of any covenant or condition of this LEASE, then, and in that event, the prevailing party shall be entitled to recover, and the other party agrees to pay all fees and costs to be fixed by the court or arbitrator therein including, but not limited to, attorneys' fees.

Quiet Possession

LESSOR agrees LESSEE, so long as LESSEE are not in default under this LEASE and are paying the rent and other sums and performing the covenants and conditions of this LEASE, shall quietly have, hold and enjoy the Property throughout the term hereof without interruption or disturbance from LESSOR or any other persons claiming by, through or under LESSOR; and

LESSOR warrants to LESSEE that as of the Commencement Date, there are no existing tenancies on the Property.

Force Majeure

Except as to the payment of rent or other monetary sums due hereunder, neither of the parties hereto shall be chargeable with, liable for, or responsible to, the other for anything or in any amount, and performance hereunder by either party shall not be deemed to be in default for any delay caused by fire, earthquake, explosion, flood, hurricane, the elements, acts of God or the public enemy, action or interference of governmental authorities or agents, war, invasion, insurrection, rebellion, riots, strikes, lockouts, litigation, or any other cause whether similar or dissimilar to the foregoing which is beyond the control of such parties and any delay due to said causes or any of them shall not be deemed a breach of or default in the performance of this LEASE.

Notices

Any notice to be given or other document to be delivered by either party to the other hereunder shall be in writing and delivered to either party by personal delivery or by depositing same in the United States mail, duly certified, with postage thereon fully prepaid and addressed to the party for whom intended, as follows:

Lessor: Community Redevelopment Agency of the City of South Pasadena
 1414 Mission Street
 South Pasadena, CA 91030

 Attention: Executive Director

Lessee: Stephen Godwin and Sally Smythe
 "Actor's Space Conservatory"
 2045 Primrose Ave.
 South Pasadena, CA 91030
 Phone: 626-403-6539

LESSOR may from time to time by written notice to the other party designate a different address, which shall be substituted for the one above specified. Notices shall be effective when received. Any notice or other document sent by certified mail, as aforesaid, shall be deemed received seventy-two (72) hours after the mailing thereof, as above provided. Notices or other documents sent by personal delivery shall be deemed received on the date of such delivery.

Waiver

Any waiver by LESSOR of any breach of any one or more of the covenants, conditions, terms and agreements of this LEASE shall not be construed to be a waiver of any subsequent or other breach of the same or of any other covenant, condition, term or agreement of this LEASE, nor shall failure on the part of LESSOR to require exact, full and complete compliance with any of the covenants, conditions, terms and agreements of this LEASE be construed as in any manner changing the terms hereof or estopping LESSOR from enforcing the full provisions hereof, nor

shall the terms of this LEASE be changed or altered in any manner whatsoever other than by written agreement of LESSOR and LESSEE.

No delay, failure or omission of LESSOR to reenter the Property or to exercise any right, power, privilege or option, arising from any default, nor any subsequent acceptance of rent then or thereafter accrued shall impair any such right, power, privilege or option to be construed as a waiver of or acquiescence in such default or as a relinquishment of any right. No notice to LESSEE shall be required to restore or revive "time of the essence" after the waiver by LESSOR of any default. No option, right, power, remedy or privilege of LESSOR shall be construed as being exhausted by the exercise thereof in one or more instance.

Surrender

Upon the expiration or sooner termination of the term of this LEASE, and notwithstanding anything herein contained to the contrary, LESSEE shall surrender to LESSOR all and singular the Property, together with the improvements then situated thereon, in good condition and repair, except for reasonable wear and tear.

Binding

Subject to the restrictions set forth herein regarding assignment of the leasehold estate, each of the terms, covenants and conditions of this LEASE shall extend to and be binding on and shall inure to the benefit of not only LESSOR and LESSEE, but to each of their respective heirs, administrators, executors, successors and assigns. Whenever in this LEASE reference is made to either LESSOR or LESSEE, the reference shall be deemed to include, wherever applicable, the heirs, administrators, executors, successors and assigns of such parties, the same as if in every case expressed.

Lessor's Right to Enter Premises

LESSOR and its authorized representatives shall have the right to enter the Property at all reasonable times, after giving LESSEE three (3) business days prior written notice, for any of the following purposes: to determine whether the Property is in good condition and whether LESSEE are complying with their obligations under this LEASE; to do any necessary maintenance and to make any restoration to the Property that LESSOR has the right or obligation to perform; to serve, post or keep posted any notices required or allowed under the provisions of this LEASE; to post "for sale" signs at any time during the term, so long as such signs make it clear at first impression it is LESSOR's interest alone that is for sale; to post "for rent" or "for lease" signs during the last two (2) months of the term, or during any period while LESSEE are in default or holding over the Property; to show the Property to prospective developers, buyers, or persons interested in a development which includes the Property to implement the Redevelopment Plan at any time during the term; and to do any act or thing necessary for the safety or preservation of the Property.

LESSOR shall not be liable in any manner for any inconvenience, disturbance, nuisance, or other damage arising out of LESSOR's entry on the Property as provided in this Section other than those caused by LESSOR's gross negligence or willful misconduct.

LESSEE shall not be entitled to an abatement or reduction of rent if LESSOR exercises any rights reserved in this Section.

Covenants and Conditions

Each term and each provision, including, without limitation, the obligation for the payment of rent, to be performed by LESSEE or LESSOR, as the case may be, shall be construed to be both a covenant and a condition of this LEASE.

Integration

This LEASE, together with the exhibits and documents incorporated by reference, constitutes the entire agreement between the parties and there are no conditions, representations or agreements regarding the matters covered by this LEASE, which are not expressed herein. All parties agree no party retains any rights or obligations under any previous agreement(s) between the LESSOR and LESSEE regarding the property and LESSEE hereby rescind and waive such agreement(s).

Lessor's Right to Sell

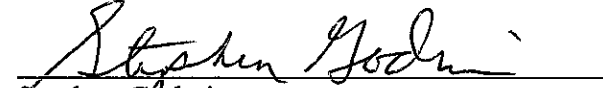
LESSOR shall have the right to sell its fee estate in the Property and assign its interest in this LEASE without limitation; provided, however, that any such sale shall be subject to this LEASE.

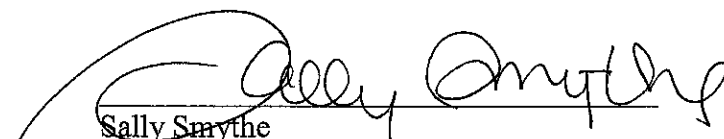
Approvals

Wherever a consent or approval is required by a party under this LEASE such consent or approval shall not be unreasonably withheld, except where such consent or approval is in the sole discretion of such party. No consent or approval shall be unreasonably delayed.

IN WITNESS WHEREOF, the parties hereto have executed this Lease as of the date first above written.


LESSEE:


Stephen Godwin


Sally Smythe

LESSOR:

COMMUNITY REDEVELOPMENT AGENCY OF THE
CITY OF SOUTH PASADENA, CALIFORNIA

By: 
John Davidson, Executive Director

APPROVED AS TO FORM:
JONES & MAYER


By: 
Richard L. Adams II, Agency Counsel

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1: 5315-003-036 (NURSERY LOT)

THE WEST 70 FEET OF LOTS 5 AND 6 IN BLOCK "C" OF THE RAYMOND TRACT VILLA TRACT NO. 1, IN THE CITY OF SOUTH PASADENA, AS PER MAP RECORDED IN BOOK 1 PAGE 91 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2: 5315-003-037 (NURSERY LOT)

THE WEST 46 FEET OF THE EAST 92 FEET OF LOTS 5 AND 6, IN BLOCK "C" OF THE RAYMOND TRACT VILLA TRACT NO. 1, IN THE CITY OF SOUTH PASADENA, AS PER MAP RECORDED IN BOOK 1 PAGE 91 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ATTACHMENT 2
First Amendment to Lease Agreement

FIRST AMENDMENT TO THE LEASE AGREEMENT

This Amendment (“Amendment”) is made and entered into this 11th day of July, 2014, by and between the SOUTH PASADENA HOUSING AUTHORITY, a public body, corporate and politic, (“Lessor”) and STEPHEN GODWIN AND SALLY SMYTHE, individuals, jointly and separately, as husband and wife (“Lessee”).

RECITALS

A. **WHEREAS**, the Community Redevelopment Agency of the City of South Pasadena (“former-CRA”) and Lessee entered into a Lease Agreement dated November 15, 2009 (“Lease Agreement”) concerning the real property located at and commonly known as 1503 and 1507 El Centro, in the City of South Pasadena, Los Angeles County, State of California, which is improved with a building, known as the “nursery” building (the entirety of the former-CRA’s real property and the aforementioned improvement is referred to hereafter as the “Property”); and,

B. **WHEREAS**, by City Council Resolution No. 7151 and CRA Resolution No. 2011-01, the former-CRA conveyed ownership of the Property to the City of South Pasadena (“City”) and wherein the City accepted such conveyance on March 16, 2011; and,

C. **WHEREAS**, by City Council Resolution No. 7210 on January 30, 2012, the City conveyed ownership of the Property to the Lessor and, by Housing Authority Resolution No. 2012-02 on January 30, 2012, the Lessor accepted such conveyance; and,

D. **WHEREAS**, the Lessor owns the Property and is the successor-in-interest to the former-RDA with regard to the Property and the Lease Agreement; and,

E. **WHEREAS**, the Lessor and Lessee now mutually desire to amend the Lease Agreement.

NOW THEREFORE, for and in consideration of the mutual covenants and conditions contained herein, Lessor and Lessee mutually agree as follows:

1. **Monthly Rent.** Commencing with the July 15, 2014 rent payment, the rent paid by Lessee under the Lease Agreement shall be One Thousand Dollars (\$1,000.00) per month. Said rent shall reference the Property and be paid directly to:

City of South Pasadena
1414 Mission Street
South Pasadena, CA 91030
Attention: Finance Director

2. Notice to the Lessor. Notice to the Lessor under the Lease Agreement shall be provided at the following address:

South Pasadena Housing Authority
1414 Mission Street
South Pasadena, CA 91030
Attention: Executive Director

3. Remaining Provisions. Except as provided in this Amendment, the Lease Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Lease as of the date first above written.

Lessee:

Lessor:

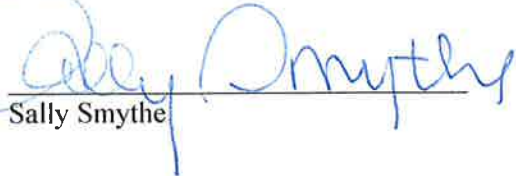
South Pasadena Housing Authority



Stephen Godwin



Sergio Gonzalez, Executive Director



Sally Smythe

Approved as to form:



Richard L. Adams II, City Attorney

ATTACHMENT 3
Second Amendment to Lease Agreement

SECOND AMENDMENT TO THE LEASE AGREEMENT

This Second Amendment to the Lease Agreement ("SECOND AMENDMENT") is made and entered into this 16th day of March, 2022 by and between the SOUTH PASADENA HOUSING AUTHORITY, a public body corporate and politic, ("LESSOR") and STEPHEN GODWIN AND SALLY SMYTHE, individuals, jointly and separately, as husband and wife ("LESSEE"). LESSOR and LESSEE shall collectively be known as the "PARTIES".

RECITALS

A. **WHEREAS**, LESSOR's predecessor in interest and LESSEE entered into a Lease Agreement dated November 15, 2009 ("LEASE") concerning the real property located at and commonly known as 1503 and 1507 El Centro, in the City of South Pasadena, Los Angeles County, State of California, which is improved with a building, known as the "nursery" building and a parking lot (the entirety of the real property and improvements is referred to hereafter as the "PROPERTY"); and,

B. **WHEREAS**, the LEASE was amended by the Parties by entering into an Amendment to the Lease Agreement ("the FIRST AMENDMENT") on July 16, 2014. Among other things, the FIRST AMENDMENT changed the amount of monthly rent payable by LESSEE, and acknowledged the transfer of ownership from the LESSOR'S predecessors in interest to the LESSOR; and

C. **WHEREAS**, the LEASE provided for a term of lease through October 31, 2011, whereafter the LEASE converted to a month-to-month tenancy; and

D. **WHEREAS**, the PARTIES acknowledge that since November 1, 2011, LESSEE has been occupying the PROPERTY on a month-to-month tenancy pursuant to the "Holding Over" provisions of Section 17 Miscellaneous of the LEASE; and .

E. **WHEREAS**, the LESSOR and LESSEE now mutually desire to continue such month-to-month tenancy, subject to all of the covenants, conditions, and obligations contained in the LEASE and FIRST AMENDMENT, as amended herein.

NOW THEREFORE, for and in consideration of the mutual covenants and conditions contained herein, Lessor and Lessee mutually agree as follows:

SECTION 1. Recitals. The Recitals above are true and correct and incorporated herein by this reference.

SECTION 2. Holding Over: Section 17 Miscellaneous "Holding Over" of the LEASE is amended to read as follows:

Holding Over

~~If LESSEE has not been served with a notice of termination and desires to continue its tenancy beyond the expiration of the term specified in Section 2 herein, said tenancy shall automatically convert to a hold over month-to-month tenancy.~~ LESSEE has held tenancy as a hold over month-to-month tenancy

since November 1, 2011. LESSEE may continue to hold tenancy as a hold over month-to-month tenancy until termination, provided that LESSEE shall have no right to hold over beyond March 31, 2024. Such holding over shall be construed to be a tenancy from month to month, subject to all the covenants, conditions and obligations contained in this Lease. LESSEE may terminate the LEASE by giving LESSOR thirty days written notice of termination. LESSOR may terminate the LEASE by giving LESSEE sixty days written notice of termination. Either party may terminate the lease on or after the expiration date by giving the other thirty days written notice. The rent shall be increased to \$2,925.00 per month during these hold over periods, commencing March 1, 2022. by five (5%) commencing on the first of the month of the hold over period and may be increased thereafter by LESSOR with a thirty (30) day written notice. Neither party is required to provide notice of termination prior to the conclusion of the final optional hold over period ending March 31, 2024.

The remainder of Section 17 shall remain unchanged.

SECTION 3. Short Term Rentals: LESSEE shall be allowed to rent portions of the Building and/or parking area on a short-term basis consistent with this section. LEASE Section 6 “Use and Maintenance of the Property” and Section 12 “Assignment and Subletting” shall remain in full force and effect except as amended herein by implication. The PARTIES agree that requests by LESSEE to rent portions of the Building and/or parking area of the Property on a temporary basis to others may be denied by LESSOR for any reason or no reason. The PARTIES agree that requests for short term rentals shall be processed in the following manner and under the following conditions:

- a. LESSEE shall first notify LESSOR of the intended temporary rental in writing of the intended use by and identity of the renter;
- b. LESSEE shall provide a copy of the proposed contract to LESSOR prior to entering into such rental agreement. Prior to such rental agreement becoming effective, LESSEE shall obtain written approval from LESSOR authorization to engage in such rental agreement;
- c. LESSEE shall provide copy of insurance naming the LESSOR as an additional insured for activities of the renter on the PROPERTY in the amounts specified herein;
- d. LESSOR shall receive 80% of all revenue and LESSEE shall receive 20% of all revenue from each rental activity; and
- e. LESSEE may not assign its interests in the LEASE to any other party basis other than short term rental.

SECTION 4. Insurance: The coverage level for insurance required pursuant to Section 10.b of the LEASE shall be increased to \$2,000,000 per occurrence, and \$4,000,000 aggregate. Lessee agrees to provide proof of insurance naming the “City of South Pasadena” and the “Housing Authority of the City of South Pasadena” as additionally insureds (general public liability insurance). All other terms and conditions of Section 10.b shall remain unchanged.

SECTION 5. Additional Remaining terms: all other terms of the existing LEASE and the FIRST AMENDMENT not expressly or impliedly amended by this SECOND AMENDMENT shall remain unchanged and in effect.

IN WITNESS WHEREOF, the parties hereto have executed this Lease as of the date first above written.

LESSEE:

Stephen Godwin

Sally Smythe

LESSOR:

Arminé Chaparyan, Executive Director

Approved as to form:

Andrew L. Jared, City Attorney



City Council Agenda Report

ITEM NO. 15

DATE: March 16, 2022

FROM: Arminé Chaparyan, City Manager *Ac*

PREPARED BY: Lucy Demirjian, Management Services Director

SUBJECT: **Public Hearing to Receive Public Input Regarding Boundaries for South Pasadena City Council Districts; and First Reading and Introduction of an Ordinance Designating A City Council Election District Map as Required by the Elections Code**

Recommendation

It is recommended that the City Council:

1. Conduct a public hearing to receive public input regarding the boundaries of potential City Council election districts based on 2020 U.S. Census data, as required by applicable law;
2. Review draft map(s); and
3. Read by title only for first reading, waving further reading, and introduce an ordinance designating a City Council Election District Map under Elections Code Sections 21600-21609.

Background

Every ten years, cities with by-district election systems must use new census data to review and, if needed, redraw district lines to reflect how local populations have changed. This process, called redistricting, ensures all districts have nearly equal population. The redistricting process for the City of South Pasadena must be completed by April 17, 2022.

The City adopted its current district boundaries on October 4, 2017 (Ordinance No. 2318), changing from at-large to district-based elections with respect to electing members of the City Council. The City Council adopted a final District Elections map comprised of five districts. The districts must now be redrawn using the 2020 census data and in compliance with the FAIR MAPS Act, which was adopted by the California legislature as AB 849 and took effect January 1, 2020.

Under the Act, the district boundaries adopted by the City Council shall comply with following criteria in the listed order of priority (Elections Code 21601(c) for general law cities / 21621(c) for charter cities):

1. Substantially equal in population;
2. Geographically contiguous;
3. Undivided neighborhoods and "communities of interest;"

4. Easily identifiable boundaries; and
5. Compact (do not bypass one group of people to get to a more distant group of people)

More importantly, the adopted maps cannot favor or discriminate against a political party, incumbent, or political candidate.

Once the prioritized criteria are met, other traditional districting principles can be considered, such as:

1. Minimize the number of voters delayed from voting in 2022 to 2024;
2. Respect voters' choices / continuity in office; and
3. Future population growth.

By law, the City must hold at least four public hearings that enable community members to provide input on the drawing of district maps:

- At least one hearing must occur before the City draws draft maps.
- At least two hearings must happen after the drawing of draft maps.
- The fourth hearing can happen either before or after the drawing of draft maps.
- City staff or consultants may hold a public workshop instead of one of the required public redistricting hearings.

To increase the accessibility of these hearings, the City must take the following steps:

- At least one hearing must occur on a Saturday, Sunday, or after 6 p.m. on a weekday.
- If a redistricting hearing is consolidated with another local government meeting, the redistricting hearing portion must begin at a pre-designated time.
- Local public redistricting hearings should be made accessible to people with disabilities.

The public hearing process consists of two phases: 1) phase one seeks public input regarding communities of interest and 2) phase two seeks public input regarding election district boundaries. During the entire process, City staff and the demographer will inform the public about the redistricting process and teach them how to use the mapping tools.

A “community of interest” under the relevant Elections Code for cities (Section 21601(c) / 21621(c)) is “a population that shares common social or economic interests that should be included within a single district for purposes of its effective and fair representation. Communities of interest do not include relationships with political parties, incumbents, or political candidates.”

Possible features defining a community of interest might include, but are not limited to:

- A. School attendance areas;
- B. Natural dividing lines such as major roads, hills, or highways;

- C. Areas around parks and other neighborhood landmarks;
 - D. Common issues, neighborhood activities, or legislative/election concerns;
- and
- E. Shared demographic characteristics, such as:
 - (1) Similar levels of income, education, or linguistic insolation;
 - (2) Languages spoken at home; and
 - (3) Single-family and multi-family housing unit areas.

Summary

The City commenced the redistricting process in September, 2021 with the assistance of a demographer, National Demographics Corporation (NDC), and communications consultant, Tripepi Smith. The City has conducted comprehensive outreach to engage community stakeholders (Attachment 3). Efforts to date include:

- Dedicated webpage on redistricting with information on the process, schedule, and mapping tools.
- Social media, phone and email outreach promoting educational material on redistricting, including press releases, flyers and videos.
- Direct contact with community-based organizations via phone to inform them of the redistricting process and how to get involved.
- October 28, 2021 virtual community workshop about redistricting and communities of interest. Recording made available on the City website.
- Public Hearings held November 17, 2021 and January 19, 2022 to gather public input on neighborhoods and communities of interest.
- Community survey encouraging residents to share their communities of interest through the City's redistricting website.
- Mailer sent to all South Pasadena residents on January 14, 2022 with information on the redistricting process and schedule.
- January 31, 2022 virtual community workshop to review redistricting process, gather input on neighborhoods and communities of interest, and demonstrate the various mapping tools. Recording is available on the City website.
- Public Hearing held March 2, 2022 to review draft maps and receive input on district boundaries.

On November 17, 2021, the City Council held its first public meeting to receive a report on the redistricting process and permissible criteria to be considered to redraw district boundaries. Public input on communities of interest was also gathered during the meeting as well as an introduction to the City's redistricting website. Following the first public hearing, the City launched a survey asking residents to identify their communities of interest, which are communities that should remain intact in the redistricting process. Survey results and comments received throughout the process will be posted to the City's redistricting website. In addition, the online and paper mapping tools are now available for residents to draw their own maps for City Council to consider for adoption. Informational mailers were sent to residents early January to provide a brief explanation of the process, availability of mapping tools, and upcoming public meeting dates.

On January 19, 2022, the City Council conducted a second public hearing to seek additional public input on communities of interest, the composition of maps, and to review the available public mapping tools. Following that hearing, a virtual community workshop was held on January 31, 2022 to demonstrate the various public mapping tools to the public.

On March 2, 2022, the City Council conducted a third public hearing to receive public input on district boundaries. NDC presented draft maps, received by the February 18, 2022 deadline, and reviewed criteria, such as population balance and geographical contiguity. After receiving public input, Council provided direction to eliminate Maps 102, 104, 106 and 108 (Blue) from consideration. Additional direction was provided on the balance of the maps.

Draft maps are posted to the City's website (www.southpasadenaca.gov/redistricting) and available at City Hall in the Office of the City Clerk. Public input on maps is encouraged throughout the process. The final deadline to submit a map was Monday, March 7, 2022 by noon in order for review by the demographer and posting on the website seven (7) days prior to the March 16 hearing, as required by law.

The goal of tonight's hearing is to receive input on favorable maps to further narrow map options. If a district map is selected this evening, the first reading of the ordinance adopting the new district boundaries will proceed, with second reading and adoption of the ordinance on April 6, 2022.

Fiscal Impact

The FY 2021-22 Budget includes funding for the demographic consultant, outreach and meeting facilitation services, and translation services in the Elections Account 101-1020-1022-8170.

Next Steps

The City Council is required to adopt new district boundaries before the April 17, 2022 deadline. Since the district map established in 2017 was adopted by ordinance, a first reading and introduction (March 16) and second reading and adoption (April 6) of an ordinance will be required to ratify the new boundaries. The adopted district map will be in effect for the next regular municipal election in November 2022.

Public Noticing

A Public Hearing Notice was published March 4, 2022 in the South Pasadena Review.

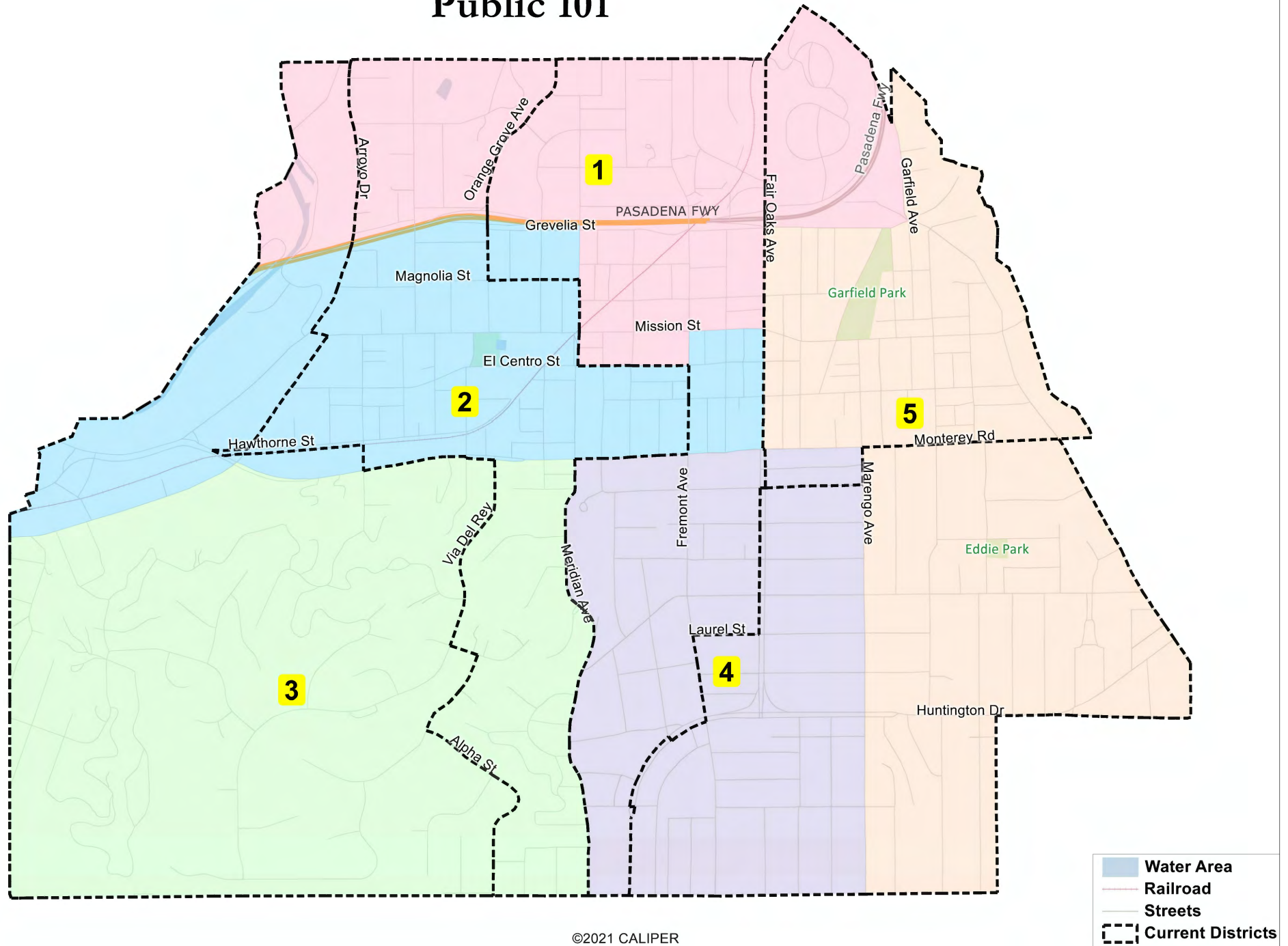
Attachments:

1. Draft maps
2. Draft Ordinance

ATTACHMENT 1
Draft Maps

South Pasadena Redistricting 2022

Public 101



Public 101							
District		1	2	3	4	5	Total
	Total Pop	5,175	5,208	5,505	5,671	5,461	27,020
	Deviation from ideal	-229	-196	101	267	57	496
	% Deviation	-4.24%	-3.63%	1.87%	4.94%	1.05%	9.18%
Total Pop	% Hisp	23.1%	26%	14%	22%	20%	21%
	% NH White	37%	37%	29%	31%	46%	36%
	% NH Black	4%	3%	3%	3%	2%	3%
	% Asian-American	32%	31%	52%	42%	30%	38%
Citizen Voting Age Pop	Total	2,906	3,575	3,652	3,497	3,736	17,366
	% Hisp	17%	24%	11%	22%	18%	18%
	% NH White	55%	44%	44%	46%	61%	50%
	% NH Black	8%	5%	4%	2%	0%	4%
	% Asian/Pac.Isl.	20%	27%	42%	31%	21%	28%
Voter Registration (Nov 2020)	Total	3,066	3,344	3,804	3,693	3,910	17,817
	% Latino est.	21%	22%	11%	19%	15%	17%
	% Spanish-Surnamed	19%	20%	11%	18%	14%	16%
	% Asian-Surnamed	14%	15%	36%	23%	18%	22%
	% Filipino-Surnamed	2%	2%	1%	2%	1%	1%
	% NH White est.	57%	55%	48%	55%	66%	56%
	% NH Black	8%	6%	4%	1%	0%	4%
Voter Turnout (Nov 2020)	Total	2,647	2,891	3,329	3,174	3,488	15,529
	% Latino est.	20%	22%	11%	19%	14%	17%
	% Spanish-Surnamed	18%	20%	10%	17%	13%	16%
	% Asian-Surnamed	14%	14%	35%	22%	18%	21%
	% Filipino-Surnamed	2%	2%	1%	2%	1%	1%
	% NH White est.	57%	56%	49%	56%	67%	57%
	% NH Black	8%	6%	5%	2%	0%	4%
Voter Turnout (Nov 2018)	Total	1,781	2,061	2,601	2,379	2,842	11,664
	% Latino est.	20%	23%	11%	19%	13%	17%
	% Spanish-Surnamed	19%	21%	11%	18%	13%	16%
	% Asian-Surnamed	13%	12%	31%	19%	16%	19%
	% Filipino-Surnamed	2%	1%	1%	1%	1%	1%
	% NH White est.	58%	57%	52%	59%	70%	60%
	% NH Black est.	8%	6%	5%	1%	0%	4%
ACS Pop. Est.	Total	4,799	5,244	5,158	5,353	5,110	25,664
Age	age0-19	30%	26%	23%	28%	23%	26%
	age20-60	57%	55%	53%	56%	57%	55%
	age60plus	13%	19%	24%	17%	20%	19%
Immigration	immigrants	24%	24%	28%	28%	21%	25%
	naturalized	50%	62%	73%	63%	66%	63%
Language spoken at home	english	67%	65%	64%	61%	71%	66%
	spanish	10%	14%	8%	14%	9%	11%
	asian-lang	19%	17%	26%	23%	15%	20%
	other lang	4%	3%	2%	2%	5%	3%
Language Fluency	Speaks Eng. "Less than Very Well"	10%	12%	14%	15%	8%	12%
Education (among those age 25+)	hs-grad	21%	21%	19%	23%	22%	21%
	bachelor	33%	31%	34%	35%	35%	33%
	graduatedegree	37%	38%	33%	29%	35%	34%
Child in Household	child-under18	47%	33%	36%	38%	31%	37%
Pct of Pop. Age 16+	employed	70%	72%	67%	71%	70%	70%
Household Income	income 0-25k	12%	12%	6%	14%	7%	10%
	income 25-50k	9%	11%	7%	12%	16%	11%
	income 50-75k	14%	14%	9%	14%	11%	12%
	income 75-200k	49%	42%	39%	40%	44%	43%
	income 200k-plus	17%	21%	39%	21%	23%	24%
Housing Stats	single family	42%	46%	81%	49%	64%	56%
	multi-family	58%	54%	19%	51%	36%	44%
	rented	65%	56%	30%	60%	49%	53%
	owned	35%	44%	70%	40%	51%	47%

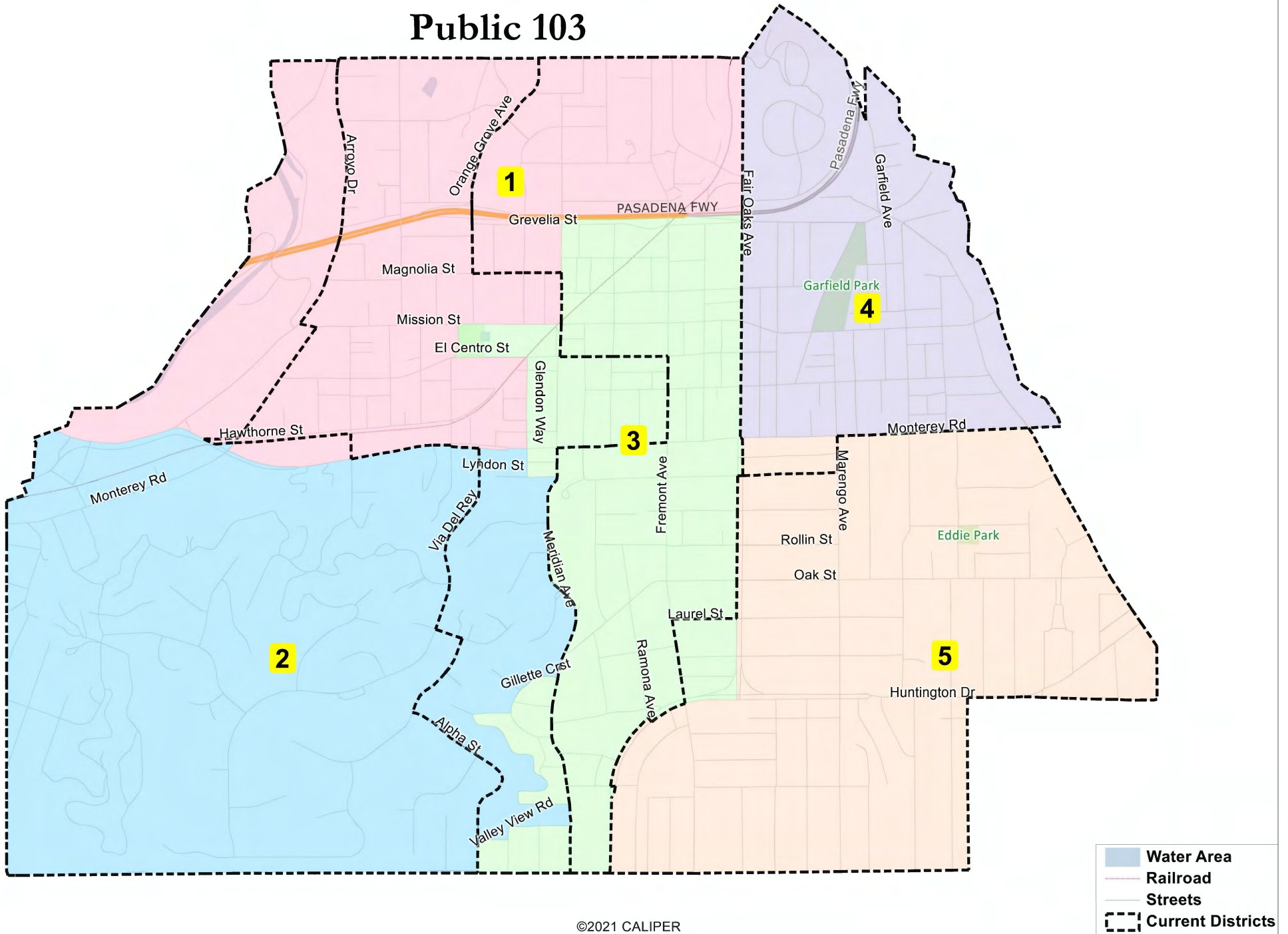
Total population data from the 2020 Decennial Census.

Surname-based Voter Registration and Turnout data from the California Statewide Database.

Latino voter registration and turnout data are Spanish-surname counts adjusted using Census Population Department undercount estimates. NH White and NH Black registration and turnout counts estimated by NDC. Citizen Voting Age Pop., Age, Immigration, and other demographics from the 2015-2019 American Community Survey and Special Tabulation 5-year data.

South Pasadena Redistricting 2022

Public 103



Public 103

District		1	2	3	4	5	Total
	Total Pop	5,202	5,558	5,730	5,358	5,172	27,020
	Deviation from ideal	-202	154	326	-46	-232	558
	% Deviation	-3.74%	2.85%	6.03%	-0.85%	-4.29%	10.33%
Total Pop	% Hisp	23.6%	15%	24%	22%	19%	21%
	% NH White	42%	27%	34%	38%	40%	36%
	% NH Black	3%	3%	3%	4%	2%	3%
	% Asian-American	29%	52%	36%	33%	37%	38%
Citizen Voting Age Pop	Total	3,619	3,711	3,419	3,094	3,523	17,366
	% Hisp	20%	14%	19%	21%	17%	18%
	% NH White	51%	40%	51%	53%	56%	50%
	% NH Black	5%	4%	2%	7%	0%	4%
	% Asian/Pac.Isl.	24%	42%	28%	19%	26%	28%
Voter Registration (Nov 2020)	Total	3,481	3,925	3,473	3,162	3,776	17,817
	% Latino est.	20%	13%	20%	19%	15%	17%
	% Spanish-Surnamed	18%	12%	18%	18%	14%	16%
	% Asian-Surnamed	15%	35%	19%	15%	22%	22%
	% Filipino-Surnamed	1%	1%	2%	1%	1%	1%
	% NH White est.	59%	46%	58%	58%	62%	56%
	% NH Black	5%	5%	2%	7%	0%	4%
Voter Turnout (Nov 2020)	Total	3,043	3,422	2,963	2,783	3,318	15,529
	% Latino est.	19%	13%	19%	19%	15%	17%
	% Spanish-Surnamed	18%	12%	18%	17%	14%	16%
	% Asian-Surnamed	14%	34%	18%	15%	22%	21%
	% Filipino-Surnamed	1%	1%	2%	1%	1%	1%
	% NH White est.	60%	47%	58%	59%	64%	57%
	% NH Black	5%	5%	2%	6%	0%	4%
Voter Turnout (Nov 2018)	Total	2,098	2,656	2,149	2,108	2,653	11,664
	% Latino est.	21%	13%	20%	18%	14%	17%
	% Spanish-Surnamed	19%	12%	19%	17%	13%	16%
	% Asian-Surnamed	13%	31%	15%	13%	19%	19%
	% Filipino-Surnamed	1%	1%	2%	1%	1%	1%
	% NH White est.	59%	50%	60%	62%	67%	60%
	% NH Black est.	5%	6%	2%	6%	0%	4%
ACS Pop. Est.	Total	5,286	5,194	5,229	5,071	4,885	25,664
Age	age0-19	27%	24%	26%	29%	26%	26%
	age20-60	54%	53%	56%	60%	54%	55%
	age60plus	19%	24%	18%	12%	20%	19%
Immigration	immigrants	23%	28%	29%	22%	23%	25%
	naturalized	56%	75%	61%	54%	69%	63%
Language spoken at home	english	70%	64%	60%	62%	73%	66%
	spanish	13%	9%	13%	12%	9%	11%
	asian-lang	14%	26%	26%	20%	16%	20%
	other lang	4%	2%	2%	5%	3%	3%
Language Fluency	Speaks Eng. "Less than Very Well"	9%	14%	15%	10%	11%	12%
Education (among those age 25+)	hs-grad	21%	18%	23%	24%	20%	21%
	bachelor	28%	35%	35%	33%	36%	33%
	graduatedegree	40%	33%	28%	36%	33%	34%
Child in Household	child-under18	34%	36%	36%	43%	35%	37%
Pct of Pop. Age 16+	employed	71%	68%	69%	73%	72%	70%
Household Income	income 0-25k	13%	6%	13%	11%	8%	10%
	income 25-50k	9%	9%	10%	12%	15%	11%
	income 50-75k	13%	8%	16%	16%	7%	12%
	income 75-200k	45%	37%	40%	48%	42%	43%
	income 200k-plus	20%	39%	20%	13%	28%	24%
Housing Stats	single family	48%	77%	50%	35%	71%	56%
	multi-family	52%	23%	50%	65%	29%	44%
	rented	56%	31%	57%	73%	44%	53%
	owned	44%	69%	43%	27%	56%	47%

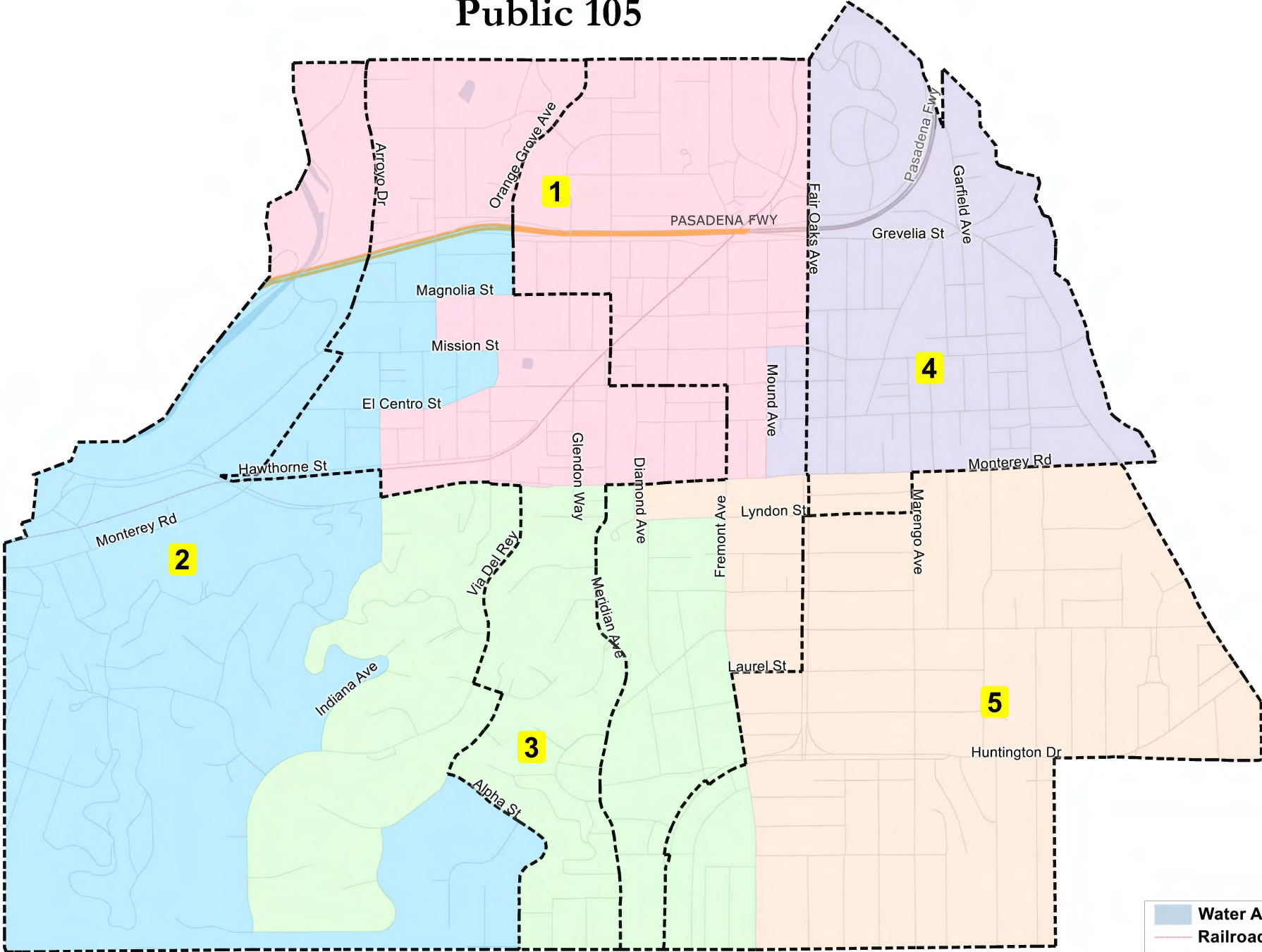
Total population data from the 2020 Decennial Census.

Surname-based Voter Registration and Turnout data from the California Statewide Database.

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South Pasadena Redistricting 2022

Public 105



Public 105							
District		1	2	3	4	5	Total
	Total Pop	5,199	5,463	5,347	5,405	5,606	27,020
	Deviation from ideal	-205	59	-57	1	202	407
	% Deviation	-3.79%	1.09%	-1.05%	0.02%	3.74%	7.53%
Total Pop	% Hisp	22.9%	21%	19%	22%	19%	21%
	% NH White	43%	31%	27%	38%	41%	36%
	% NH Black	3%	3%	3%	4%	2%	3%
	% Asian-American	28%	42%	49%	33%	35%	38%
Citizen Voting Age Pop	Total	3,274	3,708	3,397	3,116	3,871	17,366
	% Hisp	16%	21%	16%	21%	17%	18%
	% NH White	57%	39%	44%	53%	57%	50%
	% NH Black	4%	6%	2%	6%	0%	4%
	% Asian/Pac.Isl.	23%	34%	38%	19%	26%	28%
Voter Registration (Nov 2020)	Total	3,397	3,703	3,456	3,173	4,088	17,817
	% Latino est.	18%	18%	17%	19%	15%	17%
	% Spanish-Surnamed	17%	17%	15%	18%	14%	16%
	% Asian-Surnamed	15%	25%	31%	15%	21%	22%
	% Filipino-Surnamed	1%	1%	2%	1%	1%	1%
	% NH White est.	62%	49%	50%	58%	63%	56%
	% NH Black	3%	7%	2%	7%	0%	4%
Voter Turnout (Nov 2020)	Total	2,951	3,232	2,947	2,791	3,608	15,529
	% Latino est.	17%	18%	16%	19%	14%	17%
	% Spanish-Surnamed	17%	17%	15%	17%	13%	16%
	% Asian-Surnamed	15%	25%	31%	15%	20%	21%
	% Filipino-Surnamed	1%	1%	2%	1%	1%	1%
	% NH White est.	62%	50%	50%	59%	64%	57%
	% NH Black	3%	7%	2%	6%	0%	4%
Voter Turnout (Nov 2018)	Total	2,097	2,396	2,225	2,115	2,831	11,664
	% Latino est.	19%	18%	17%	18%	14%	17%
	% Spanish-Surnamed	18%	16%	16%	17%	13%	16%
	% Asian-Surnamed	13%	23%	27%	13%	17%	19%
	% Filipino-Surnamed	1%	1%	1%	1%	1%	1%
	% NH White est.	63%	51%	53%	62%	68%	60%
	% NH Black est.	3%	8%	2%	6%	0%	4%
ACS Pop. Est.	Total	4,762	5,279	5,111	5,103	5,408	25,664
Age	age0-19	24%	26%	25%	29%	26%	26%
	age20-60	55%	53%	55%	59%	54%	55%
	age60plus	21%	21%	19%	12%	20%	19%
Immigration	immigrants	25%	27%	28%	22%	23%	25%
	naturalized	54%	73%	64%	54%	68%	63%
Language spoken at home	english	70%	64%	61%	62%	71%	66%
	spanish	11%	12%	11%	12%	9%	11%
	asian-lang	15%	22%	26%	20%	17%	20%
	other lang	4%	2%	2%	5%	3%	3%
Language Fluency	Speaks Eng. "Less than Very Well"	9%	14%	15%	10%	11%	12%
Education (among those age 25+)	hs-grad	21%	18%	24%	24%	19%	21%
	bachelor	29%	35%	33%	33%	36%	33%
	graduatedegree	39%	35%	28%	36%	32%	34%
Child in Household	child-under18	32%	35%	37%	42%	36%	37%
Pct of Pop. Age 16+	employed	68%	70%	71%	72%	70%	70%
Household Income	income 0-25k	11%	9%	11%	11%	9%	10%
	income 25-50k	10%	11%	7%	12%	15%	11%
	income 50-75k	14%	11%	13%	16%	8%	12%
	income 75-200k	44%	38%	44%	48%	39%	43%
	income 200k-plus	20%	32%	24%	13%	29%	24%
Housing Stats	single family	52%	60%	61%	35%	69%	56%
	multi-family	48%	40%	39%	65%	31%	44%
	rented	52%	44%	51%	73%	45%	53%
	owned	48%	56%	49%	27%	55%	47%

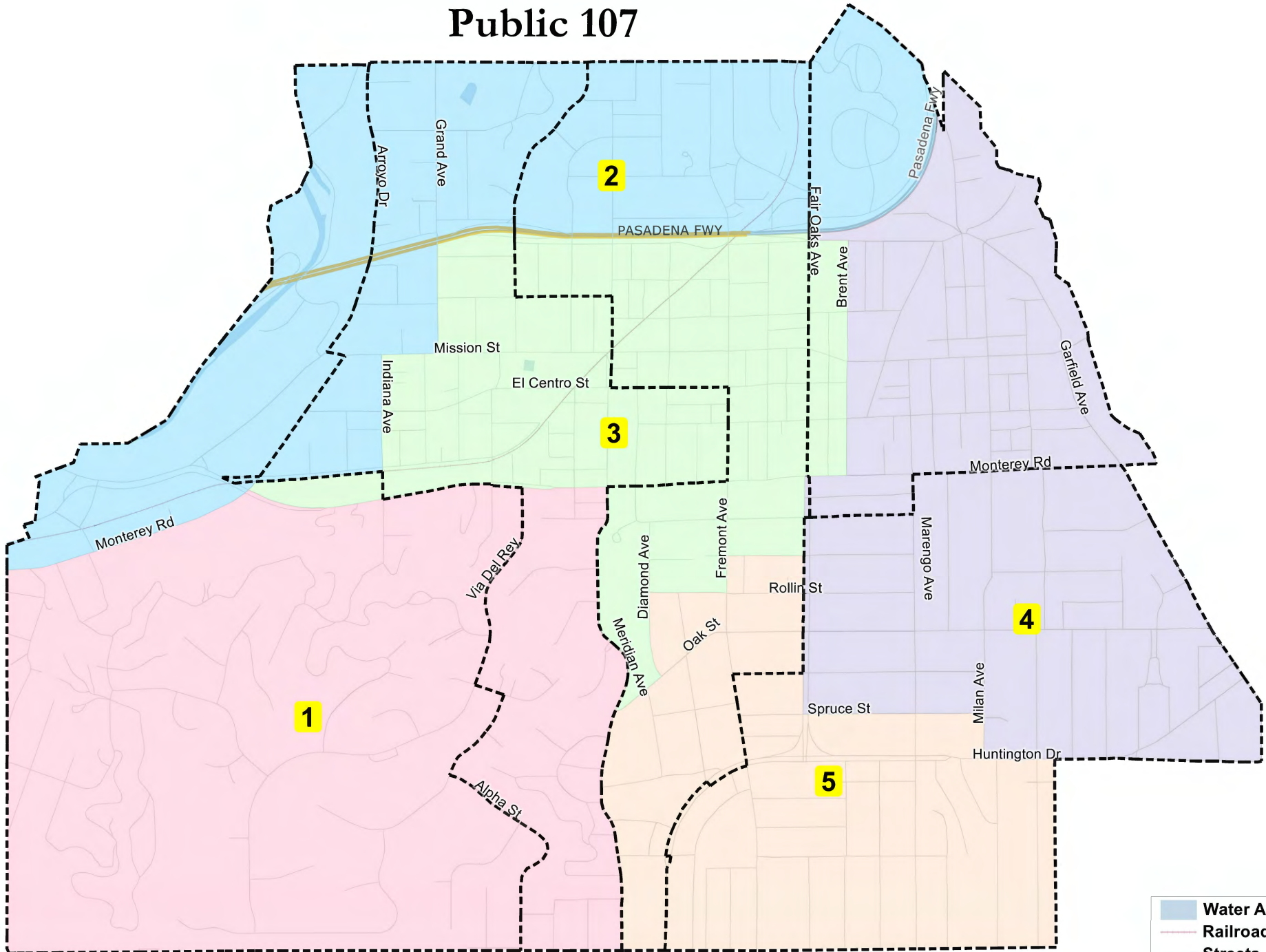
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South Pasadena Redistricting 2022

Public 107



Public 107							
District		1	2	3	4	5	Total
	Total Pop	5,505	5,396	5,436	5,384	5,299	27,020
	Deviation from ideal	101	-8	32	-20	-105	206
	% Deviation	1.87%	-0.15%	0.59%	-0.37%	-1.94%	3.81%
Total Pop	% Hisp	13.9%	24%	24%	20%	22%	21%
	% NH White	29%	36%	36%	45%	33%	36%
	% NH Black	3%	4%	3%	2%	3%	3%
	% Asian-American	52%	33%	33%	30%	41%	38%
Citizen Voting Age Pop	Total	3,652	3,447	3,375	3,739	3,152	17,366
	% Hisp	11%	22%	19%	17%	23%	18%
	% NH White	44%	46%	49%	62%	46%	50%
	% NH Black	4%	8%	4%	1%	2%	4%
	% Asian/Pac.Isl.	42%	24%	27%	20%	28%	28%
Voter Registration (Nov 2020)	Total	3,804	3,383	3,268	3,783	3,579	17,817
	% Latino est.	11%	23%	19%	15%	19%	17%
	% Spanish-Surnamed	11%	21%	18%	14%	18%	16%
	% Asian-Surnamed	36%	14%	16%	18%	23%	22%
	% Filipino-Surnamed	1%	1%	2%	1%	1%	1%
	% NH White est.	48%	54%	59%	66%	56%	56%
	% NH Black	4%	9%	3%	1%	2%	4%
Voter Turnout (Nov 2020)	Total	3,329	2,936	2,799	3,378	3,087	15,529
	% Latino est.	11%	22%	19%	15%	19%	17%
	% Spanish-Surnamed	10%	20%	18%	14%	17%	16%
	% Asian-Surnamed	35%	14%	16%	18%	22%	21%
	% Filipino-Surnamed	1%	1%	2%	1%	1%	1%
	% NH White est.	49%	55%	59%	66%	57%	57%
	% NH Black	5%	9%	3%	1%	2%	4%
Voter Turnout (Nov 2018)	Total	2,601	1,955	2,022	2,758	2,328	11,664
	% Latino est.	11%	22%	20%	14%	18%	17%
	% Spanish-Surnamed	11%	21%	19%	13%	17%	16%
	% Asian-Surnamed	31%	13%	13%	15%	19%	19%
	% Filipino-Surnamed	1%	1%	2%	1%	1%	1%
	% NH White est.	52%	55%	60%	69%	60%	60%
	% NH Black est.	5%	9%	3%	1%	1%	4%
ACS Pop. Est.	Total	5,158	5,424	5,044	5,310	4,727	25,664
Age	age0-19	23%	31%	24%	25%	27%	26%
	age20-60	53%	56%	56%	55%	57%	55%
	age60plus	24%	14%	20%	19%	16%	19%
Immigration	immigrants	28%	23%	26%	20%	29%	25%
	naturalized	73%	56%	59%	63%	64%	63%
Language spoken at home	english	64%	66%	65%	71%	62%	66%
	spanish	8%	12%	13%	10%	13%	11%
	asian-lang	26%	18%	20%	14%	23%	20%
	other lang	2%	4%	3%	4%	3%	3%
Language Fluency	Speaks Eng. "Less than Very Well"	14%	11%	12%	8%	16%	12%
Education (among those age 25+)	hs-grad	19%	21%	20%	22%	24%	21%
	bachelor	34%	31%	31%	36%	35%	33%
	graduatedegree	33%	37%	36%	36%	28%	34%
Child in Household	child-under18	36%	44%	32%	34%	36%	37%
Pct of Pop. Age 16+	employed	67%	72%	69%	69%	75%	70%
Household Income	income 0-25k	6%	13%	12%	7%	13%	10%
	income 25-50k	7%	8%	12%	15%	12%	11%
	income 50-75k	9%	13%	15%	12%	13%	12%
	income 75-200k	39%	47%	39%	42%	46%	43%
	income 200k-plus	39%	20%	21%	25%	16%	24%
Housing Stats	single family	81%	44%	47%	61%	49%	56%
	multi-family	19%	56%	53%	39%	51%	44%
	rented	30%	62%	56%	50%	63%	53%
	owned	70%	38%	44%	50%	37%	47%

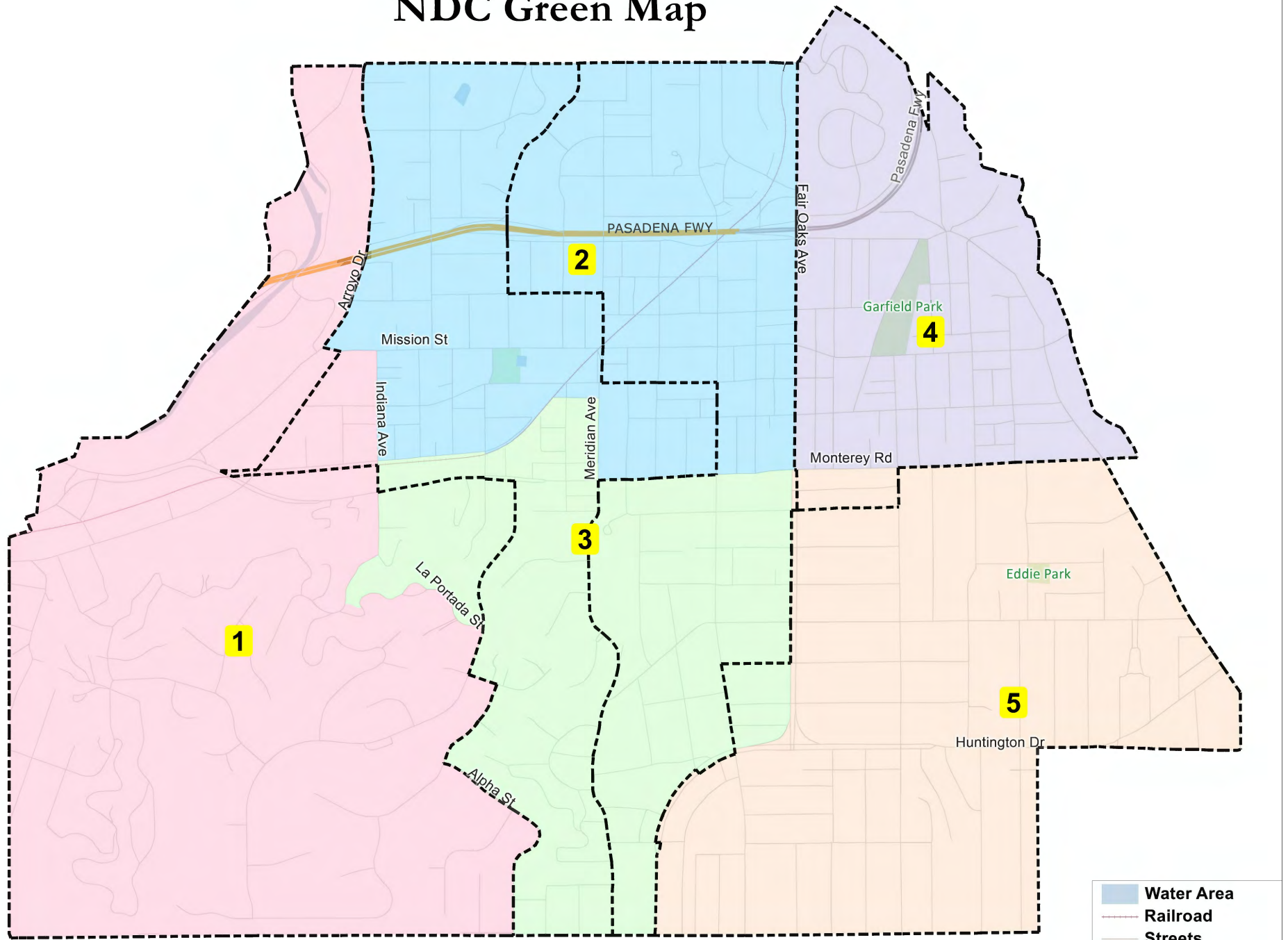
Total population data from the 2020 Decennial Census.

Surname-based Voter Registration and Turnout data from the California Statewide Database.

Latino voter registration and turnout data are Spanish-surname counts adjusted using Census Population Department undercount estimates. NH White and NH Black registration and turnout counts estimated by NDC. Citizen Voting Age Pop., Age, Immigration, and other demographics from the 2015-2019 American Community Survey and Special Tabulation 5-year data.

South Pasadena Redistricting 2022

NDC Green Map



NDC Green							
District		1	2	3	4	5	Total
	Total Pop	5,510	5,571	5,409	5,358	5,172	27,020
	Deviation from ideal	106	167	5	-46	-232	399
	% Deviation	1.96%	3.09%	0.09%	-0.85%	-4.29%	7.38%
Total Pop	% Hisp	19.2%	22%	21%	22%	19%	21%
	% NH White	28%	42%	32%	38%	40%	36%
	% NH Black	3%	4%	3%	4%	2%	3%
	% Asian-American	47%	29%	42%	33%	37%	38%
Citizen Voting Age Pop	Total	3,572	3,603	3,574	3,094	3,523	17,366
	% Hisp	20%	15%	18%	21%	17%	18%
	% NH White	35%	58%	47%	53%	56%	50%
	% NH Black	6%	4%	2%	7%	0%	4%
	% Asian/Pac.Isl.	39%	23%	33%	19%	26%	28%
Voter Registration (Nov 2020)	Total	3,662	3,682	3,535	3,162	3,776	17,817
	% Latino est.	16%	18%	19%	19%	15%	17%
	% Spanish-Surnamed	15%	17%	17%	18%	14%	16%
	% Asian-Surnamed	31%	15%	24%	15%	22%	22%
	% Filipino-Surnamed	1%	1%	2%	1%	1%	1%
	% NH White est.	45%	63%	54%	58%	62%	56%
	% NH Black	8%	3%	2%	7%	0%	4%
Voter Turnout (Nov 2020)	Total	3,178	3,213	3,037	2,783	3,318	15,529
	% Latino est.	16%	17%	18%	19%	15%	17%
	% Spanish-Surnamed	14%	17%	17%	17%	14%	16%
	% Asian-Surnamed	31%	15%	23%	15%	22%	21%
	% Filipino-Surnamed	1%	1%	2%	1%	1%	1%
	% NH White est.	46%	63%	55%	59%	64%	57%
	% NH Black	8%	3%	2%	6%	0%	4%
Voter Turnout (Nov 2018)	Total	2,481	2,170	2,252	2,108	2,653	11,664
	% Latino est.	15%	18%	19%	18%	14%	17%
	% Spanish-Surnamed	14%	17%	18%	17%	13%	16%
	% Asian-Surnamed	28%	13%	20%	13%	19%	19%
	% Filipino-Surnamed	1%	1%	2%	1%	1%	1%
	% NH White est.	48%	64%	57%	62%	67%	60%
	% NH Black est.	8%	3%	2%	6%	0%	4%
ACS Pop. Est.	Total	5,074	5,141	5,493	5,071	4,885	25,664
Age	age0-19	26%	24%	27%	29%	26%	26%
	age20-60	52%	55%	56%	60%	54%	55%
	age60plus	23%	22%	17%	12%	20%	19%
Immigration	immigrants	29%	24%	27%	22%	23%	25%
	naturalized	75%	53%	62%	54%	69%	63%
Language spoken at home	english	63%	70%	60%	62%	73%	66%
	spanish	11%	10%	12%	12%	9%	11%
	asian-lang	24%	15%	26%	20%	16%	20%
	other lang	2%	4%	2%	5%	3%	3%
Language Fluency	Speaks Eng. "Less than Very Well"	14%	9%	15%	10%	11%	12%
Education (among those age 25+)	hs-grad	17%	21%	24%	24%	20%	21%
	bachelor	37%	28%	33%	33%	36%	33%
	graduatedegree	35%	40%	27%	36%	33%	34%
Child in Household	child-under18	36%	31%	39%	43%	35%	37%
Pct of Pop. Age 16+	employed	68%	68%	72%	73%	72%	70%
Household Income	income 0-25k	6%	13%	13%	11%	8%	10%
	income 25-50k	11%	10%	8%	12%	15%	11%
	income 50-75k	10%	13%	15%	16%	7%	12%
	income 75-200k	36%	45%	42%	48%	42%	43%
	income 200k-plus	37%	20%	23%	13%	28%	24%
Housing Stats	single family	70%	50%	54%	35%	71%	56%
	multi-family	30%	50%	46%	65%	29%	44%
	rented	35%	54%	56%	73%	44%	53%
	owned	65%	46%	44%	27%	56%	47%

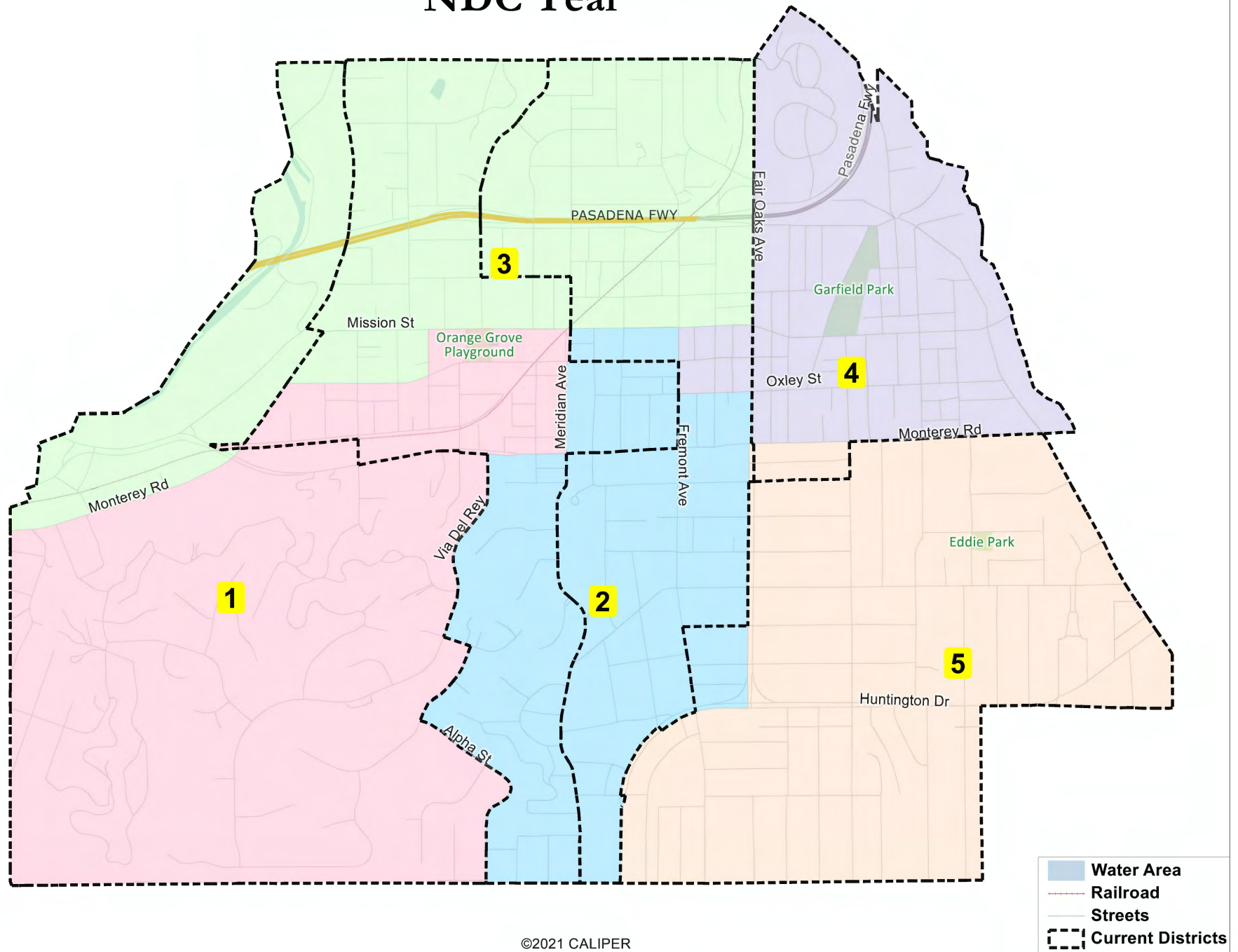
Total population data from the 2020 Decennial Census.

Surname-based Voter Registration and Turnout data from the California Statewide Database.

Latino voter registration and turnout data are Spanish-surname counts adjusted using Census Population Department undercount estimates. NH White and NH Black registration and turnout counts estimated by NDC. Citizen Voting Age Pop., Age, Immigration, and other demographics from the 2015-2019 American Community Survey and Special Tabulation 5-year data.

South Pasadena Redistricting 2022

NDC Teal



NDC Teal							
District		1	2	3	4	5	Total
	Total Pop	5,372	5,408	5,624	5,444	5,172	27,020
	Deviation from ideal	-32	4	220	40	-232	452
	% Deviation	-0.59%	0.07%	4.07%	0.74%	-4.29%	8.36%
Total Pop	% Hisp	16.5%	22%	24%	22%	19%	21%
	% NH White	31%	32%	39%	37%	40%	36%
	% NH Black	3%	3%	3%	4%	2%	3%
	% Asian-American	47%	40%	31%	33%	37%	38%
Citizen Voting Age Pop	Total	3,395	3,536	3,780	3,132	3,523	17,366
	% Hisp	15%	18%	19%	21%	17%	18%
	% NH White	39%	48%	53%	53%	56%	50%
	% NH Black	5%	2%	5%	6%	0%	4%
	% Asian/Pac.Isl.	40%	32%	23%	19%	26%	28%
Voter Registration (Nov 2020)	Total	3,738	3,472	3,641	3,190	3,776	17,817
	% Latino est.	13%	19%	21%	19%	15%	17%
	% Spanish-Surnamed	12%	18%	19%	18%	14%	16%
	% Asian-Surnamed	32%	22%	15%	15%	22%	22%
	% Filipino-Surnamed	1%	2%	2%	1%	1%	1%
	% NH White est.	48%	56%	58%	58%	62%	56%
	% NH Black	6%	1%	5%	7%	0%	4%
Voter Turnout (Nov 2020)	Total	3,275	2,973	3,158	2,805	3,318	15,529
	% Latino est.	13%	18%	20%	19%	15%	17%
	% Spanish-Surnamed	12%	17%	19%	17%	14%	16%
	% Asian-Surnamed	31%	22%	15%	15%	22%	21%
	% Filipino-Surnamed	1%	2%	2%	1%	1%	1%
	% NH White est.	48%	56%	59%	59%	64%	57%
	% NH Black	6%	2%	4%	6%	0%	4%
Voter Turnout (Nov 2018)	Total	2,578	2,149	2,156	2,128	2,653	11,664
	% Latino est.	13%	20%	20%	18%	14%	17%
	% Spanish-Surnamed	12%	18%	19%	17%	13%	16%
	% Asian-Surnamed	29%	18%	13%	13%	19%	19%
	% Filipino-Surnamed	1%	2%	2%	1%	1%	1%
	% NH White est.	50%	59%	59%	62%	67%	60%
	% NH Black est.	6%	1%	5%	6%	0%	4%
ACS Pop. Est.	Total	4,929	5,343	5,377	5,130	4,885	25,664
Age	age0-19	26%	26%	24%	29%	26%	26%
	age20-60	52%	56%	55%	59%	54%	55%
	age60plus	23%	18%	21%	12%	20%	19%
Immigration	immigrants	28%	27%	24%	22%	23%	25%
	naturalized	74%	62%	55%	54%	69%	63%
Language spoken at home	english	63%	59%	71%	62%	73%	66%
	spanish	11%	12%	10%	12%	9%	11%
	asian-lang	24%	26%	15%	20%	16%	20%
	other lang	2%	2%	4%	5%	3%	3%
Language Fluency	Speaks Eng. "Less than Very Well"	14%	15%	10%	10%	11%	12%
Education (among those age 25+)	hs-grad	18%	23%	21%	24%	20%	21%
	bachelor	36%	33%	29%	33%	36%	33%
	graduatedegree	35%	28%	39%	36%	33%	34%
Child in Household	child-under18	37%	38%	32%	42%	35%	37%
Pct of Pop. Age 16+	employed	67%	71%	70%	72%	72%	70%
Household Income	income 0-25k	6%	13%	12%	11%	8%	10%
	income 25-50k	9%	9%	11%	12%	15%	11%
	income 50-75k	11%	14%	12%	16%	7%	12%
	income 75-200k	37%	40%	45%	48%	42%	43%
	income 200k-plus	37%	23%	21%	13%	28%	24%
Housing Stats	single family	72%	54%	50%	36%	71%	56%
	multi-family	28%	46%	50%	64%	29%	44%
	rented	34%	56%	54%	72%	44%	53%
	owned	66%	44%	46%	28%	56%	47%

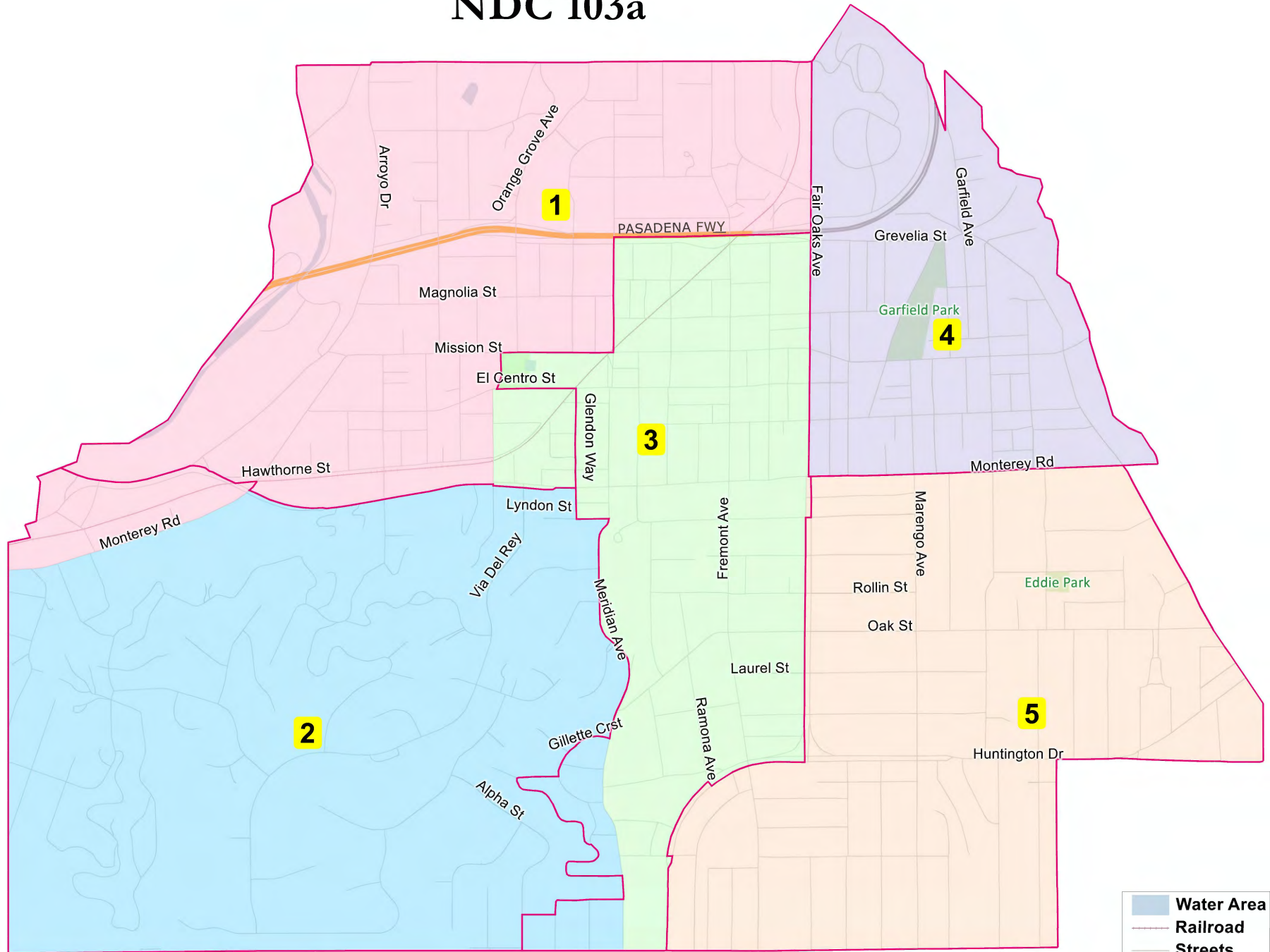
Total population data from the 2020 Decennial Census.

Surname-based Voter Registration and Turnout data from the California Statewide Database.

Latino voter registration and turnout data are Spanish-surname counts adjusted using Census Population Department undercount estimates. NH White and NH Black registration and turnout counts estimated by NDC. Citizen Voting Age Pop., Age, Immigration, and other demographics from the 2015-2019 American Community Survey and Special Tabulation 5-year data.

South Pasadena Redistricting 2022

NDC 103a



NDC 103a

District		1	2	3	4	5	Total
	Total Pop	5,607	5,449	5,434	5,358	5,172	27,020
	Deviation from ideal	203	45	30	-46	-232	435
	% Deviation	3.76%	0.83%	0.56%	-0.85%	-4.29%	8.05%
Total Pop	% Hisp	24.8%	14%	24%	22%	19%	21%
	% NH White	39%	29%	34%	38%	40%	36%
	% NH Black	3%	3%	3%	4%	2%	3%
	% Asian-American	30%	52%	36%	33%	37%	38%
Citizen Voting Age Pop	Total	3,958	3,627	3,164	3,094	3,523	17,366
	% Hisp	21%	10%	21%	21%	17%	18%
	% NH White	49%	44%	48%	53%	56%	50%
	% NH Black	5%	4%	3%	7%	0%	4%
	% Asian/Pac.Isl.	25%	42%	28%	19%	26%	28%
Voter Registration (Nov 2020)	Total	3,695	3,784	3,400	3,162	3,776	17,817
	% Latino est.	21%	11%	20%	19%	15%	17%
	% Spanish-Surnamed	20%	11%	19%	18%	14%	16%
	% Asian-Surnamed	15%	36%	19%	15%	22%	22%
	% Filipino-Surnamed	2%	1%	2%	1%	1%	1%
	% NH White est.	58%	48%	56%	58%	62%	56%
	% NH Black	5%	4%	3%	7%	0%	4%
Voter Turnout (Nov 2020)	Total	3,223	3,310	2,895	2,783	3,318	15,529
	% Latino est.	21%	11%	20%	19%	15%	17%
	% Spanish-Surnamed	19%	10%	18%	17%	14%	16%
	% Asian-Surnamed	15%	35%	18%	15%	22%	21%
	% Filipino-Surnamed	1%	1%	2%	1%	1%	1%
	% NH White est.	59%	49%	57%	59%	64%	57%
	% NH Black	5%	5%	3%	6%	0%	4%
Voter Turnout (Nov 2018)	Total	2,224	2,584	2,095	2,108	2,653	11,664
	% Latino est.	21%	11%	21%	18%	14%	17%
	% Spanish-Surnamed	20%	11%	20%	17%	13%	16%
	% Asian-Surnamed	13%	32%	15%	13%	19%	19%
	% Filipino-Surnamed	1%	1%	2%	1%	1%	1%
	% NH White est.	58%	52%	58%	62%	67%	60%
	% NH Black est.	5%	5%	2%	6%	0%	4%
ACS Pop. Est.	Total	5,728	5,096	4,884	5,071	4,885	25,664
Age	age0-19	26%	23%	26%	29%	26%	26%
	age20-60	54%	53%	56%	60%	54%	55%
	age60plus	19%	24%	18%	12%	20%	19%
Immigration	immigrants	23%	28%	29%	22%	23%	25%
	naturalized	58%	73%	61%	54%	69%	63%
Language spoken at home	english	70%	64%	59%	62%	73%	66%
	spanish	12%	8%	14%	12%	9%	11%
	asian-lang	15%	26%	25%	20%	16%	20%
	other lang	4%	2%	2%	5%	3%	3%
Language Fluency	Speaks Eng. "Less than Very Well"	10%	14%	15%	10%	11%	12%
Education (among those age 25+)	hs-grad	21%	19%	22%	24%	20%	21%
	bachelor	29%	34%	36%	33%	36%	33%
	graduatedegree	39%	33%	28%	36%	33%	34%
Child in Household	child-under18	34%	36%	37%	43%	35%	37%
Pct of Pop. Age 16+	employed	71%	67%	69%	73%	72%	70%
Household Income	income 0-25k	12%	6%	14%	11%	8%	10%
	income 25-50k	10%	7%	11%	12%	15%	11%
	income 50-75k	12%	9%	17%	16%	7%	12%
	income 75-200k	44%	39%	40%	48%	42%	43%
	income 200k-plus	23%	39%	18%	13%	28%	24%
Housing Stats	single family	49%	81%	46%	35%	71%	56%
	multi-family	51%	19%	54%	65%	29%	44%
	rented	55%	30%	60%	73%	44%	53%
	owned	45%	70%	40%	27%	56%	47%

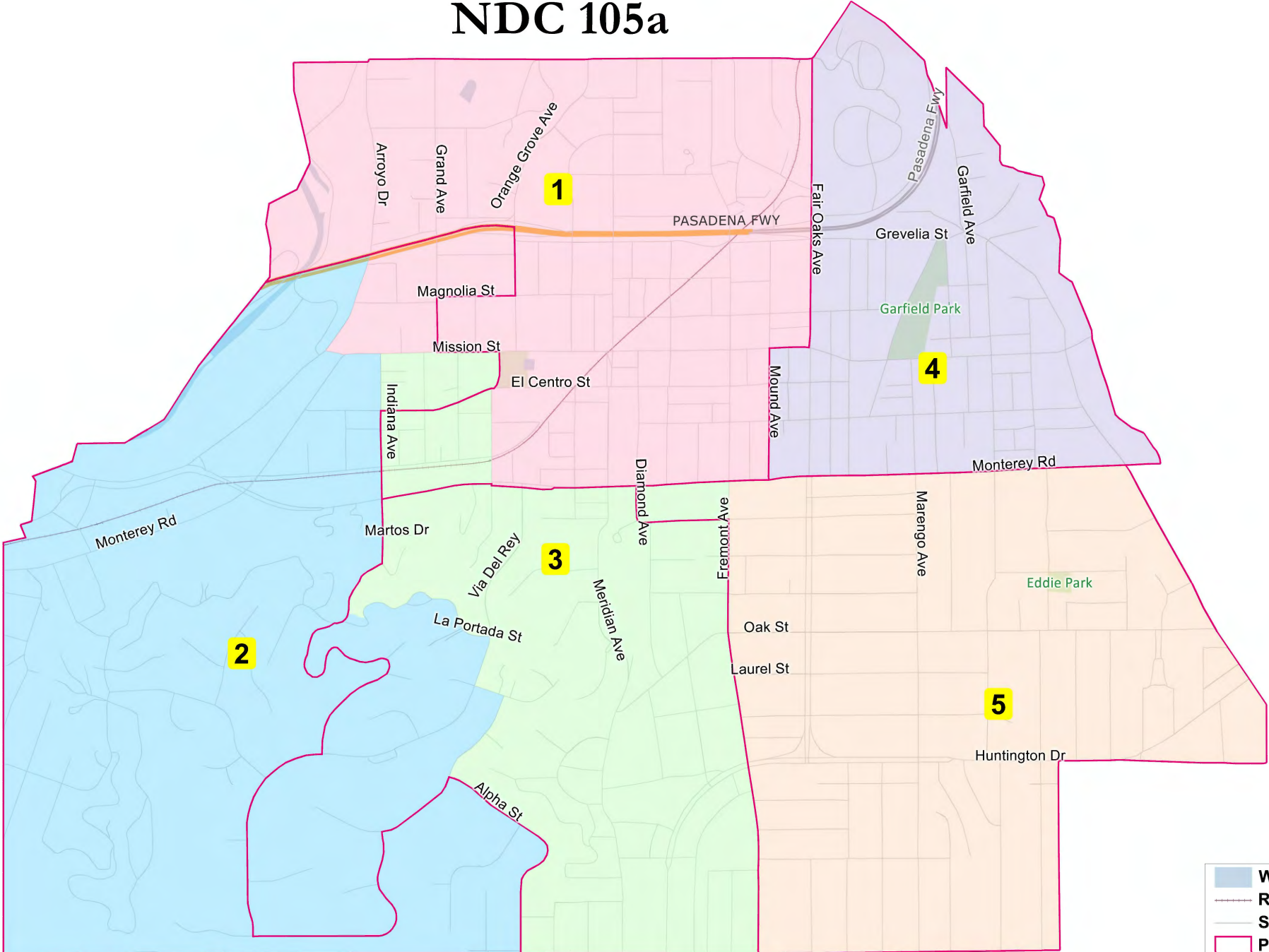
Total population data from the 2020 Decennial Census.

Surname-based Voter Registration and Turnout data from the California Statewide Database.

Latino voter registration and turnout data are Spanish-surname counts adjusted using Census Population Department undercount estimates. NH White and NH Black registration and turnout counts estimated by NDC. Citizen Voting Age Pop., Age, Immigration, and other demographics from the 2015-2019 American Community Survey and Special Tabulation 5-year data.

South Pasadena Redistricting 2022

NDC 105a



- Water Area
- Railroad
- Streets
- Public 105

NDC 105a

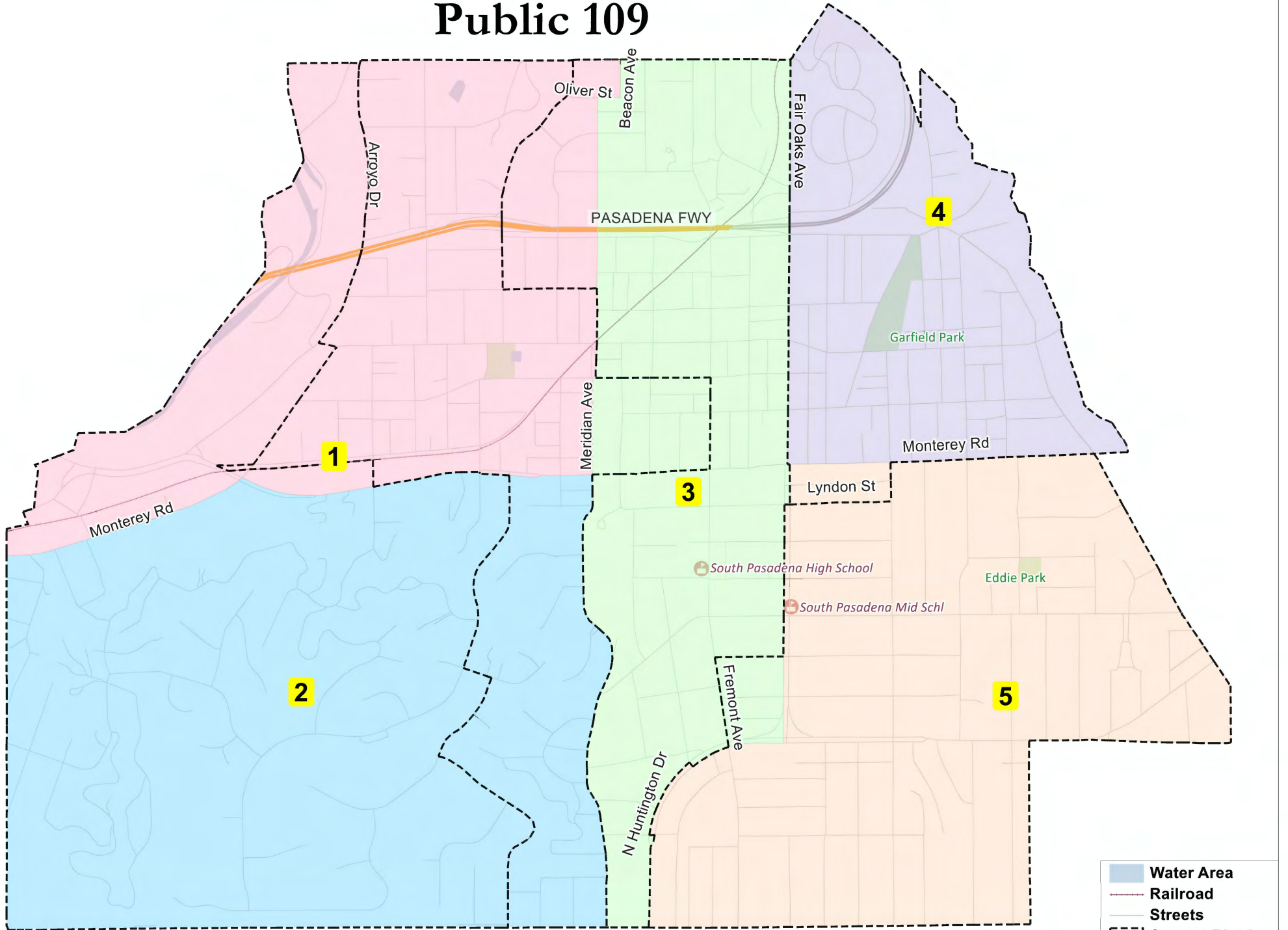
District		1	2	3	4	5	Total
	Total Pop	5,482	5,472	5,257	5,405	5,404	27,020
	Deviation from ideal	78	68	-147	1		225
	% Deviation	1.44%	1.26%	-2.72%	0.02%	0.00%	4.16%
Total Pop	% Hisp	22.5%	19%	21%	22%	19%	21%
	% NH White	43%	28%	29%	38%	42%	36%
	% NH Black	4%	3%	2%	4%	2%	3%
	% Asian-American	28%	47%	45%	33%	35%	38%
Citizen Voting Age Pop	Total	3,566	3,550	3,383	3,116	3,751	17,366
	% Hisp	15%	19%	19%	21%	17%	18%
	% NH White	59%	35%	44%	53%	58%	50%
	% NH Black	4%	6%	1%	6%	0%	4%
	% Asian/Pac.Isl.	22%	39%	36%	19%	25%	28%
Voter Registration (Nov 2020)	Total	3,629	3,657	3,391	3,173	3,967	17,817
	% Latino est.	18%	16%	19%	19%	14%	17%
	% Spanish-Surnamed	17%	15%	18%	18%	13%	16%
	% Asian-Surnamed	15%	31%	26%	15%	21%	22%
	% Filipino-Surnamed	1%	1%	2%	1%	1%	1%
	% NH White est.	62%	45%	53%	58%	64%	56%
	% NH Black	3%	8%	1%	7%	0%	4%
Voter Turnout (Nov 2020)	Total	3,149	3,173	2,911	2,791	3,505	15,529
	% Latino est.	18%	16%	19%	19%	14%	17%
	% Spanish-Surnamed	17%	14%	17%	17%	13%	16%
	% Asian-Surnamed	15%	31%	25%	15%	20%	21%
	% Filipino-Surnamed	1%	1%	2%	1%	1%	1%
	% NH White est.	62%	46%	54%	59%	65%	57%
	% NH Black	3%	8%	1%	6%	0%	4%
Voter Turnout (Nov 2018)	Total	2,143	2,472	2,174	2,115	2,760	11,664
	% Latino est.	19%	15%	20%	18%	13%	17%
	% Spanish-Surnamed	18%	14%	18%	17%	13%	16%
	% Asian-Surnamed	13%	28%	22%	13%	17%	19%
	% Filipino-Surnamed	1%	1%	2%	1%	1%	1%
	% NH White est.	62%	48%	56%	62%	68%	60%
	% NH Black est.	3%	8%	1%	6%	0%	4%
ACS Pop. Est.	Total	5,066	5,035	5,258	5,103	5,201	25,664
Age	age0-19	23%	26%	27%	29%	26%	26%
	age20-60	55%	52%	57%	59%	54%	55%
	age60plus	22%	23%	17%	12%	20%	19%
Immigration	immigrants	24%	29%	27%	22%	23%	25%
	naturalized	53%	76%	62%	54%	69%	63%
Language spoken at home	english	71%	63%	61%	62%	72%	66%
	spanish	10%	12%	12%	12%	9%	11%
	asian-lang	15%	24%	25%	20%	17%	20%
	other lang	4%	2%	2%	5%	3%	3%
Language Fluency	Speaks Eng. "Less than Very Well"	9%	14%	15%	10%	11%	12%
Education (among those age 25+)	hs-grad	21%	17%	25%	24%	19%	21%
	bachelor	28%	37%	33%	33%	36%	33%
	graduatedegree	40%	35%	27%	36%	32%	34%
Child in Household	child-under18	31%	36%	39%	42%	36%	37%
Pct of Pop. Age 16+	employed	68%	68%	73%	72%	71%	70%
Household Income	income 0-25k	13%	6%	12%	11%	9%	10%
	income 25-50k	10%	11%	7%	12%	15%	11%
	income 50-75k	12%	10%	15%	16%	8%	12%
	income 75-200k	45%	36%	44%	48%	40%	43%
	income 200k-plus	20%	37%	21%	13%	29%	24%
Housing Stats	single family	50%	70%	55%	35%	69%	56%
	multi-family	50%	30%	45%	65%	31%	44%
	rented	54%	35%	56%	73%	45%	53%
	owned	46%	65%	44%	27%	55%	47%

Total population data from the 2020 Decennial Census.

Surname-based Voter Registration and Turnout data from the California Statewide Database.

Latino voter registration and turnout data are Spanish-surname counts adjusted using Census Population Department undercount estimates. NH White and NH Black registration and turnout counts estimated by NDC. Citizen Voting Age Pop., Age, Immigration, and other demographics from the 2015-2019 American Community Survey and Special Tabulation 5-year data.

Public 109



- Water Area
- Railroad
- Streets
- Current Districts

Public 109							
District		1	2	3	4	5	Total
	Total Pop	5,395	5,505	5,590	5,358	5,172	27,020
	Deviation from ideal	-9	101	186	-46	-232	418
	% Deviation	-0.17%	1.87%	3.44%	-0.85%	-4.29%	7.74%
Total Pop	% Hisp	24.9%	14%	24%	22%	19%	21%
	% NH White	39%	29%	35%	38%	40%	36%
	% NH Black	3%	3%	3%	4%	2%	3%
	% Asian-American	31%	52%	35%	33%	37%	38%
Citizen Voting Age Pop	Total	3,771	3,652	3,326	3,094	3,523	17,366
	% Hisp	23%	11%	19%	21%	17%	18%
	% NH White	47%	44%	50%	53%	56%	50%
	% NH Black	5%	4%	2%	7%	0%	4%
	% Asian/Pac.Isl.	25%	42%	28%	19%	26%	28%
Voter Registration (Nov 2020)	Total	3,498	3,804	3,577	3,162	3,776	17,817
	% Latino est.	21%	11%	21%	19%	15%	17%
	% Spanish-Surnamed	19%	11%	19%	18%	14%	16%
	% Asian-Surnamed	15%	36%	18%	15%	22%	22%
	% Filipino-Surnamed	2%	1%	2%	1%	1%	1%
	% NH White est.	57%	48%	57%	58%	62%	56%
Voter Turnout (Nov 2020)	Total	3,056	3,329	3,043	2,783	3,318	15,529
	% Latino est.	21%	11%	20%	19%	15%	17%
	% Spanish-Surnamed	19%	10%	18%	17%	14%	16%
	% Asian-Surnamed	14%	35%	18%	15%	22%	21%
	% Filipino-Surnamed	2%	1%	2%	1%	1%	1%
	% NH White est.	58%	49%	58%	59%	64%	57%
Voter Turnout (Nov 2018)	Total	2,079	2,601	2,223	2,108	2,653	11,664
	% Latino est.	22%	11%	20%	18%	14%	17%
	% Spanish-Surnamed	20%	11%	19%	17%	13%	16%
	% Asian-Surnamed	13%	31%	15%	13%	19%	19%
	% Filipino-Surnamed	1%	1%	2%	1%	1%	1%
	% NH White est.	57%	52%	60%	62%	67%	60%
ACS Pop. Est.	Total	5,584	5,158	4,966	5,071	4,885	25,664
	% NH Black est.	6%	5%	2%	6%	0%	4%
Age	age0-19	26%	23%	26%	29%	26%	26%
	age20-60	55%	53%	55%	60%	54%	55%
	age60plus	19%	24%	19%	12%	20%	19%
Immigration	immigrants	23%	28%	29%	22%	23%	25%
	naturalized	60%	73%	59%	54%	69%	63%
Language spoken at home	english	68%	64%	62%	62%	73%	66%
	spanish	14%	8%	13%	12%	9%	11%
	asian-lang	16%	26%	23%	20%	16%	20%
	other lang	3%	2%	3%	5%	3%	3%
Language Fluency	Speaks Eng. "Less than Very Well"	11%	14%	14%	10%	11%	12%
Education (among those age 25+)	hs-grad	21%	19%	22%	24%	20%	21%
	bachelor	30%	34%	34%	33%	36%	33%
	graduatedegree	39%	33%	30%	36%	33%	34%
Child in Household	child-under18	33%	36%	37%	43%	35%	37%
Pct of Pop. Age 16+	employed	73%	67%	67%	73%	72%	70%
Household Income	income 0-25k	12%	6%	13%	11%	8%	10%
	income 25-50k	11%	7%	10%	12%	15%	11%
	income 50-75k	13%	9%	15%	16%	7%	12%
	income 75-200k	43%	39%	41%	48%	42%	43%
	income 200k-plus	21%	39%	20%	13%	28%	24%
Housing Stats	single family	45%	81%	52%	35%	71%	56%
	multi-family	55%	19%	48%	65%	29%	44%
	rented	58%	30%	56%	73%	44%	53%
	owned	42%	70%	44%	27%	56%	47%

Total population data from the 2020 Decennial Census.

Surname-based Voter Registration and Turnout data from the California Statewide Database.

Latino voter registration and turnout data are Spanish-surname counts adjusted using Census Population Department undercount estimates. NH White and NH Black registration and turnout counts estimated by NDC. Citizen Voting Age Pop., Age, Immigration, and other demographics from the 2015-2019 American Community Survey and Special Tabulation 5-year data.

ATTACHMENT 2
Draft Ordinance

CITY OF SOUTH PASADENA

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA, ADOPTING A CITY COUNCIL ELECTION DISTRICT MAP UNDER ELECTIONS CODE SECTIONS 21600–21609

WHEREAS, the City of South Pasadena transitioned from at-large to by-district elections in October 2017;

WHEREAS, the City is required to adopt new district boundaries after each federal decennial census pursuant to a process called “redistricting” under Elections Code sections 21600–21609;

WHEREAS, pursuant to Elections Code section 21607.1, subdivisions (a)–(b), before the election district maps were drawn, the City Council held two public hearings on November 17, 2021 and January 19, 2022, to solicit feedback regarding communities of interest;

WHEREAS, pursuant to Elections Code section 21607.1, subdivisions (a)–(b), after the election district maps were drawn, the City Council held two public hearings on March 2, 2022 and March 16, 2022, to evaluate the draft maps;

WHEREAS, pursuant to Elections Code section 21608, subdivision (a), the City took steps to encourage residents to participate in the redistricting public review process by making redistricting data and computer software accessible to members of the public for the purposes of drawing draft maps and providing training on that software;

WHEREAS, pursuant to Elections Code section 21608, subdivision (a), the City took additional steps to encourage residents to participate in the redistricting public review process by contacting community-based organizations, hosting virtual community workshops, mailing flyers to all residents of the City, and publishing notices and flyers through the City’s website and social media platforms;

WHEREAS, pursuant to Elections Code section 21608, subdivision (a), the City took steps to encourage underrepresented communities and non-English speaking communities to participate in the redistricting public review process by translating the web page material into Spanish, Chinese, and Korean and making a live translator available upon request;

WHEREAS, pursuant to Elections Code section 21608, subdivision (d)(2), the City contracted with National Demographics Corporation for demographic consulting

services which produced two draft maps that included information regarding total population, citizen voting age population, and racial and ethnic characteristics of the citizen voting age population of each proposed council district;

WHEREAS, pursuant to Elections Code section 21608, subdivision (e), the public was able to submit testimony and draft maps in writing and electronically, and submitted a total of nine draft maps;

WHEREAS, the demographer revised two of the publicly submitted maps for further consideration;

WHEREAS, pursuant to Elections Code section 21608, subdivisions (f)–(g), the City created <https://www.southpasadenaca.gov/government/redistricting>, a web page for the redistricting process which includes or links to the following information: (1) a general explanation of the redistricting process for the City in English, Spanish, Chinese, and Korean; (2) the procedure for a member of the public to testify during a public hearing or to submit written testimony; (3) a calendar of all public hearings and workshop dates; (4) the notice and agenda for each public hearing and workshop; (5) the recording or written summary of each public hearing and workshop; (6) each draft map considered by the City Council at the public hearing; and (7) the adopted final map of council district boundaries;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA DOES ORDAIN AS FOLLOWS:

SECTION 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Ordinance by this reference.

SECTION 2. Redistricting Map. Commencing with the City's next regular election in 2022, the map included as Attachment A shall serve as the new City Council election district map.

SECTION 3. District Boundaries. The City Clerk is directed to request the demographer provide a list of the census tracts and/or blocks for each district and to attach that list to this Ordinance as Attachment B.

SECTION 4. Controlling Authority. If there is a discrepancy between the adopted map in Attachment A and the list in Attachment B, the adopted map in Attachment A shall control.

SECTION 5. Web Page Maintenance. The City Clerk is directed to maintain the web page dedicated to redistricting listed above for a period of 10 years from the date of this Ordinance pursuant to Elections Code section 21608, subdivision (g).

SECTION 6. Transmittal to County. The City Clerk is directed to provide a signed original of this Ordinance to the Elections Division of the Los Angeles County Registrar-Recorder.

SECTION 7. Effective Date. This Ordinance shall take effect immediately upon its adoption pursuant to California Government Code Section 36937, subdivision (a).

SECTION 8. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unenforceable by a court of competent jurisdiction, the remaining portions of this Ordinance shall nonetheless remain in full force and effect. The City hereby declares that it would have adopted each section, subsection, sentence, clause, phrase, or portion of this Ordinance, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions of this Ordinance be declared invalid or unenforceable.

SECTION 9. Certification and Publication. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published or posted according to law.

PASSED AND ADOPTED by the City Council of the City of South Pasadena, State of California, on this 6th day of April, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Michael A. Cacciotti, Mayor

ATTEST:

APPROVED AS TO FORM:

Christina Muñoz, Deputy City Clerk

Andrew L. Jared, City Attorney

ATTACHMENT A

District Map

To be added once map selected

ATTACHMENT B

Census Tracts and/or Blocks

To be added once map selected



City Council Agenda Report

ITEM NO. 16

DATE: March 16, 2022

FROM: Arminé Chaparyan, City Manager *AC*

PREPARED BY: Brian Solinsky, Chief of Police
Tom Jacobs, Lieutenant

SUBJECT: **First Reading and Introduction of an Ordinance Adding Chapter 20F "Safe Storage of Firearms in Residences" to the South Pasadena Municipal Code**

Recommendation

It is recommended that the City Council read by title only for first reading, waiving further reading, and introduce an ordinance to add Chapter 20F "Safe Storage of Firearms in Residences" to the South Pasadena Municipal Code (SPMC).

Background

The attached ordinance proposes to address several limitations on current state and federal laws related to firearms storage.

The proposed implementation of a Safe Firearm Storage Ordinance was initially brought to the City Council for consideration by Moms Demand Action for Gun Sense in America, a non-partisan grassroots organization aiming to reduce gun violence and improve gun safety.

There are several state and federal laws regulating the storage of and access to firearms. These laws are aimed primarily at reasonably preventing access to firearms by children and others not legally permitted to possess a firearm. State law prohibits a person to keep a firearm in a premises under the person's custody or control where the person knows, or should know, that a child is likely to gain access to the firearm, unless reasonable action is taken by the person to secure the firearm against access by the child. (CA Penal Code section 25100(c)). Violation of such requirement can be punished as a misdemeanor. Violations can be punishable as a felony by up to three years in prison if the improperly stored firearm is used to cause death or great bodily injury. (CA Penal Code section 25100(c)).

Current California law also requires that a firearm safety device be sold with firearms unless the buyer provides proof they own a gun safe. (CA Penal Code section 23635). Federal law also requires that gun dealers provide a secure gun storage or safety

Ordinance Regarding Safe Storage of Firearms in Residences

March 16, 2022

Page 2 of 5

device with the transfer of every handgun. (18 USC 921(z)(1)). Neither law however requires the purchaser to actually use the device. Additional concern amongst some advocacy groups is that the California firearm storage law only applies to homes where children live or where “a child is likely to gain access to the firearm.” (CA Penal Code section 25100).

Analysis

Proposed Ordinance

The Safe Storage of Firearms Ordinance requires all firearms in residences to be securely stored in a Department of Justice (DOJ) approved locked container or disabled with a DOJ-approved firearm safety device, unless being carried on the person or within the immediate control of the owner/authorized user. The ordinance defines a “locked container” as a secured container on the DOJ list of approved storage devices. A locking device is any device on the DOJ list of approved devices that when applied to the firearm, renders the firearm inoperable.

There are currently 2,077 storage and safety devices on the Department of Justice approved safe gun storage list. (<https://oag.ca.gov/firearms/certified-safety-devices/search>). Storage devices can be purchased for as low as \$40, and trigger locks are often distributed for free at police stations. In May 2021, the South Pasadena Police Department offered these free locking devices to firearm owners upon request.

The locking requirements under the Safe Storage of Firearms Ordinance apply only to firearms that are not being carried on the person or in the person’s immediate control. Therefore, firearm owners may carry loaded and unlocked firearms in the home at any time if kept in the owner/authorized user’s immediate control. The safe storage requirements allow owners to store firearms loaded if they choose.

On September 13, 2021, the Public Safety Commission (PSC) defined the term “person’s immediate control,” by adding the term “within arms-reach.” The PSC determined that immediate control was open to interpretation by the homeowner. The arms-reach clarified standards is based on Fourth Amendment search procedures used by law enforcement. A safety search for weapons can be conducted of a suspect’s arms-reach area where a weapon may be hidden. The PSC believed this term added to the ordinance narrowed down the homeowner’s control of the weapon.

The City Attorney has reviewed the proposed ordinance and provided amendments to strengthen enforcement and address clarity as to control over the firearm. Further, the ordinance has been amended to clarify the locking devices are those specified under the Department of Justice safety device list. The amendment also changes the term “trigger lock” for “locking device” to allow those devices on the DOJ-approved list that do not involve the trigger to be used, such as a cable lock or chamber lock.

Ordinance Regarding Safe Storage of Firearms in Residences

March 16, 2022

Page 3 of 5

Comparable Ordinances

At least 37 cities across California have enacted similar ordinances imposing storage requirements when the firearm is in a residence regardless of the presence of a child or other person not legally able to possess a gun. Los Angeles, Cudahy, Culver City and San Marino are the closest in proximity. Staff contacted 16 of the cities that adopted the ordinance. Of those cities contacted, representatives indicated the ordinances are used as an educational tool and the California Penal Code is used for prosecution.

It was also noted by the PSC that a safe storage ordinance had been upheld by the 9th Circuit Court of Appeal (*Jackson v. City and County of San Francisco* (2014) 764 F.3D 953, 965). Two provisions of the San Francisco ordinance were challenged, the specific challenge that required a firearm to be stored in a locked container or secured with a locking device. The Ninth Circuit held that the law was an impermissible infringement of the Second Amendment. It allowed persons to possess firearms in their homes secured when not under their control. The Supreme Court chose not to hear the case in 2015.

As to the storage requirement, the court held that the City had shown that the requirement that a person store firearms in a locked storage container or with a trigger lock when not carried on the person is substantially related to the important government interest of reducing firearm-related deaths and injuries. The city had shown an important government interest of preventing firearms from being stolen and reducing the number of hand-gun related suicides and deadly domestic violence incidents. The court further held that such storage requirements does not substantially prevent law-abiding citizens from using firearms to defend themselves, but merely regulates how residence must store their handguns when not carrying them on their persons. Such regulation was held to still allow a handgun to be readily accessed in the case of an emergency, and still allowed residents to defend their home by carrying firearms on their person.

Important Government Interests

According to the Gun Violence Archive data, gun violence killed nearly 20,000 Americans in 2020, more than any other year in at least two decades. Suicides account for 6 out of 10 firearm-related deaths. An additional 24,000 people died by suicide and accidental deaths by firearms. Last year, the United States saw the highest one-year increase in homicides within the country's largest cities, including the City of Los Angeles. Los Angeles suffered a 30 percent spike in shooting deaths. For non-fatal shootings, the numbers are significantly higher. According to the Brady Institute, approximately 114,000 people are shot each year in the U.S. Of those, almost 8,000 are 17 years old or younger.

Firearm purchases in 2020 soared with a record-setting number. According to the Federal Bureau of Investigation, people purchased about 23 million guns in 2020, which signifies a 64 percent increase over 2019 sales. The compounded effects of the COVID-19 pandemic hampered anti-crime efforts, and the consequent shutdowns and stay-at-home orders led to a significant rise in unemployment and homicide rates. According to a Washington Post analysis of gun sales in 2021, gun purchases skyrocketed almost

Ordinance Regarding Safe Storage of Firearms in Residences

March 16, 2022

Page 4 of 5

80% in January (Denham & Tran, 2021, <https://www.washingtonpost.com/business/2021/02/03/gun-sales-january-background-checks/>). The effort to reduce the spread of COVID-19 led to food shortages, millions of lost jobs, and empty streets. Additionally, amid waves of civil unrest across the country, a significant increase in firearms sales occurred in the weeks after massive protests throughout the nation. According to the National Shooting Sports Foundation, the flood of gun sales recorded in 2020 included more than 8 million first-time buyers.

According to data obtained in 2021 by the Gun Violence Archive, nearly 300 children were shot and killed in 2020, a 50 percent increase from the previous year. More than 5,100 kids and teens 17 and younger were killed or injured last year – an increase that is particularly alarming because it occurred in a year when most children were not attending class in person. Experts believe this points to the severity of teen suicide and domestic violence.

Given these risks, and the limitations on state and federal laws concerning storage of firearms, the attached ordinance is presented to address these issues within the City of South Pasadena.

Enforcement

A City ordinance may be enforced criminally as provided in SPMC Chapter 1 – General Provisions, Section 1.7 – General penalty; continuing violations:

Whenever in this code or in any other ordinance of the city, any act is prohibited or is made or declared to be unlawful or an offense, or the doing of any acts is required or the failure to do any act is declared to be unlawful or a misdemeanor, where no specific penalty is provided for, the violation of any such provision of this code or any other ordinance of the city shall be punished by a fine not exceeding one thousand dollars or imprisonment for a term not exceeding six months, or by both such fine and imprisonment.

Every day any violation of this code or any other ordinance of the city shall continue shall constitute a separate offense (Ord. No. 1983, § 1).

A representative from the Alhambra District Attorney's Office indicated that the filing of criminal charges based on the municipal code would be reviewed on a case-by-case basis. Administrative citations, misdemeanor citations, and civil enforcement would be filed by the City Prosecutor.

Fiscal Impact

The costs associated with community education, outreach, or prosecution under this ordinance would be absorbed through the police department's existing outreach plan consisting of the Public Safety Commission, social media, neighborhood watch, and community groups.

Ordinance Regarding Safe Storage of Firearms in Residences

March 16, 2022

Page 5 of 5

Commission Review and Recommendation

This matter was reviewed by the Public Safety Commission. The Commission unanimously recommends that the City Council approve the ordinance.

Public Noticing

A Public Hearing Notice was published March 4, 2022 in the South Pasadena Review.

Attachments:

1. Ordinance SPMC Chapter 20F
2. California Penal Codes 25100 and 23635

Resources:

Moms Demand Action for Gun Sense in America <https://momsdemandaction.org/>

Gun Violence Archive <https://www.gunviolencearchive.org/>

ATTACHMENT 1
City Ordinance Chapter 20F “Safe Storage of
Firearms in Residences”

**CITY OF SOUTH PASADENA
ORDINANCE NO. _____**

**AN ORDINANCE OF THE CITY COUNCIL
OF THE CITY OF SOUTH PASADENA, CALIFORNIA,
ADDING CHAPTER 20F “SAFE STORAGE OF
FIREARMS IN RESIDENCES” TO THE SOUTH
PASADENA MUNICIPAL CODE**

WHEREAS, firearm injuries have a significant public health impact both nationally and locally; and

WHEREAS, the Gun Violence Archive data indicates that in 2020, more than 20,000 people persons died from firearm-related injuries in the United States; and

WHEREAS, in 2020, firearms were used in 24,000 suicides or accidental deaths in the United States; and

WHEREAS, in 2020, the United States saw the highest one-year increase in homicides; and

WHEREAS, having a loaded or an unlocked firearm in the home is associated with an increased risk of gun-related injury and death; and

WHEREAS, while children are particularly at risk of injury and death, or causing injury and death, when they can access firearms in their own homes or homes that they visit, injury and death can occur whenever a firearm is kept unlocked or outside of an unlocked storage container; and

WHEREAS, more than two-thirds of school shooters obtain their guns from their own home or that of a relative; and

WHEREAS, research shows that while most mass shootings involve handguns, shootings involving rifles contribute to higher casualty counts; and

WHEREAS, hundreds of thousands of firearms are stolen from homes and vehicles of legal gun owners each year and flow into the underground market; and

WHEREAS, applying trigger locks or using lockboxes when storing firearms in the home reduces the risk of firearm injury and death and is associated with a reduction of unintentional firearm deaths and decreases in suicides among children and teens; and

WHEREAS, the California Penal Code 25100 (2010) address the issue of criminal storage of a firearm regarding children in the home, it does not apply to all homes; and

WHEREAS, keeping a firearm locked or stored in a locked container when it is not being carried prevents unauthorized users, including children, from accessing and using firearms, which can reduce tragedies due to suicide, unintentional discharges, and firearm theft; and

WHEREAS, safe storage measures have a demonstrated protective effect in homes with children and teenagers where firearms are stored; and

WHEREAS, there is a broad consensus among medical professionals, gun control advocates, and gun rights groups that applying trigger locks or using lockboxes to store unsupervised firearms in the home promotes health and safety; and

WHEREAS, the American Academy of Pediatrics recommends that, if families must have firearms in their homes, the firearms should be stored locked, unloaded, and separate from locked ammunition; and

WHEREAS, requiring firearms to be stored in a locked container, with trigger locks or with a locking device does not substantially burden the right or ability to use firearms for self-defense in the home; and

WHEREAS, the locking requirements apply only to firearms that are not being lawfully carried and allow gun owners and adults over 18 years of age to carry loaded and unlocked firearms in the home at any time; and

WHEREAS, firearms can be safely stored in and quickly accessed from affordable, widely available lockboxes, including those with easily operable combination devices or biometric locks; and

WHEREAS, portable lock boxes can store loaded firearms such that they are within easy reach in closets, under the bed, or on tables or nightstands.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Chapter 20F Safe Storage of Firearms in Residences is added to the South Pasadena Municipal Code in its entirety to read as follows:

Chapter 20F Safe Storage of Firearms in Residences

20F-1. Definitions.

1. Firearm means a firearm as defined in California Penal Code, Section 16520, as amended from time to time.
2. Locked container means a secure container that is fully enclosed and locked that is listed on the California Department of Justice's roster of approved firearm safety devices and that is identified as appropriate for that firearm by reference to either the manufacturer and model of the firearm or to the physical characteristics of the firearm that match those listed on the roster for use with the device under Penal Code Section 23655(d).
3. Residence means any structure intended or used for human habitation, including, but not limited to, houses, condominiums, apartments, rooms, accessory dwelling units, motels, hotels, single room occupancies, time-shares, and recreational and other vehicles where human habitation occurs.
4. Locking device means a locking device that is listed on the California Department of Justice's roster of approved firearm safety devices and that is identified as appropriate for that firearm by reference to either the manufacturer and model of the firearm or to the physical characteristics of the firearm that match those listed on the roster for use with the device under Penal Code Section 23655(d).

20F-2 Prohibition. No person shall keep a firearm within a residence unless the firearm is:

1. Stored in a locked container or disabled with a locking device that has been approved by the California Department of Justice; or
2. Carried on the person of the owner, or other lawfully authorized user of the firearm who is over the age of 18, in a manner to allow such person to retrieve and control the use of the firearm, in accordance with all applicable laws; or
3. Within arms-reach proximity of the owner, or other lawfully authorized user of the firearm who is over the age of 18, to allow such person to readily retrieve and physically control the use of the firearm, as if carried on the

person. Arms-reach refers to the area of physical control an individual has over the firearm from a standing, or seated position without moving from such position.

4. An exemption for this section shall apply if the firearm owner is a peace officer or a member of the Armed Forces or the National Guard using the firearm during, or incidental to, the performance of the person's official duties.

20F-3 Penalty. Every violation of this Section shall constitute a misdemeanor and upon conviction shall be punished by a fine not to exceed \$1,000 or by imprisonment in the county jail not to exceed six months, or by both.

20F-4 Severability. If any provision of this Section is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, that invalidity shall not affect the remaining provisions of this Section which can be implemented without the invalid provisions, and to this end, the provisions of this Section are declared to be severable. The City Council hereby declares that it would have adopted this Section and each provision thereof irrespective of whether any one or more provisions are found invalid, unconstitutional, or otherwise unenforceable.

SECTION 2. CEQA. The City Council hereby finds that the proposed Code amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines § 15061(b)(3), which states the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.

SECTION 3. Effective Date. This ordinance shall take effect thirty (30) days after its final passage, the City Clerk of the City of South Pasadena shall certify to the passage and adoption of this ordinance and its approval by the Mayor and City Council and shall cause the same to be published in a newspaper in the manner required by law.

PASSED, APPROVED AND ADOPTED ON this 6th day of April, 2022.

AYES:

NOES:

ABSENT:

ABSTAIN:

Michael A. Cacciotti, Mayor

ATTEST:

APPROVED AS TO FORM:

Christina A. Muñoz
Deputy City Clerk

Andrew L. Jared, City Attorney

ATTACHMENT 2
California Penal Codes 25100 and 23635


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PART 6. CONTROL OF DEADLY WEAPONS [16000 - 34370] (Part 6 added by Stats. 2010, Ch. 711, Sec. 6.)

TITLE 4. FIREARMS [23500 - 34370] (Title 4 added by Stats. 2010, Ch. 711, Sec. 6.)

DIVISION 4. STORAGE OF FIREARMS [25000 - 25225] (Division 4 added by Stats. 2010, Ch. 711, Sec. 6.)

CHAPTER 2. Criminal Storage of Firearm [25100 - 25140] (Chapter 2 added by Stats. 2010, Ch. 711, Sec. 6.)

25100. (a) Except as provided in Section 25105, a person commits the crime of "criminal storage of a firearm in the first degree" if all of the following conditions are satisfied:

(1) The person keeps any firearm within any premises that are under the person's custody or control.

(2) The person knows or reasonably should know that a child is likely to gain access to the firearm without the permission of the child's parent or legal guardian, or that a person prohibited from possessing a firearm or deadly weapon pursuant to state or federal law is likely to gain access to the firearm.

(3) The child obtains access to the firearm and thereby causes death or great bodily injury to the child or any other person, or the person prohibited from possessing a firearm or deadly weapon pursuant to state or federal law obtains access to the firearm and thereby causes death or great bodily injury to themselves or any other person.

(b) Except as provided in Section 25105, a person commits the crime of "criminal storage of a firearm in the second degree" if all of the following conditions are satisfied:

(1) The person keeps any firearm within any premises that are under the person's custody or control.

(2) The person knows or reasonably should know that a child is likely to gain access to the firearm without the permission of the child's parent or legal guardian, or that a person prohibited from possessing a firearm or deadly weapon pursuant to state or federal law is likely to gain access to the firearm.

(3) The child obtains access to the firearm and thereby causes injury, other than great bodily injury, to the child or any other person, or carries the firearm either to a public place or in violation of Section 417, or the person prohibited from possessing a firearm or deadly weapon pursuant to state or federal law obtains access to the firearm and thereby causes injury, other than great bodily injury, to themselves or any other person, or carries the firearm either to a public place or in violation of Section 417.

(c) Except as provided in Section 25105, a person commits the crime of "criminal storage of a firearm in the third degree" if the person keeps any firearm within any premises that are under the person's custody or control and negligently stores or leaves a firearm in a location where the person knows, or reasonably should know, that a child is likely to gain access to the firearm without the permission of the child's parent or legal guardian, unless reasonable action is taken by the person to secure the firearm against access by the child.

(Amended by Stats. 2019, Ch. 840, Sec. 6. (SB 172) Effective January 1, 2020.)

(Added by Stats. 2010, Ch. 711, Sec. 6. (SB 1080) Effective January 1, 2011. Operative January 1, 2012, by Sec. 10 of Ch. 711.)

23630. (a) This division does not apply to the commerce of any antique firearm.

(b) (1) This division does not apply to the commerce of any firearm intended to be used by a salaried, full-time peace officer, as defined in Chapter 4.5 (commencing with Section 830) of Title 3 of Part 2, for purposes of law enforcement.

(2) Nothing in this division precludes a local government, local agency, or state law enforcement agency from requiring its peace officers to store their firearms in gun safes or attach firearm safety devices to those firearms.

(Added by Stats. 2010, Ch. 711, Sec. 6. (SB 1080) Effective January 1, 2011. Operative January 1, 2012, by Sec. 10 of Ch. 711.)

23635. (a) Any firearm sold or transferred in this state by a licensed firearms dealer, including a private transfer through a dealer, and any firearm manufactured in this state, shall include or be accompanied by a firearm safety device that is listed on the Department of Justice's roster of approved firearm safety devices and that is identified as appropriate for that firearm by reference to either the manufacturer and model of the firearm, or to the physical characteristics of the firearm that match those listed on the roster for use with the device.

(b) The sale or transfer of a firearm shall be exempt from subdivision (a) if both of the following apply:

(1) The purchaser or transferee owns a gun safe that meets the standards set forth in Section 23650. Gun safes shall not be required to be tested, and therefore may meet the standards without appearing on the Department of Justice roster.

(2) The purchaser or transferee presents an original receipt for purchase of the gun safe, or other proof of purchase or ownership of the gun safe as authorized by the Attorney General, to the firearms dealer. The dealer shall maintain a copy of this receipt or proof of purchase with the dealer's record of sales of firearms.

(c) The sale or transfer of a firearm shall be exempt from subdivision (a) if all of the following apply:

(1) The purchaser or transferee purchases an approved safety device no more than 30 days prior to the day the purchaser or transferee takes possession of the firearm.

(2) The purchaser or transferee presents the approved safety device to the firearms dealer when picking up the firearm.

(3) The purchaser or transferee presents an original receipt to the firearms dealer, which shows the date of purchase, the name, and the model number of the safety device.

(4) The firearms dealer verifies that the requirements in paragraphs (1) to (3), inclusive, have been satisfied.

(5) The firearms dealer maintains a copy of the receipt along with the dealer's record of sales of firearms.

(d) (1) Any long-gun safe commercially sold or transferred in this state, or manufactured in this state for sale in this state, that does not meet the standards for gun safes adopted pursuant to Section 23650 shall be accompanied by the following warning:

"WARNING: This gun safe does not meet the safety standards for gun safes specified in California Penal Code Section 23650. It does not satisfy the requirements of Penal Code Section 23635, which mandates that all firearms sold in California be accompanied by a firearm safety device or proof of ownership, as required by law, of a gun safe that meets the Section 23650 minimum safety standards developed by the California Attorney General."

(2) This warning shall be conspicuously displayed in its entirety on the principal display panel of the gun safe's package, on any descriptive materials that accompany the gun safe, and on a label affixed to the front of the gun safe.

(3) This warning shall be displayed in both English and Spanish, in conspicuous and legible type in contrast by typography, layout, or color with other printed matter on the package or descriptive materials, in a manner consistent with Part 1500.121 of Title 16 of the Code of Federal Regulations, or successor regulations thereto.

(e) Any firearm sold or transferred in this state by a licensed firearms dealer, including a private transfer through a dealer, and any firearm manufactured in this state, shall be accompanied by warning language or a label as described in Section 23640.

(Added by Stats. 2010, Ch. 711, Sec. 6. (SB 1080) Effective January 1, 2011. Operative January 1, 2012, by Sec. 10 of Ch. 711.)



City Council Agenda Report

ITEM NO. 17

DATE: March 16, 2022

FROM: Arminé Chaparyan, City Manager *Ac*

PREPARED BY: Angelica Frausto-Lupo, Director of Community Development
Elizabeth Bar-El, AICP, Contracted Planning Staff

SUBJECT: **Discussion and Direction on Inclusionary Housing Ordinance:
Development of In-lieu Fee**

Recommendation

It is recommended that the City Council review and provide direction on the options for establishing an inclusionary housing in-lieu fee.

Background

In 2021, the South Pasadena City Council adopted an inclusionary housing ordinance that now applies to all multi-family projects with more than two residential units. The ordinance requires that 20% of units, calculated from the allowable base density, be provided as deed-restricted, affordable units for qualified very-low, lower or moderate-income residents.

As shown below, SPMC 36.375.050 (A) and (B) specify the affordability levels of units to be provided according to project tenure (rental/ownership) and, for rental units, project size. Projects of 3-5 units would require one unit if provided on-site at any affordability level chosen by the applicant:

B. Inclusionary rental units.

1. Projects with 10 or fewer units shall have the option to designate an affordable unit as extremely low, very low, lower or moderate income; provided, that if the project includes two affordable units, either:

a. Both units shall be lower income; or

b. At least one shall be a very low income unit and the other unit may be very low, lower, or moderate.

2. Projects with 11 or more units shall provide 50 percent of required affordable units as extremely low or very low and 50 percent as lower income units. In case of an uneven number, one more unit shall be provided as very low.

C. Inclusionary ownership (for sale) units shall be provided at the moderate income level.

Units produced as deed-restricted affordable units are available only to eligible renters based on qualifying income levels. The State and County set rent levels to ensure that tenants do not overpay for housing. For affordable ownership units, the sales price is based on income and takes all housing costs into consideration. Tables produced by the County specify allowable costs for a range of household sizes and income levels. Table 1 below provides an example of the maximum allowable rents for a 3-person household at very low, low and moderate income levels and the purchase price for a moderate income unit if purchased by a household at 120% of the area median income (AMI).

Table 1: Maximum Housing Costs for 3-Person Household

Income Category	% of AMI	Adjusted Annual 3-Person HH Income [1]	Total Max Annual Spending on Housing [2]	Annual Spending on Other Housing Costs [3]	Maximum Aff. Monthly Rent or Mortgage Payment [4]	Maximum Affordable Sale Price [4]
Very Low (Rental)	50%	\$53,200	\$15,960	\$2,748	\$1,101	N/A
Low (Rental)	80%	\$85,200	\$25,560	\$2,748	\$1,901	N/A
Moderate (Rental)	120%	\$86,400	\$25,920	\$2,748	\$1,931	N/A
Moderate (For Sale)	120%	\$86,400	\$25,920	\$8,400	\$1,460	\$362,000

[1] HUD adjusts the maximum incomes for very-low and low-income households in Los Angeles County up by 148%. This type of adjustment is made in counties with unusually high or low household incomes, uneven housing cost-to-income ratios, or other considerations.
 [2] Assumes a housing cost to income ratio of 30 percent.
 [3] For rental units, other housing costs include utility expenditures consistent with the Los Angeles County CDA limits for a 2-bedroom unit (assumes use of electricity for heating and cooking). Utility costs effective July 2021. For for-sale units, other housing costs include estimated property taxes, homeowners insurance, and homeowner association (HOA) fees.
 [4] Maximum income available to pay for rent or mortgage and interest after allowance for other housing costs.
 [5] Affordable sale price is based on a 30-year mortgage with 10% downpayment and 3.5% annual interest rate.
 Sources: Los Angeles County Community Development Authority; California Housing and Community Development; Economic & Planning Systems, Inc.

The inclusionary ordinance intentionally encourages developers to provide affordable units on-site. Projects that provide on-site units are eligible for density bonuses as required by the state, as well as other project bonuses that are granted for achieving the community's priority for consistent design and high-quality architecture to contribute to the City's high-quality physical environment, as defined by objective criteria in the ordinance.

Using a density bonus, a 3-unit project could provide the on-site affordable unit as a fourth unit, and a 4-unit project could provide a total of five units. Such projects would be entitled to concessions that might make it more attractive for a developer to build the unit, depending on the characteristics of the individual project.

Alternative Compliance – In-lieu Fee

The ordinance offers alternative means of compliance with the inclusionary housing requirement, and certain projects may choose the option of paying an in-lieu fee:

SPMC 36.375.050.D (Fractional Units): *The applicant may choose to “Pay the fractional amount above the whole number as an in-lieu fee equivalent to the fraction multiplied by the in-lieu fee as established by City Council resolution. All whole number units shall be provided on site or alternatively as allowed in SPMC 36.375.060 (Alternatives to On-Site Provision).”*

SPMC 36.375.060.A: *“For rental projects of three or four units or for any ownership project: payment of an in-lieu fee as established by City Council resolution and updated from time to time as deemed appropriate, subject to the provisions of SPMC 36.375.110 (In-Lieu Fee Payment and Administration).”*

The ordinance also includes language to guide how the fee is calculated:

SPMC 36.375.110.B (In-Lieu Fee Payment and Administration) specifies the applicability of the in-lieu fee and states: *“The in-lieu fee shall be established in an amount that is equivalent to the cost of providing a comparable unit for each unit that would have been provided in the project based on the requirements of this section.”*

These ordinance provisions directed the consultants’ work in developing assumptions and factors to calculate the fee.

Establishment of this in-lieu fee is not subject to the State Mitigation Fee Act, as it is not an impact fee that is proposed as an exaction to receive project approval but rather is offered as an option that may be chosen by the applicant.

The Council authorized funding for the in-lieu fee study following adoption of the inclusionary housing ordinance and approved a contract with Economic and Planning Systems (EPS) to perform the research and provide recommendations. The project kick-off meeting was held in November 2021. EPS produced a memo that outlines the methodology and assumptions that have resulted in their financing gap analysis, which is included as Attachment 1 to this report. Following Council’s discussion and direction tonight, the final recommendation memo will be completed and included in the staff report packet for a public hearing.

The in-lieu fee must be adopted by Council at a public hearing, which would be noticed as required by law, and scheduled following this discussion. Although fee adoptions do not require a recommendation from the Planning Commission, staff will agendaize this topic for discussion at an upcoming Planning Commission Meeting. Staff will share the comments from the discussion at the Commission meeting at the future City Council adoption hearing, to be scheduled.

Analysis

The inclusionary housing in-lieu fee is limited in its applicability, as described above. Therefore, EPS constructed the draft fees to reflect the specific circumstances in which they would be applied as an alternative to providing fractional units in rental projects. This includes projects with 3 or 4 units, which require less than one unit, because with a 20% requirement, a full unit is not required unless the project has at least 5 units (20% x 3 units = .6 units; 20% x 4 units = .8 units). For ownership projects, the fee would be applicable to both whole and fractional units. Due to the differences between rental and ownership projects in the construction costs, financial inputs, tax implications and required affordability levels, separate fees were constructed for each housing type. Characteristics of the units for purposes of determining costs were based on a review of projects planned, under construction, or built in South Pasadena and in similar jurisdictions in the County. EPS collected data on cap rates, land costs, building costs, and other inputs from multiple sources as identified in Attachment 1.

Financing Gap

As a proxy to address the Code's requirement that the fee be equivalent to the cost of providing a comparable unit, EPS calculated the difference between the cost of developing a prototype housing unit and the sales price (ownership) or value (rental) to show that gap that the developer would finance, or would not finance if a fee were paid in-lieu of providing the unit. When paid as an in-lieu fee and allocated to an affordable housing developer to finance the unit in another location, the funding would serve to close the feasibility gap for the same number of units that were not provided on-site in the project.

The numbers in red on the last line of the table below represent the gap for one affordable unit, assuming a typically-sized project for either a rental or ownership project, with variations for the affordability levels (very low, low or moderate). Once determined, this number is translated into a cost-per-affordable-square-foot based on the prototype unit size for the modeled affordable units.

The following table shows the financing gap for a very low income, low income, and moderate income unit for a rental project, and for a moderate income unit for an ownership project. It should be noted that the components for ownership and rental projects differ, leading to a difference between the financing gaps that were calculated for rental and ownership moderate income units, as explained in more detail in Attachment 1. For rental units, LA County's formula raises the maximum allowable rent (MAR) for Low Income units based on the regional housing market, and coupled with tax benefits that are not available to developers of moderate income units. Skewing the results such that the low income financing gap is actually lower than the moderate income gap.

Table 2: Financing Gap

Financing Gap for Affordable Units					
Item	Very Low Income Rental (50% AMI)	Low Income Rental (80% AMI)	Moderate Income Rental (120% AMI)	Moderate Income For Sale (120% AMI)	Moderate Income For Sale (110% AMI)
Development Cost per Unit (incl. land, construction, soft costs, and profit/return)	\$670,000	\$670,000	\$670,000	\$588,000	588,000
Maximum Affordable Monthly Rent or Mortgage Payment (net of other housing costs)	\$1,100/month	\$1,900/month	\$1,930/month	\$1,930/month	\$1,460/month
Value per Unit (NOI/Cap Rate or Sale Price)	\$181,000	\$421,000	\$355,000	\$362,000	\$317,000
Financing Gap per Unit	(\$489,000)	(\$249,000)	(\$315,000)	(\$226,000)	(271,000)

In-lieu Fee Alternatives: Rental Unit Projects

As described above, the required affordability level for an on-site unit depends on the project size. In no case will the developer pay the full unit cost in Table 2, as only fractional unit requirements may be met through payment of the in-lieu fee. In the case of a rental project with three or four units, the developer had the option of including a unit at any affordability level. In the case of larger projects that would have required two or more affordable units, if the fraction was over an even number unit (for example, 2.3), the fractional unit eliminated would be for a very-low income household. If the fractional number was over an odd number (for example, 3.6), the eliminated unit would be for a low-income household.

Based on the financing gaps in Table 2, the Table 3 provides the potential fees, expressed as cost per square foot of the average affordable unit size of 1,000 square feet, per the formula below.

<p><u>Rental Project In-Lieu Fee Formula</u></p> <p><i>Fractional Unit Required x Average Sq. Ft. of Market-Rate Units x Per Sq. Ft. Subsidy</i></p>

The first column shows the option of setting the fee at an average of all levels for projects up to 10 units that have all options. Column 2 calculates an average that might be applicable to projects with 11+ units that are required to provide low and very-low income units. Fractions would be calculated as appropriate, and the table below provides two

examples (.6 and .8) which also correspond to the in-lieu fees for 3- and 4-unit projects. Fees would be estimated at the time of entitlement but finalized based on the building permit plans.

Table 3: Rental Project Fee Alternatives (1,000 sf Average Unit Size)

Finance Gap	1: Average Gap for all levels	2: Average Low/Very Low	3: Very Low Gap	4: Low Gap	5: Moderate Gap
Fee: \$/sf	\$351	\$369	\$489	\$249	\$315
3-unit project: .6 x fee	\$210,600	\$221,400	\$293,400	\$149,400	\$189,000
4-unit project: .8 x fee	\$280,800	\$295,200	\$391,200	\$199,200	\$252,000
Notes	Generalized for 3-10 unit projects that have options at all levels.	Generalized for 11+ unit projects to even out the VL/L income requirement.	Will produce the most income for Affordable Housing Trust Fund	Results in lowest fee, due to LA County MAR adjustments	Assumes that on-site developer would choose to build one moderate unit.

[Note: 5-unit projects (or project size of any multiple of five) cannot opt for the in-lieu fee, as the 20% requirement will calculate to a whole number with no fraction.]

In-lieu Fee Alternatives: Ownership Unit Projects

Unlike rental projects, ownership projects have the option to pay a fee in-lieu on all or part of their on-site inclusionary housing requirement. For this reason, the financing gap for ownership units was only analyzed at the moderate income level. A moderate income unit must be sold to a qualified buyer within a range up to 120% of area median income (AMI). The gap shown in Table 1 (\$226,000) was calculated using the top of that range, in other words the buyer able to afford at the highest end of the range. However, a qualified buyer may have an income within the range but not at the top. For comparison and Council’s consideration, EPS also separately calculated the unit financing gap assuming a buyer with an income at 110% AMI, which came to \$271,000.

The ownership project pro forma is based on a gross unit size of 1,200 square feet. Accordingly, the full unit financing gap is divided by 1,200 square feet to get the fee in \$/sf. The fee formula for ownership projects is shown below.

<p><u>For-Sale Project In-Lieu Fee Formula</u></p> <p><u>For Projects Building Affordable Units On-Site:</u></p> <p><i>Fractional Unit Required (if applicable) x Average Sq. Ft. of Market-Rate Units x \$Per Sq. Ft. Subsidy</i></p> <p><u>For Projects Not Building Affordable Units On-Site:</u></p> <p><i>Total Affordable Units Required x Average Sq. Ft. of Market-Rate Units x \$ Per Sq. Ft. Subsidy</i></p>

Alternatives for establishing the ownership in-lieu fee are summarized below in Table 4. The fee for a 1,200 square foot ownership project is shown along with a 1,000 square-foot rental project.

Table 4: Ownership Project Fee Alternatives

Moderate Range	1. 120% AMI	2. 110% AMI
Fee: \$/sf	\$188.34	\$225.84
Fee/unit: Project w/ 1,000 sf average unit size: (Rental)	\$188,340	\$225,840
Fee/unit: Project w/ 1,200 sf average unit size (Owner)	\$226,008	\$271,008

In-lieu fees collected from ownership projects would reflect the financing gap for moderate units; however, it is most likely that, once in the Affordable Housing Trust Fund, the funds will go toward financing low or very low income units, as most non-profit housing developers build low or very-low income units. Many cities base their fees for ownership projects on the 110% AMI scenario, and this is a matter of Council preference and objectives.

Comparison to Other Jurisdictions

Cities can take a variety of approaches to calculate inclusionary housing in-lieu fees. As explained on the website of the Grounded Solutions Network (www.inclusionaryhousing.org)

“Each jurisdiction must determine how to set their fee level. There are several common approaches, but no single “right” formula. A key factor that shapes the decision about which formula to use is whether a jurisdiction wants to encourage on-site performance or collect the revenue to leverage other sources of funding to build affordable units off site.

All other things being equal, the higher the fee, the higher the chance that developers will choose to build units on site. A number of communities have made the mistake of setting in-lieu fees far below the cost of on-site

performance, and this practice has resulted in poor overall performance of the affordable housing program.”

As stated above, South Pasadena’s ordinance indicates the City’s preference for on-site affordable housing, and the fee is recommended to be relatively high for this reason. For a point of comparison, staff reviewed the fees that have been established in several other Los Angeles County jurisdictions that were also compared when the inclusionary housing ordinance was reviewed and adopted. Several of these have increased their in-lieu fees over the past year. Pasadena, Alhambra, Glendale and Santa Monica have adopted fees based on the project’s total market-rate square footage. West Hollywood, which only allows in-lieu fees as an alternative for projects of 10 units or less that require one unit, has a graduated flat fee based on the project’s number of units. Pasadena, Alhambra and Santa Monica have a higher fee for ownership projects than for rental projects. Glendale and West Hollywood have one fee applicable to all project tenure types.

Table 5 below compares the fees and shows a total fee based on a project with 20 units. The cities included in this table charge the in-lieu fee by multiplying it by the total square footage in the market-rate project and not the average unit size. To compare with the figures provided above, the total fees for 1,000 square-foot rental units and 1,200 square-foot ownership units are calculated. Actual fees would differ from project to project based on unit size and the gross floor area defined for city’s calculations.

For West Hollywood, the 3- and 4-unit project fees are provided to compare with equivalent South Pasadena rental and ownership projects opting to pay the in-lieu fee. West Hollywood’s full (highest) fee, for a 10-unit project, is \$439,192, while smaller projects are treated as fractional units.

Table 5: Comparison of Other Cities’ In-Lieu Fees

	Per sf (see Table Notes)	Fee in lieu of one unit (rental)	Per sf (see Table Notes)	Fee in lieu of one unit (for-sale)
Alhambra	\$14.30	\$95,333.33	\$30.00	\$240,000.00
Glendale	\$49.50	\$330,000.00	\$49.50	\$396,000.00
Pasadena	\$50.92	\$254,600.00	\$52.43	\$314,580.00
Santa Monica	\$35.50	\$236,666.67	\$41.47	\$331,760.00
West Hollywood	N/A		N/A	
(3-unit project)		\$131,758.00		\$131,758.00
(4-unit project)		\$175,677.00		\$175,677.00
(10-unit project)		\$439,192.00		\$439,192.00

TABLE 4 NOTES:

- Total Fee in-lieu of one unit: The comparison cities calculate the in-lieu fee as one amount for the project, but for an equivalent comparison, the total fee is divided by the number of units that would have been required.
- Other cities' fees are per square foot based on gross residential floor area
- South Pasadena's fee is per square foot based on average unit size.
- Comparison based on highest fee for jurisdictions with complex, variable fee structures

Recommendation and Alternatives

Council has the option to set the fee as it sees fit to be consistent with the intent of the inclusionary housing ordinance. Following discussion, it is recommended that Council direct staff to prepare the fee resolution. Alternatives for fee levels include the following, or another direction if Council prefers:

- A single fee for all projects,
- A single fee for rental projects and a single fee for ownership projects
 - Direction on AMI basis for ownership projects
- A single fee for ownership projects and:
 - Rental project fees differentiated by size (Up to 10 units and 11+ units)
 - And/or: Rental project fees for 11+ units differentiated by whether the fraction represents a unit that would have been Low Income or would have been Very Low Income

Fiscal Impact

There is no immediate fiscal impact from this discussion item. The establishment of the in-lieu fee, based on Council's direction in this discussion, will impact the City's newly established affordable housing trust fund over time as projects opt to pay the fee instead of building whole or fractional units as described in this report.

Next Steps

April 12, 2022: Presentation to Planning Commission for discussion and comments
May 4, 2022: Council hearing to adopt the in-lieu fee resolution

Attachment: In-Lieu Fee Study Gap Analysis Memo by EPS

ATTACHMENT 1

Attachment: In-Lieu Fee Study Gap Analysis
Memo by EPS

MEMORANDUM

To: Angelica Frausto-Lupo and Liz Bar-El, City of South Pasadena

From: Julie Cooper, Thomas Gonzales, and Darin Smith, Economic & Planning Systems

Subject: South Pasadena Inclusionary Housing In-Lieu Fee Study Financing Gap Analysis; EPS #214034

Date: February 23, 2022

Introduction

The City of South Pasadena (City) adopted an inclusionary housing ordinance in May 2021. The ordinance requires that a minimum of 20 percent of the total number of dwelling units in a residential or mixed-use development consisting of more than two units be provided at below-market-rate prices affordable to Very-Low, Low, and/or Moderate-income households, based on income standards established by the State of California's Department of Housing and Community Development (HCD). The ordinance allows, under certain circumstances, for development projects to pay an in-lieu fee as an alternative to providing required units. These circumstances include any for-sale project, which can pay an in-lieu fee instead of building on-site affordable units; as well as some rental projects, which have the option to pay an in-lieu fee for any fractional affordable units required as an alternative to rounding up to the next whole number of units.

Economic & Planning Systems, Inc. (EPS) was hired by the City to calculate an appropriate inclusionary housing in-lieu fee rate to charge in such instances. This memorandum describes EPS's estimates of the subsidy necessary to support the construction of the affordable housing units that are not being built onsite. This subsidy, or "financing gap" associated with the development of affordable units, will form the basis of the in-lieu fee calculation for the City's inclusionary housing program.

The Economics of Land Use



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Financing Gap Analysis

Product Prototypes

The analysis assumes that the collected in-lieu fees would be used to subsidize the production of lower-income units similar to the type of residential development currently observed in the City. The prototype residential products used in the analysis were informed by research completed for the City’s Housing Element Update on average residential sizes and construction costs, as well as interviews with local developers, and were approved by City staff to utilize in this analysis.

The assumptions for the prototype products are summarized in **Table 1**. As shown, the rental product prototype is a two-bedroom, 1,000 net square-foot apartment unit, developed at a density of 55 units per acre. The analysis also assumes the development of structured parking to serve the units, at a ratio of one space per two-bedroom unit. The for-sale product prototype is a two-bedroom, 1,200 square foot townhome unit with attached parking, developed at a density of 20 units per acre.

Table 1 Affordable & Market Rate Unit Prototype Characteristics

Product Type	Construction Type	Density	Unit Size	Unit Sq. Ft.	Parking Type
For Sale	Townhome	20/du acre	2 Bedroom	1,200 sq. ft.	Attached garage
Rental	Wood Frame Apartment Building	55/du acre	2 Bedroom	1,000 sq. ft.	1 space per unit (structured)

Maximum Affordable Housing Rents

Income levels for affordable housing units are set for the County of Los Angeles by the California Department of Housing and Community Development (HCD) on an annual basis. **Table 2** shows the income limits for 2021 for a three-person household, as this analysis assumes the 2-bedroom unit prototypes are occupied by a 3-person household.¹

The Area Median Income (AMI) for a family of three in Los Angeles County is \$72,000 in 2021. For the Low and Very-Low income groups, the maximum incomes do not correspond mathematically to the AMI due to HCD adjustment factors within Los Angeles County. For example, the “Low” income group would nominally represent households earning up to 80 percent of median income, but due to the HCD adjustment factor, the resulting “Low” income maximum is nearly 20 percent *above* the median income. HCD makes these adjustments to “Low” and “Very Low” income standards in counties with

¹ Based on California Health and Safety Code Section 50052.5.

relatively high housing costs and/or relatively high or low household incomes. HCD does not apply these adjustment factors to the Moderate-income group.

Table 2 2021 Household Income Limits for Los Angeles County

Income Group and Definition		2021 Maximum Income 3-Person Household
Very Low	>30% to ≤50% AMI + HUD adjustment [1]	\$53,200
Low	>50% to ≤80% AMI + HUD adjustment [1]	\$85,150
Median (Base)	>80% to ≤100% AMI	\$72,000
Moderate	>100% AMI to ≤120% AMI	\$86,400
HUD Adjustment Factor for Very Low & Low Income Groups		147.8%

[1] HUD applies adjustments to the amounts based on unusually high or low family income, uneven housing-cost-to income relationship, or other reasons.

Source: Los Angeles County 2021 Income Limits, California Housing and Community Development (HCD).

Consistent with City ordinance, the analysis assumes that households spend no more than 30 percent of their gross annual income on total housing costs. For rental units, this includes rent and utilities.² Spending on utilities is subtracted from spending on total housing costs to determine the maximum rent that a household can pay in a year. For for-sale units, housing costs include mortgage principal and interest, property taxes, and homeowners insurance payments (collectively, “PITI”), plus annual Homeowners Association (HOA) fees. After subtracting taxes, insurance, and HOA fees from a household’s maximum affordable housing costs budget, the remaining budget was used to calculate a maximum affordable house purchase price, based on common mortgage term assumptions.³

For the purposes of the financing gap analysis, EPS used maximum income levels of 50 percent of AMI (“Very-Low income”), 80 percent of AMI (“Low-income”), and 120 percent of AMI (“Moderate income”), consistent with the City’s inclusionary ordinance definitions on the maximum incomes allowed for each income category. As summarized on **Table 3**, a three-person Very-Low income household earning 50 percent of AMI (adjusted) can pay up to \$1,101 per month for a two-bedroom rental unit; a Low-income household earning 80 percent of AMI (adjusted) can pay \$1,901 per month; and a Moderate-income household earning 120 percent of AMI can pay \$1,931 per month. These affordable rents are far below the market-rate rent for a newly constructed unit of the same size in South Pasadena, which EPS estimates at \$3,900 per month.

For for-sale units, a three-person Moderate-income household earning 120 percent of AMI can pay up to \$1,460 on monthly mortgage payments (principal and interest), which

² The utility allowance for a two-bedroom unit is based on a schedule published by the Los Angeles County Development Authority (LACDA) (https://www.lacda.org/docs/librariesprovider25/public-documents/utility-allowance/ua-2021.pdf?sfvrsn=47bb66bc_4)

³ Assumes a 30-year fixed mortgage with a 3.5 percent effective interest rate, plus a 10 percent down payment from the homebuyer.

translates into a maximum purchase price of \$362,000 for a two-bedroom townhome unit.⁴ EPS estimates that a newly constructed market-rate unit of the same size could achieve a sale price of \$912,000 in South Pasadena.

Table 3 Maximum Affordable Monthly Housing Costs for Three-Person Household in Los Angeles County

Income Category	% of AMI	Adjusted Annual 3-Person HH Income [1]	Total Max Annual Spending on Housing [2]	Annual Spending on Other Housing Costs [3]	Maximum Aff. Monthly Rent or Mortgage Payment [4]	Maximum Affordable Sale Price [4]
Very Low (Rental)	50%	\$53,200	\$15,960	\$2,748	\$1,101	N/A
Low (Rental)	80%	\$85,200	\$25,560	\$2,748	\$1,901	N/A
Moderate (Rental)	120%	\$86,400	\$25,920	\$2,748	\$1,931	N/A
Moderate (For Sale)	120%	\$86,400	\$25,920	\$8,400	\$1,460	\$362,000

[1] HUD adjusts the maximum incomes for very-low and low-income households in Los Angeles County up by 148%. This type of adjustment is made in counties with unusually high or low household incomes, uneven housing cost-to-income ratios, or other considerations.

[2] Assumes a housing cost to income ratio of 30 percent.

[3] For rental units, other housing costs include utility expenditures consistent with the Los Angeles County CDA limits for a 2-bedroom unit (assumes use of electricity for heating and cooking). Utility costs effective July 2021. For for-sale units, other housing costs include estimated property taxes, homeowners insurance, and homeowner association (HOA) fees.

[4] Maximum income available to pay for rent or mortgage and interest after allowance for other housing costs.

[5] Affordable sale price is based on a 30-year mortgage with 10% downpayment and 3.5% annual interest rate.

Sources: Los Angeles County Community Development Authority; California Housing and Community Development; Economic & Planning Systems, Inc.

Development Cost Assumptions

Residential development costs include land costs, direct or “hard” costs (e.g., labor and materials), and indirect or “soft” costs (e.g., architecture, entitlement, fees, marketing, etc.). Land cost estimates used in the analysis are based on data from recent land transactions in South Pasadena, and reflect the fact that land zoned for multifamily housing tends to have higher market prices than land zoned for single-family or townhome housing. Other development cost estimates are derived from EPS interviews with housing developers both within South Pasadena and the larger Los Angeles region. A developer fee is also estimated and represents the compensation to the developer for their efforts, investment, and risk. These assumptions are shown on **Table 4** and **Table 5** and indicate that the total cost per unit is about \$670,000 for rental apartments and \$588,000 for for-sale townhomes. Again, these figures represent “prototypical” projects; the actual costs for a given project will vary by location and project design characteristics.

Revenue Assumptions

To calculate the value of the affordable units, several revenue-related assumptions were made regarding applicable income levels and the percentage of household income that can be put towards housing costs, including rent. In addition, translating a revenue

⁴ This calculation is further detailed in **Table 5** below.

estimate into a total value per rental unit estimate required assumptions for operating expenses and capitalization rates. The following assumptions were used:

- *Income Levels*—The analysis estimates the subsidy required to produce units for three-person households at 50 percent AMI, 80 percent AMI, and 120 percent AMI for rental units, and 120 percent AMI for for-sale units, as shown above in **Table 3**.
- *Percentage of Gross Household Income Available for Housing Costs*—The City's inclusionary housing ordinance indicates that lower-income households should pay no more than 30 percent of their gross income on housing costs. EPS calculated the rents and sale prices that each income category would be able to pay net of other housing-related costs (e.g. utilities, insurance and taxes, HOA fees).
- *Operating Costs for Rental Units*—The analysis assumes that affordable apartment operators incur annual operating costs of \$6,000 per unit on units affordable to Low- and Very-low income households, which include the cost of management, maintenance, and common utilities (those not paid by tenants). These operating costs assume that all affordable apartments constructed for Very-Low and Low-income households would be exempt from property taxes, as allowed by State law. Rental units for moderate-income households would not be exempt from property taxes, and the operating costs for these units were adjusted up accordingly.
- *Capitalization Rate*—A capitalization rate represents the rate of return that an investor in a real estate project expects to receive, and generally indicates the project's relative risk (e.g. a lower capitalization rate suggests that a project is less risky, and therefore an investor is willing to accept a lower rate of return because the return is more guaranteed). The value of a project is calculated by dividing the net operating income (NOI) by the capitalization rate. For the rental prototypes, EPS utilized a capitalization rate of 4.0 percent.⁵

Financing Gap Results

Table 4 shows the subsidies required for construction of rental apartments for three-person households at Very-Low, Low-, and Moderate-income levels (50 percent, 80 percent, and 120 percent of AMI, respectively, adjusted as appropriate). As shown, such units are estimated to cost approximately \$670,000 to develop. The estimated operating income from those units at affordable rents would translate to values well below those development costs, ranging from \$181,000 to \$421,000. Based on this analysis, a unit affordable to a Very-Low household would require a subsidy of approximately \$489,000; a unit affordable to a Low-income household would require a subsidy of approximately

⁵ Based on H1 2021 cap rate surveys for infill multifamily development in the Los Angeles region, published by CBRE, a real estate services firm (<https://www.cbre.com/insights/reports/us-cap-rate-survey-h1-2021>)

\$249,000; and a unit affordable to a Moderate-income household would require a subsidy of approximately \$315,000.⁶

Table 5 shows the subsidies required for construction of for-sale townhome units affordable to three-person households earning Moderate-income levels (120 percent of AMI). As shown, these households could afford to pay up to roughly \$362,000 for a home, while such homes are estimated to cost approximately \$588,000 to build. Based on this analysis, building such a unit would require a subsidy of \$226,000.

It would also be possible to calculate the subsidy needed for Moderate-income units based on a maximum income level of 110 percent of AMI. Using income levels somewhat below the top of the income range (which is 120 percent of AMI for Moderate-income households) is common practice in financing gap analysis for affordable in-lieu fee calculations, as it allows more households to qualify for and afford such units. If the analysis were to use 110 percent of AMI (or \$79,200 for a three-person household) as the maximum income level for Moderate-income households, the resulting maximum affordable sales price would be \$317,000. Such a unit would require a subsidy of approximately \$271,000.

As referenced in the Introduction to this memo, these subsidies will form the basis of the in-lieu fee calculations for the City's inclusionary housing program. These calculations will be detailed in a future technical memorandum.

⁶ The subsidy for units affordable to Moderate-income households is higher than that for Low-income households due to higher operating expenses for Moderate-income units (which are not property tax-exempt) and the similarity between maximum incomes for both affordability levels (due to the adjustment up of Low-income levels as explained in **Table 3**).

Table 4 Financing Gap Pro Forma Analysis for Prototype Rental Unit Affordable to Very-Low, Low-, and Moderate-Income Households

Input Assumptions	3-4 Stories Woodframe Multifamily Building with Garage Parking			
	Very Low Income (50% AMI)	Low Income (80% AMI)	Moderate Income (120% AMI)	
Prototype Unit Assumptions				
Density/Acre	55	55	55	
Gross Unit Size	1,176	1,176	1,176	
Net Unit Size [1]	1,000	1,000	1,000	
Number of Bedrooms	2	2	2	
Number of Persons per Unit [2]	3	3	3	
Parking Spaces/Unit [3]	1.00	1.00	1.00	
Cost Assumptions				
Land/Unit [4]	\$4,750,000 /Acre	\$86,364	\$86,364	\$86,364
Direct Costs				
Direct Construction Costs/Unit [5]	\$375 /Net Sq. Ft.	\$375,000	\$375,000	\$375,000
Parking Construction Costs/Unit	\$50,000 /Space	\$50,000	\$50,000	\$50,000
Subtotal, Direct Costs/Unit		\$425,000	\$425,000	\$425,000
Indirect Costs/Unit [6]	18% of direct costs	\$76,500	\$76,500	\$76,500
<i>Land + Direct + Indirect Cost Subtotal (before Developer Fee)</i>				
		\$587,864	\$587,864	\$587,864
Developer Fee (rounded)	14% of all costs	\$82,000	\$82,000	\$82,000
<i>Total Cost/Unit (rounded)</i>		\$670,000	\$670,000	\$670,000
Maximum Supported Home Price				
Household Income [7]	\$53,200	\$85,200	\$86,400	
Revenue to Property Owner/Year [8]	\$13,212	\$22,812	\$23,172	
(less) Operating Expenses per Unit/Year [9]	(\$6,000)	(\$6,000)	(\$9,000)	
Net Operating Income	\$7,212	\$16,812	\$14,172	
Capitalization Rate [10]	4.00%	4.00%	4.00%	
<i>Total Unit Value [11]</i>	\$181,000	\$421,000	\$355,000	
Affordability Gap	(\$489,000)	(\$249,000)	(\$315,000)	

[1] Net usable space is based on an assumed efficiency ratio of 85%.

[2] For this analysis, EPS has assumed an average unit for income-qualified worker households would be 2-bedrooms. State law (Health and Safety Code Section 50052.5) indicates that a 2-bedroom unit should be assumed to be occupied by a 3-person household.

[3] Assumption of 1.0 parking spaces/unit is consistent with the City's steamlined density bonus requirements for projects including affordable housing units.

[4] Land value assumption based on data from CoStar on recent sales transactions in South Pasadena and conversations with local developers for projects of similar density.

[5] Cost assumptions include both labor and materials and are based on estimates from private developers active in South Pasadena and other parts of the region. EPS experience is that costs to develop affordable housing units are typically the same or higher than to develop market rate units.

[6] Includes estimated costs for architecture and engineering; entitlement and fees; project management; appraisal and market study; marketing, commissions, and general administration; financing and charges; insurance; developer fee and contingency. Based on analysis of South Pasadena's Housing Element and EPS discussions with local developers.

[7] Based on 2021 income limits for a three-person household in Los Angeles County.

[8] Assumes housing costs (e.g., rent and utilities) to be no more than 30% of gross household income.

[9] Estimated operating expenses for affordable rental units is based of EPS discussions with affordable housing developers and operators working in Southern California. Operating expenses for Very-Low and Low-Income units do not include property tax.

[10] The capitalization rate is used to determine the current value of a property based on estimated future operating income, and is typically a measure of estimated operating risk. The capitalization rate used in this analysis is based on CBRE U.S. Cap Rate Study, First Half 2021 for Los Angeles market.

[11] The total supportable unit value is determined by dividing the net operating income by the capitalization rate.

Sources: Los Angeles County; California Housing and Community Development; CBRE; and Economic & Planning Systems

Table 5 Financing Gap Pro Forma Analysis for Prototype For-Sale Unit Affordable to Moderate Income Households

Input Assumptions	Townhome with Attached Garage
	Moderate Income (120% AMI)
Prototype Unit Assumptions	
Density/Acre	20
Gross Unit Size	1,200
Number of Bedrooms	2
Number of Persons per Unit [1]	3
Parking Spaces/Unit	Attached garage
Cost Assumptions	
Land/Unit [2]	\$3,300,000 /acre \$165,000
Direct Construction Costs/Unit [3]	\$225 /net sq. ft. \$270,000
Indirect Costs/Unit [4]	30% of direct costs \$81,000
Developer Fee (rounded)	14% of all costs \$72,000
Total Cost/Unit (rounded)	\$588,000
Maximum Supported Home Price	
Household Income [5]	\$86,400
Maximum Monthly Housing Payment [6]	\$2,160
Other Housing Costs	
Insurance	\$125
Taxes [7]	\$275
HOA Fee	\$300
Maximum Monthly Mortgage Payment (after Other Housing Costs)	\$1,460
Mortgage Terms	
Down Payment	10%
Interest Rate (annual)	3.50%
Loan Term (months)	360
Total Supportable Unit Value [8]	\$362,000
Affordability Gap	(\$226,000)

[1] For this analysis, EPS has assumed an average unit for income-qualified worker households would be 2- bedrooms. State law (Health and Safety Code Section 50052.5) indicates that a 2-bedroom unit should be

[2] Estimate based on data from CoStar and local developers for projects of similar density.

[3] Cost assumptions include both labor and materials and are based on estimates from private developers active in South Pasadena and other parts of the region. EPS experience is that costs to develop affordable housing units are typically the same or higher than to develop market rate units.

[4] Includes estimated costs for architecture and engineering; entitlement and fees; project management; appraisal and market study; marketing, commissions, and general administration; financing and charges; insurance; developer fee and contingency.

[5] Based on 2021 income limits for a three-person household in Los Angeles County.

[6] Assumes housing costs to be 30% of gross household income. Maximum monthly payment for affordable units is inclusive of mortgage payment, insurance, and taxes.

[7] Taxes equal to approximately 1.1% of sale price.

[8] The total supportable unit value is equivalent to the down payment plus total mortgage amount, assuming a mortgage with terms for interest rate, term, and payment as shown in table.

Sources: Los Angeles County; California HCD; Economic & Planning Systems



City Council Agenda Report

ITEM NO. 18

DATE: March 16, 2022

FROM: Arminé Chaparyan, City Manager *AC*

PREPARED BY: Brian Solinsky, Police Chief
Alison Wehrle, Management Analyst

SUBJECT: **Authorize a Letter of Support to Elected Officials Urging Stricter Regulations on the Recycling Industry When Receiving Catalytic Converters**

Recommendation

It is recommended that the City Council authorize a letter of support for Senate Bill 919, Senate Bill 366, and Assembly Bill 1653, Assembly Bill 1659, and request to establish a task force or Blue Ribbon Committee to hear testimony regarding stricter regulations on the recycling industry when receiving catalytic converters.

Background

The number and frequency of catalytic converter thefts in South Pasadena have risen dramatically during the past two years, causing significant hardship and expense, and further victimizing the law-abiding public. The problem is not contained within South Pasadena or the region, but has become a national issue of epidemic proportion.

In 2020, there were 55 reported thefts of catalytic converters reported to the South Pasadena Police Department. The following year in 2021, there were 97 reported thefts, a 43% increase. In January 2022, there were an additional 18 catalytic converter thefts. Should the thefts continue at this rate, forecasts indicate that catalytic converter thefts would reach an all-time high of 216 in South Pasadena by the end of the calendar year.

According to State Farm Insurance, between July 1, 2020, and June 30, 2021, claims for catalytic converter thefts increased from 4,500 to 18,000 incidents, increasing 293% nationwide within their organization.

The rise in thefts can be attributed to the value of the precious metals rhodium, palladium, and platinum contained inside the catalytic converters. A catalytic converter is easily removed from a vehicle with the use of a reciprocating saw, which does not require criminal sophistication on the part of offenders. Once the catalytic converter is removed, criminals transport it to a scrap metal dealer or recycler, and sell it for cash. Recyclers will typically pay criminals between \$50 and \$250 per catalytic converter and then salvage the precious metals, making a significant profit.

The quantities of these metals vary by model, however on average, one catalytic converter contains approximately 1-2 grams of rhodium, 2-7 grams of palladium, and 3-7 grams of platinum. At the time of this report, the market value of rhodium is \$16,950 per ounce, palladium is valued at \$2,361 per ounce, and platinum is valued at \$1,052 per ounce.

Catalytic converter thefts are challenging for law enforcement agencies to investigate due to the lack of serial numbers or other identifying markers on or within each unit. Currently, under California law, a police officer who encounters an individual in possession of a catalytic converter under suspicious circumstances must locate the rightful owner before making an arrest for theft or possession of stolen property. If the officer is unable to identify the rightful owner, the person in possession of the catalytic converter may be released absent additional evidence of criminal activity.

Police departments across the nation, including South Pasadena, have promoted "Etch and Catch" events where residents can have their identification information etched into the catalytic converters to help identify the owners if found in possession of criminals. However, there are simply not enough events or resources available to make this a viable, long-term solution. Even with these efforts, thefts have continued to spike. To curb the rising thefts and ease prosecution requirements, several cities across the state have adopted municipal ordinances that make the possession of a catalytic converter without proper documentation a misdemeanor. While this does make proving the elements of the crime easier, it still requires a willing prosecution team to file and pursue criminal charges.

Several states have enacted legislation aiming to stifle rouge-recycling entities by requiring proof of ownership when purchasing catalytic converters, better documentation, fingerprinting, photographing, and stringent reporting requirements. Unfortunately, despite leading the nation in thefts, California has fallen far behind other states in these efforts. The current legislation does not address the lack of resources, necessary funding, alternative strategies to curb the rising thefts, or lack of prosecution. It also fails to dissuade the operations of criminal recycling enterprises with burdensome fines or penalties.

Analysis

On February 2, 2022, in response to the recent increase in catalytic converter thefts, the City Council requested the matter be discussed by the Public Safety Commission and that the Commission provide a recommendation regarding a letter to be sent to state elected officials, including Senator, Assemblymember, Governor, and Attorney General. The proposed letter urges lawmakers for enhanced legislation to further address the illegal operations within the scrap metal and recycling industries occurring throughout the state concerning the recycling and processing of catalytic converters.

The drafted letter of support encompasses the following:

1. A request to establish a task force or Blue Ribbon committee to meet and hear testimony from key stakeholders before the end of the year.
2. Express support for Senate Bill 919 (SB 919), Vehicles: catalytic converters. SB 919 would:
 - a. Require new and used motor vehicle dealers to permanently mark the Vehicle Identification Number (VIN) on the catalytic converter of any vehicle before they sell it.
 - b. Allow metal recyclers to only buy catalytic converters with a clearly visible and untampered VIN. They also would have to maintain detailed records of the seller for each specific catalytic converter and make those records accessible to law enforcement.
 - c. Require sales documentation on catalytic converters, as well as increasing fines, intended to discourage theft.
3. Express support for Senate Bill 366 (SB 366), which extended the operation of California's Vehicle Dismantling Strike Team. The Strike Team is a multiagency collaborative effort under the purview of the California Department of Motor Vehicles with the mission of enforcing regulatory laws related to unlicensed and unregulated automobile dismantling, including tax evasion, environmental, and public health impacts.
4. Express support for Assembly Bill 1653 (AB 1653) amending Penal Code sec. 13899, and requires the California Highway Patrol to organize a regional property crimes task force to assist local law enforcement having elevated levels of property crime, including, but not limited to, organized retail theft, vehicle burglary, and theft of vehicle parts and accessories. The task force shall provide local law enforcement in the identified region with logistical support and other law enforcement resources, including, but not limited to, personnel and equipment.
5. Express support for Assembly Bill 1659 (AB 1659), amending section 220 of the Vehicle Code to change the definition of an auto dismantler to anyone who keeps two or more used catalytic converters that are not attached to a motor vehicle. The Bill includes making it a crime for a person to act as an automobile dismantler without having an established place of business and having a current, valid license.

Fiscal Impact

There is no measurable fiscal impact associated with approving this letter of support.

Commission Review and Recommendation

The Public Safety Commission reviewed the item at the February 14, 2022 Regular Meeting and voted 5-0 in support of drafting a letter to elected officials regarding enhanced legislation around catalytic converter recycling.

Attachments:

1. Letters to Elected Officials
2. Senate Bill 919

Letter of Support to Elected Officials Regarding Catalytic Converter Recycling
March 16, 2022
Page 4 of 4

3. Senate Bill 366
4. Assembly Bill 1653
5. Assembly Bill 1659
6. Weekly Crime Summary

ATTACHMENT 1
Letters to be Sent to Elected Officials



CITY OF SOUTH PASADENA

1414 MISSION STREET, SOUTH PASADENA, CA 91030
TEL: (626) 403-7210 • FAX: (626) 403-7211

March 16, 2022

Governor Gavin Newsom
1021 O Street, Suite 9000
Sacramento, CA 95814

Dear Governor Newsom:

The City of South Pasadena would like to express support for enhanced legislation to further address and deter the illegal operations within the scrap metal and recycling industries throughout the state concerning the recycling and processing of catalytic converters. As you may know, catalytic converter theft has increased exponentially not only within California but throughout the entire country. State Farm Insurance recently released data that revealed an increase of almost 300% for claims nationwide between 2020 and 2021.

The rise in thefts can be largely attributed to the value of the precious metals within the catalytic converters, including rhodium, palladium, and platinum. Criminals remove the catalytic converter from the vehicle relatively quickly and easily with the use of a reciprocating saw. They can then transport the parts to a scrap metal dealer or recycler, making between \$50 and \$250 per unit. It can often cost the owner of the vehicle thousands of dollars to replace the catalytic converter, including parts, labor, and alternative transportation expenses due to vehicle downtime.

The State of California's existing legislation does not address the necessary funding and strategies to curb the rising number of thefts, along with lack of prosecution. Under current California law, a police officer encountering an individual in possession of a catalytic converter under suspicious circumstances must be able to identify the rightful owner in order to make an arrest for theft or possession of stolen property.

To address these concerns, the City of South Pasadena would like to respectfully support several legislative options. First, the City requests that a task force or Blue Ribbon committee be established to hear testimony from key stakeholders before the end of the year. South Pasadena would also like to formally offer support for Senate Bill 919, which would require new and used motor vehicle dealers to permanently mark the Vehicle Identification Number (VIN) on the catalytic converter of any vehicle before it is sold. Senate Bill 919 would also allow metal

Governor Gavin Newsom

March 16, 2022

Page 2

recyclers to only purchase catalytic converters with a clearly visible, untampered VIN. Recyclers would also be required to maintain detailed sales documentation and records of the seller for each catalytic converter, along with making those records accessible to law enforcement. Additionally, the Bill would increase fines and assist in deterring future thefts.

The City also supports Senate Bill 366, Assembly Bill 1653, and Assembly Bill 1659 to further attempt to curb catalytic converter thefts. Senate Bill 366 would extend the operation of California's Vehicle Dismantling Strike Team, which is a multiagency collaborative effort under the state's Department of Motor Vehicles. The Strike Team focuses on unlicensed and unregulated automobile dismantling associated with tax evasion and impacts related to the environment and public health. Assembly Bill 1653 amends Penal Code section 13899 and requires the California Highway Patrol to organize a regional property crimes task force to assist local law enforcement where levels of property crime are elevated. This task force would cover organized retail theft, vehicle burglary, and theft of vehicle parts and accessories. Assembly Bill 1659 would change the definition of an auto dismantler to anyone who keeps two or more used catalytic converters that are not attached to a vehicle. The Bill makes it a crime for a person to act as an auto dismantler without having an established place of business and a current business license.

California currently leads the nation in catalytic converter thefts yet is far behind other states in terms of legislation to help curtail these thefts. We urge you to support the above-listed legislation and the creation of a task force or Blue Ribbon Committee to address the current epidemic of catalytic converter thefts affecting residents of the state of California.

Sincerely,

Michael A. Cacciotti
Mayor, City of South Pasadena

cc:

Attorney General Rob Bonta
State Senator Anthony J. Portantino
State Assemblymember Chris R. Holden



CITY OF SOUTH PASADENA

1414 MISSION STREET, SOUTH PASADENA, CA 91030
TEL: (626) 403-7210 • FAX: (626) 403-7211

March 16, 2022

Attorney General Rob Bonta
California Department of Justice
Attn: Public Inquiry Unit
P.O. Box 944255
Sacramento, CA 94244-2550

Dear Attorney General Bonta:

The City of South Pasadena would like to express support for enhanced legislation to further address and deter the illegal operations within the scrap metal and recycling industries throughout the state concerning the recycling and processing of catalytic converters. As you may know, catalytic converter theft has increased exponentially not only within California but throughout the entire country. State Farm Insurance recently released data that revealed an increase of almost 300% for claims nationwide between 2020 and 2021.

The rise in thefts can be largely attributed to the value of the precious metals within the catalytic converters, including rhodium, palladium, and platinum. Criminals remove the catalytic converter from the vehicle relatively quickly and easily with the use of a reciprocating saw. They can then transport the parts to a scrap metal dealer or recycler, making between \$50 and \$250 per unit. It can often cost the owner of the vehicle thousands of dollars to replace the catalytic converter, including parts, labor, and alternative transportation expenses due to vehicle downtime.

The State of California's existing legislation does not address the necessary funding and strategies to curb the rising number of thefts, along with lack of prosecution. Under current California law, a police officer encountering an individual in possession of a catalytic converter under suspicious circumstances must be able to identify the rightful owner in order to make an arrest for theft or possession of stolen property.

To address these concerns, the City of South Pasadena would like to respectfully support several legislative options. First, the City requests that a task force or Blue Ribbon committee be established to hear testimony from key stakeholders before the end of the year. South Pasadena would also like to formally offer support for Senate Bill 919, which would require new and used

Attorney General Rob Bonta

March 16, 2022

Page 2

motor vehicle dealers to permanently mark the Vehicle Identification Number (VIN) on the catalytic converter of any vehicle before it is sold. Senate Bill 919 would also allow metal recyclers to only purchase catalytic converters with a clearly visible, untampered VIN. Recyclers would also be required to maintain detailed sales documentation and records of the seller for each catalytic converter, along with making those records accessible to law enforcement. Additionally, the Bill would increase fines and assist in deterring future thefts.

The City also supports Senate Bill 366, Assembly Bill 1653, and Assembly Bill 1659 to further attempt to curb catalytic converter thefts. Senate Bill 366 would extend the operation of California's Vehicle Dismantling Strike Team, which is a multiagency collaborative effort under the state's Department of Motor Vehicles. The Strike Team focuses on unlicensed and unregulated automobile dismantling associated with tax evasion and impacts related to the environment and public health. Assembly Bill 1653 amends Penal Code section 13899 and requires the California Highway Patrol to organize a regional property crimes task force to assist local law enforcement where levels of property crime are elevated. This task force would cover organized retail theft, vehicle burglary, and theft of vehicle parts and accessories. Assembly Bill 1659 would change the definition of an auto dismantler to anyone who keeps two or more used catalytic converters that are not attached to a vehicle. The Bill makes it a crime for a person to act as an auto dismantler without having an established place of business and a current business license.

California currently leads the nation in catalytic converter thefts yet is far behind other states in terms of legislation to help curtail these thefts. We urge you to support the above-listed legislation and the creation of a task force or Blue Ribbon Committee to address the current epidemic of catalytic converter thefts affecting residents of the state of California.

Sincerely,

Michael A. Cacciotti
Mayor, City of South Pasadena

cc:

Governor Gavin Newsom
State Senator Anthony J. Portantino
State Assemblymember Chris R. Holden



CITY OF SOUTH PASADENA

1414 MISSION STREET, SOUTH PASADENA, CA 91030
TEL: (626) 403-7210 • FAX: (626) 403-7211

March 16, 2022

State Senator Anthony J. Portantino
601 East Glenoaks Blvd., Suite 210
Glendale, CA 91207

Re: SB 366 Catalytic Converters - SUPPORT

Dear Senator Portantino:

The City of South Pasadena would like to express support for enhanced legislation to further address and deter the illegal operations within the scrap metal and recycling industries throughout the state concerning the recycling and processing of catalytic converters. As you may know, catalytic converter theft has increased exponentially not only within California but throughout the entire country. State Farm Insurance recently released data that revealed an increase of almost 300% for claims nationwide between 2020 and 2021.

The rise in thefts can be largely attributed to the value of the precious metals within the catalytic converters, including rhodium, palladium, and platinum. Criminals remove the catalytic converter from the vehicle relatively quickly and easily with the use of a reciprocating saw. They can then transport the parts to a scrap metal dealer or recycler, making between \$50 and \$250 per unit. It can often cost the owner of the vehicle thousands of dollars to replace the catalytic converter, including parts, labor, and alternative transportation expenses due to vehicle downtime.

The State of California's existing legislation does not address the necessary funding and strategies to curb the rising number of thefts, along with lack of prosecution. Under current California law, a police officer encountering an individual in possession of a catalytic converter under suspicious circumstances must be able to identify the rightful owner in order to make an arrest for theft or possession of stolen property.

To address these concerns, the City of South Pasadena would like to respectfully support several legislative options. First, the City requests that a task force or Blue Ribbon committee be established to hear testimony from key stakeholders before the end of the year. South Pasadena would also like to formally offer support for Senate Bill 919, which would require new and used

State Senator Anthony J. Portantino
Re: SB 366 Catalytic Converters - SUPPORT
March 16, 2022
Page 2

motor vehicle dealers to permanently mark the Vehicle Identification Number (VIN) on the catalytic converter of any vehicle before it is sold. Senate Bill 919 would also allow metal recyclers to only purchase catalytic converters with a clearly visible, untampered VIN. Recyclers would also be required to maintain detailed sales documentation and records of the seller for each catalytic converter, along with making those records accessible to law enforcement. Additionally, the Bill would increase fines and assist in deterring future thefts.

The City also supports Senate Bill 366, Assembly Bill 1653, and Assembly Bill 1659 to further attempt to curb catalytic converter thefts. Senate Bill 366 would extend the operation of California's Vehicle Dismantling Strike Team, which is a multiagency collaborative effort under the state's Department of Motor Vehicles. The Strike Team focuses on unlicensed and unregulated automobile dismantling associated with tax evasion and impacts related to the environment and public health. Assembly Bill 1653 amends Penal Code section 13899 and requires the California Highway Patrol to organize a regional property crimes task force to assist local law enforcement where levels of property crime are elevated. This task force would cover organized retail theft, vehicle burglary, and theft of vehicle parts and accessories. Assembly Bill 1659 would change the definition of an auto dismantler to anyone who keeps two or more used catalytic converters that are not attached to a vehicle. The Bill makes it a crime for a person to act as an auto dismantler without having an established place of business and a current business license.

California currently leads the nation in catalytic converter thefts yet is far behind other states in terms of legislation to help curtail these thefts. We urge you to support the above-listed legislation and the creation of a task force or Blue Ribbon Committee to address the current epidemic of catalytic converter thefts affecting residents of the state of California.

Sincerely,

Michael A. Cacciotti
Mayor, City of South Pasadena

cc:
Governor Gavin Newsom
Attorney General Rob Bonta
State Assemblymember Chris R. Holden



CITY OF SOUTH PASADENA

1414 MISSION STREET, SOUTH PASADENA, CA 91030
TEL: (626) 403-7210 • FAX: (626) 403-7211

March 16, 2022

State Assembly Member Chris R. Holden
600 N. Rosemead Blvd., Suite 117
Pasadena, CA 91107

Re: AB 1653 and AB 1659 Catalytic Converters - SUPPORT

Dear Assemblymember Holden:

The City of South Pasadena would like to express support for enhanced legislation to further address and deter the illegal operations within the scrap metal and recycling industries throughout the state concerning the recycling and processing of catalytic converters. As you may know, catalytic converter theft has increased exponentially not only within California but throughout the entire country. State Farm Insurance recently released data that revealed an increase of almost 300% for claims nationwide between 2020 and 2021.

The rise in thefts can be largely attributed to the value of the precious metals within the catalytic converters, including rhodium, palladium, and platinum. Criminals remove the catalytic converter from the vehicle relatively quickly and easily with the use of a reciprocating saw. They can then transport the parts to a scrap metal dealer or recycler, making between \$50 and \$250 per unit. It can often cost the owner of the vehicle thousands of dollars to replace the catalytic converter, including parts, labor, and alternative transportation expenses due to vehicle downtime.

The State of California's existing legislation does not address the necessary funding and strategies to curb the rising number of thefts, along with lack of prosecution. Under current California law, a police officer encountering an individual in possession of a catalytic converter under suspicious circumstances must be able to identify the rightful owner in order to make an arrest for theft or possession of stolen property.

To address these concerns, the City of South Pasadena would like to respectfully support several legislative options. First, the City requests that a task force or Blue Ribbon committee be established to hear testimony from key stakeholders before the end of the year. South Pasadena would also like to formally offer support for Senate Bill 919, which would require new and used

State Assembly Member Chris R. Holden
Re: AB 1653 and AB 1659 Catalytic Converters - SUPPORT
March 16, 2022
Page 2

motor vehicle dealers to permanently mark the Vehicle Identification Number (VIN) on the catalytic converter of any vehicle before it is sold. Senate Bill 919 would also allow metal recyclers to only purchase catalytic converters with a clearly visible, untampered VIN. Recyclers would also be required to maintain detailed sales documentation and records of the seller for each catalytic converter, along with making those records accessible to law enforcement. Additionally, the Bill would increase fines and assist in deterring future thefts.

The City also supports Senate Bill 366, Assembly Bill 1653, and Assembly Bill 1659 to further attempt to curb catalytic converter thefts. Senate Bill 366 would extend the operation of California's Vehicle Dismantling Strike Team, which is a multiagency collaborative effort under the state's Department of Motor Vehicles. The Strike Team focuses on unlicensed and unregulated automobile dismantling associated with tax evasion and impacts related to the environment and public health. Assembly Bill 1653 amends Penal Code section 13899 and requires the California Highway Patrol to organize a regional property crimes task force to assist local law enforcement where levels of property crime are elevated. This task force would cover organized retail theft, vehicle burglary, and theft of vehicle parts and accessories. Assembly Bill 1659 would change the definition of an auto dismantler to anyone who keeps two or more used catalytic converters that are not attached to a vehicle. The Bill makes it a crime for a person to act as an auto dismantler without having an established place of business and a current business license.

California currently leads the nation in catalytic converter thefts yet is far behind other states in terms of legislation to help curtail these thefts. We urge you to support the above-listed legislation and the creation of a task force or Blue Ribbon Committee to address the current epidemic of catalytic converter thefts affecting residents of the state of California.

Sincerely,

Michael A. Cacciotti
Mayor, City of South Pasadena

cc:
Governor Gavin Newsom
Attorney General Rob Bonta
State Senator Anthony J. Portantino

ATTACHMENT 2
Senate Bill 919

Introduced by Senator JonesFebruary 3, 2022

An act to add Section 21610.1 to the Business and Professions Code, and to add Sections 10851.7 and 24020 to the Vehicle Code, relating to vehicles.

LEGISLATIVE COUNSEL'S DIGEST

SB 919, as introduced, Jones. Vehicles: catalytic converters.

(1) Existing law licenses and regulates motor vehicle dealers and retail sellers. Existing law prohibits a motor vehicle dealer or retail seller from selling any motor vehicle that is not in compliance with the requirements enumerated in the Vehicle Code.

This bill would prohibit a dealer or retail seller from selling a motor vehicle equipped with a catalytic converter unless the catalytic converter has been engraved, etched, or otherwise permanently marked with the vehicle identification number of the vehicle to which it is attached.

This bill would also prohibit any person, except as exempted, from removing, altering, or obfuscating the vehicle identification number engraved, etched, or otherwise marked on a catalytic converter.

A violation of these provisions would be punishable as a misdemeanor.

(2) Existing law prohibits the buying or receiving of stolen property, as specified. Existing law prohibits the removal from a vehicle of any part without the consent of the owner.

This bill would prohibit the purchase, sale, receipt, or possession of a stolen catalytic converter, as specified. The bill would specify that a peace officer need not have actual knowledge that the catalytic converter is stolen to establish probable cause for arrest, and that in a prosecution

of the section, circumstantial evidence may be used to prove the stolen nature of the catalytic converter.

A violation of this prohibition would be punishable as either a felony or a misdemeanor, as specified.

(3) Existing law requires a core recycler that accepts, ships, or sells used catalytic converters to maintain specified information regarding the purchase and sale of the catalytic converters. Existing law requires a core recycler to provide this information for inspection by local law enforcement upon demand. A violation of these provisions is punishable as a misdemeanor.

This bill would prohibit a core recycler from purchasing or otherwise receiving any catalytic converter that is not engraved, etched, or otherwise permanently marked with the vehicle identification number of the vehicle that it was removed from. This bill would also require a core recycler to maintain a log that includes a description of all catalytic converters purchased or received, as specified. The bill would make a violation of these provisions punishable as a misdemeanor, as specified.

(4) By creating new criminal offenses, this bill would impose a state-mandated local program.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

Vote: majority. Appropriation: no. Fiscal committee: yes. State-mandated local program: yes.

The people of the State of California do enact as follows:

- 1 SECTION 1. Section 21610.1 is added to the Business and
- 2 Professions Code, to read:
- 3 21610.1. (a) Notwithstanding Section 21610 or any other law,
- 4 a core recycler, as defined in Section 21610, shall not purchase or
- 5 otherwise accept any catalytic converter unless both of the
- 6 following are true:
- 7 (1) The catalytic converter has been engraved, etched, or
- 8 otherwise permanently marked with the vehicle identification
- 9 number from which it was removed.
- 10 (2) The catalytic converter is recorded on a regularly updated
- 11 log of all catalytic converters purchased or otherwise accepted by

1 the core recycler that is maintained for a period of no less than two
2 years, is made available to any law enforcement officer upon
3 demand, and contains, without limitation, all of the following
4 information:

5 (A) A description of the catalytic converter, including the vehicle
6 identification number engraved on the catalytic converter.

7 (B) The full name, date of birth, and identification number of
8 the seller, as verified by the core recycler.

9 (b) A violation of this section is punishable by imprisonment
10 in the county jail not exceeding one year and by a fine, as follows:

11 (1) For a first conviction, a fine of one thousand dollars (\$1,000).

12 (2) For a second conviction, a fine of two thousand dollars
13 (\$2,000).

14 (3) For a third or subsequent conviction, a fine of four thousand
15 dollars (\$4,000).

16 SEC. 2. Section 10851.7 is added to the Vehicle Code, to read:

17 10851.7. (a) A person shall not buy, sell, receive, or possess
18 a catalytic converter that has been obtained in any manner
19 constituting theft.

20 (b) (1) A person shall not remove, alter, or obfuscate any vehicle
21 identification number or other unique marking that has been added
22 to a catalytic converter.

23 (2) This subdivision does not apply to either of the following:

24 (A) A person who is removing, altering, or obfuscating a vehicle
25 identification number or other unique marking in order to apply a
26 new vehicle identification number or unique marking because the
27 catalytic converter is being lawfully installed on a different vehicle.

28 (B) A person that is disassembling, smelting, or otherwise
29 permanently destroying a catalytic converter lawfully in their
30 possession.

31 (c) In establishing probable cause for an arrest pursuant to
32 subdivision (a), a peace officer does not need to have actual
33 knowledge that the catalytic converter is stolen. Probable cause
34 may be established based on specific facts, including, without
35 limitation, any of the following, that in the particular circumstance
36 lead the officer to reasonably believe that the catalytic converter
37 is stolen:

38 (1) The catalytic converter has been cut or otherwise shows
39 marks or damage consistent with illicit removal.

1 (2) The person in possession of the catalytic converter
2 concurrently possesses tools commonly used in the illicit removal
3 of catalytic converters.

4 (3) The catalytic converter has markings that associate it with
5 a particular vehicle or with a particular make or model of vehicle
6 not associated with the person in possession of the catalytic
7 converter.

8 (4) The person is not able to reasonably account for the origin
9 of the catalytic converter, or makes inconsistent, misleading, or
10 demonstrably false statements regarding their possession of the
11 catalytic converter.

12 (5) The person is in possession of, or has sold or attempted to
13 sell, multiple catalytic converters outside of the scope of a
14 legitimate business enterprise.

15 (6) The defendant has prior arrests or convictions that
16 demonstrate knowledge of catalytic converter theft.

17 (d) In any prosecution of a violation of subdivision (a), the state
18 does not need to present a victim or prove that the catalytic
19 converter was actually stolen. Proof of the offense may be satisfied
20 through the presentation of circumstantial evidence, satisfactory
21 to the finder of fact, that the nature of the catalytic converter is
22 consistent with one that has been stolen, including, without
23 limitation, any of the factors described in paragraphs (1) through
24 (4), inclusive, of subdivision (c).

25 (e) A violation of this section is punishable as follows:

26 (1) A violation of subdivision (a) where the value of the catalytic
27 converter exceeds nine hundred fifty dollars (\$950) is punishable
28 by imprisonment pursuant to subdivision (h) of Section 1170 of
29 the Penal Code.

30 (2) A violation of subdivision (a) where the value of the catalytic
31 converter does not exceed nine hundred fifty dollars (\$950), or a
32 violation of subdivision (b) is punishable by imprisonment in the
33 county jail not exceeding one year.

34 (3) In addition to the punishments prescribed in paragraphs (1)
35 and (2), the court shall impose a fine as follows:

36 (A) For a first conviction, a fine of one thousand dollars
37 (\$1,000).

38 (B) For a second conviction, a fine of two thousand dollars
39 (\$2,000).

1 (C) For a third or subsequent conviction, a fine of four thousand
2 dollars (\$4,000).

3 SEC. 3. Section 24020 is added to the Vehicle Code, to read:

4 24020. (a) No dealer or person holding a retail seller's permit
5 shall sell a new or used vehicle equipped with a catalytic converter
6 unless the catalytic converter has been engraved, etched, or
7 otherwise permanently marked with the vehicle identification
8 number (VIN) of the vehicle to which it is attached.

9 (b) A violation of this section is punishable by imprisonment
10 in the county jail not exceeding one year and by a fine, as follows:

11 (1) For a first conviction, a fine of one thousand dollars (\$1,000).

12 (2) For a second conviction, a fine of two thousand dollars
13 (\$2,000).

14 (3) For a third or subsequent conviction, a fine of four thousand
15 dollars (\$4,000).

16 SEC. 4. No reimbursement is required by this act pursuant to
17 Section 6 of Article XIII B of the California Constitution because
18 the only costs that may be incurred by a local agency or school
19 district will be incurred because this act creates a new crime or
20 infraction, eliminates a crime or infraction, or changes the penalty
21 for a crime or infraction, within the meaning of Section 17556 of
22 the Government Code, or changes the definition of a crime within
23 the meaning of Section 6 of Article XIII B of the California
24 Constitution.

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ATTACHMENT 3
Senate Bill 366

An act to amend Section 11500 of, to add and repeal Section 11545 of, and to repeal Section 1662 of, the Vehicle Code, relating to vehicle dismantling.

[Approved by Governor October 6, 2021. Filed with Secretary of State October 6, 2021.]

legislative counsel's digest

SB 366, Umberg. Automobile dismantling: task force.

Existing law makes it unlawful for any person to act as an automobile dismantler without having an established place of business, meeting specified requirements, and having a current, valid license or temporary permit issued by the Department of Motor Vehicles. A violation of this provision is a misdemeanor, punishable by a fine not exceeding \$1,000 or by imprisonment in the county jail not exceeding 6 months, or by both the fine and imprisonment.

The bill would make a violation of this provision punishable by specified fines for the first, 2nd, and 3rd and subsequent violations, ranging from \$250 to \$1,000. The bill would declare a building or place used for the purpose of automobile dismantling in violation of those requirements for operation to be a public nuisance, as specified, and would authorize a public body, as defined, to seek certain remedies.

Existing law provides that the department has no duty to investigate violations of automobile dismantling provisions unless notified by a law enforcement agency of a violation.

This bill would repeal this provision.

Prior law, which was repealed on January 1, 2020, required the department to collaborate with the California Department of Tax and Fee Administration, the California Environmental Protection Agency, the Department of Toxic Substances Control, the State Water Resources Control Board, the Department of Resources Recycling and Recovery, the State Air Resources Board, and the California Department of Tax and Fee Administration, to review and coordinate enforcement and compliance activity related to unlicensed and unregulated automobile dismantling, including resulting tax evasion, environmental impacts, and public health impacts.

This bill would reenact those provisions, as modified. This bill would require the Department of Motor Vehicles, in consultation with those agencies, on or before January 1, 2024, to submit a report to the Legislature including specified information. The bill would repeal these provisions on January 1, 2025.

94

Ch. 601 — 2 —

The people of the State of California do enact as follows:

SECTION 1. The Legislature finds and declares all of the following:

(a) It is the intent of the Legislature to enact legislation to continue the work of the Vehicle Dismantling Industry Strike Team and to implement the January 21, 2020, recommendations of the strike team to address the problem of unlicensed automobile dismantling and to require state agencies to continue in their collaboration to combat unlicensed and unregulated automobile dismantling for the purposes of investigating environmental impacts, public health impacts, and tax evasion that is occurring as a result of this activity, and to implement strategies to bring unlicensed automobile dismantlers into compliance through compliance assistance, education, training, and other methods.

(b) The Vehicle Dismantling Industry Strike Team was established in 2017, and was composed of the Department of Motor Vehicles, California Environmental Protection Agency, Department of Toxic Substances Control, State Water Resources Control Board, State Board of Equalization, State Air Resources Board, and Department of Resources Recycling and Recovery.

(c) The Vehicle Dismantling Industry Strike Team found that unlicensed automobile dismantling occurs not just in private garages and industrial areas, but also in residential neighborhoods, near parks, schools, and vulnerable waterways.

(d) The Vehicle Dismantling Industry Strike Team found that unlicensed automobile dismantlers, unlike licensed automobile dismantlers, harm the environment and public health, have unsafe workplaces, sell defective parts, create a strain on the economy due to millions of dollars lost in uncollected taxes and fees, pay salaries under the table, and put employees at risk by not providing workers' compensation insurance.

(e) The Vehicle Dismantling Industry Strike Team as of January 1, 2020, generated 1,105 cases that included identifying 824 unlicensed automobile dismantlers, issued 566 citations, and referred 202 cases to allied state environmental agencies and 81 cases to the California Department of Tax and Fee Administration for further investigation and enforcement.

(f) The Vehicle Dismantling Industry Strike Team's January 21, 2020, report highlighted the importance and beneficial work of coordinated enforcement and compliance activities associated with the strike team, which was instrumental in persuading violators to comply with licensing requirements, enforcing public nuisance and abatement laws, assessing fines and penalties for noncompliance, and, overall, ensuring the protection of public health and the environment.

(g) Further, the Vehicle Dismantling Industry Strike Team's January 21, 2020, report included a number of specific recommendations to maintain the momentum in addressing unregulated, unlicensed automobile dismantling operations, including continuation of the coordinated enforcement and compliance activities of the strike team and with providing the authority to utilize public nuisance and abatement laws to shutter those operations as

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well as authority to increase fines on unlicensed automobile dismantlers for noncompliance.

SEC. 2. Section 1662 of the Vehicle Code is repealed.

SEC. 3. Section 11500 of the Vehicle Code is amended to read:

11500. (a) (1) It shall be unlawful for any person to act as an automobile dismantler without first having an established place of business that meets the requirements set forth in Section 11514 and without first having procured a license or temporary permit issued by the department, or when such license or temporary permit has been canceled, suspended, revoked, invalidated, expired, or the terms and conditions of an agreement effected pursuant to Section 11509.1 have not been fulfilled. A violation of this subdivision is a misdemeanor, and is subject to the penalties described in paragraph (2).

(2) Notwithstanding Section 42002, a person convicted of a first violation of subdivision (a) shall be punished by a fine of not less than two hundred fifty dollars (\$250). A person convicted of a second separate violation of subdivision (a) shall be punished by a fine of not less than five hundred dollars (\$500). A person convicted of a third or subsequent violation of subdivision (a) shall be punished by a fine of not less than one thousand dollars (\$1,000).

(b) (1) A building or place used for the purpose of automobile dismantling in violation of subdivision (a) is a public nuisance subject to being enjoined, abated, and prevented, and for which damages may be recovered by any public body or officer.

(2) As used in this section, “public body” means any state agency, county, city, district, or any other political subdivision of the state.

SEC. 4. Section 11545 is added to the Vehicle Code, to read:

11545. (a) The department shall collaborate with the California Department of Tax and Fee Administration, the California Environmental Protection Agency, the Department of Toxic Substances Control, the State Water Resources Control Board, the Department of Resources Recycling and Recovery, and the State Air Resources Board to review and coordinate enforcement and compliance activity related to unlicensed and unregulated automobile dismantling, including resulting tax evasion, environmental impacts, and public health impacts.

(b) The department, along with the agencies listed in subdivision (a), may collaborate with and solicit information from district attorneys, certified unified program agencies, code enforcement agencies, and any other federal, state, or local agencies with jurisdictions over unlicensed and unregulated automobile dismantlers to achieve the purposes of this section.

(c) (1) On or before January 1, 2024, the department, in collaboration with the agencies listed in subdivision (a), shall submit a report to the Legislature including, but not limited to, the following:

(A) The number of unlicensed automobile dismantlers investigated and the number of investigations that resulted in an administrative enforcement action, a civil enforcement action, criminal prosecution, or compliance assistance activity.

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(B) The number of unlicensed automobile dismantlers investigated and the number of investigations that resulted in an enforcement action for theft of a catalytic converter or purchase, receipt, possession, or sale of a stolen catalytic convertor.

(C) The number of locations used for unlicensed automobile dismantling that were determined to be a public nuisance and the number of actions taken to enjoin, abate, or prevent the illegal activity from continuing.

(D) Progress made to bring unlicensed automobile dismantlers into compliance through the adoption and implementation of the recommendations from the January 21, 2020, report submitted to the Legislature pursuant to Assembly Bill 1858 of the 2015–16 Regular Session.

(E) Remaining statutory, administrative, or regulatory gaps for investigating and prosecuting unlicensed automobile dismantlers.

(F) Recommendations for additional strategies for bringing unlicensed automobile dismantlers into compliance through compliance assistance, education, training, or other identified methods.

(G) Recommendations for modifying, eliminating, or continuing the coordinated enforcement and compliance activities pursuant to this section.

(2) The report required by this subdivision shall be submitted to the Legislature pursuant to Section 9795 of the Government Code.

(d) This section shall remain in effect only until January 1, 2025, and as of that date is repealed, unless a later enacted statute that is enacted before January 1, 2025, deletes or extends that date.

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ATTACHMENT 4
Assembly Bill 1653

ASSEMBLY BILL

No. 1653

Introduced by Assembly Member Patterson

January 14, 2022

An act to amend Section 13899 of the Penal Code, relating to property crimes.

LEGISLATIVE COUNSEL'S DIGEST

AB 1653, as introduced, Patterson. Property crimes: regional property crimes task force.

Existing law, until January 1, 2026, requires the Department of the California Highway Patrol to coordinate with the Department of Justice to convene a regional property crimes task force to identify geographic areas experiencing increased levels of property crimes and assist local law enforcement with resources, such as personnel and equipment.

This bill would specify theft of vehicle parts and accessories as a property crime for consideration by the regional property crimes task force.

Vote: majority. Appropriation: no. Fiscal committee: yes.
State-mandated local program: no.

The people of the State of California do enact as follows:

1 SECTION 1. Section 13899 of the Penal Code is amended to
2 read:
3 13899. The Department of the California Highway Patrol shall,
4 in coordination with the Department of Justice, convene a regional
5 property crimes task force to assist local law enforcement in
6 counties identified by the Department of the California Highway

1 Patrol as having elevated levels of property crime, including, but
2 not limited to, organized retail ~~theft and vehicle burglary~~. *theft,*
3 *vehicle burglary, and theft of vehicle parts and accessories.* The
4 task force shall provide local law enforcement in the identified
5 region with logistical support and other law enforcement resources,
6 including, but not limited to, personnel and equipment, as
7 determined to be appropriate by the Commissioner of the California
8 Highway Patrol in consultation with task force members.

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ATTACHMENT 5
Assembly Bill 1659

ASSEMBLY BILL

No. 1659

Introduced by Assembly Member Patterson

January 14, 2022

An act to amend Section 220 of the Vehicle Code, relating to vehicles.

LEGISLATIVE COUNSEL'S DIGEST

AB 1659, as introduced, Patterson. Automobile dismantlers: catalytic converters.

Existing law defines an “automobile dismantler” as a person who is engaged in the business of buying, selling, or dealing in vehicles that are required to be registered under the Vehicle Code, for the purpose of dismantling the vehicles, buys or sells the integral parts and component materials of those vehicles, or deals in used motor vehicle parts, as specified. The definition of “automobile dismantler” also includes a person who keeps or maintains on property owned by the person, or under their possession or control, 2 or more unregistered motor vehicles no longer intended for, or in condition for, legal use on the highways, as specified. Existing law makes it a crime for a person to act as an automobile dismantler without having an established place of business, meeting specified requirements, and having a current, valid license or temporary permit issued by the Department of Motor Vehicles.

This bill would revise the definition of an automobile dismantler to include a person who keeps or maintains 2 or more used catalytic converters that are not attached to a motor vehicle on property owned by the person, or under their possession or control, for any of the above-described purposes. By expanding the definition of an automobile dismantler, the bill would expand the scope of an existing crime, thereby imposing a state-mandated local program.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

Vote: majority. Appropriation: no. Fiscal committee: yes. State-mandated local program: yes.

The people of the State of California do enact as follows:

1 SECTION 1. Section 220 of the Vehicle Code is amended to
2 read:

3 220. (a) An “automobile dismantler” is ~~any~~ a person not
4 otherwise expressly excluded by Section 221 ~~who~~: *who is engaged*
5 *in the business of buying, selling, or dealing in vehicles of a type*
6 *required to be registered under this code, including nonrepairable*
7 *vehicles, for the purpose of dismantling the vehicles, who buys or*
8 *sells the integral parts and component materials thereof, in whole*
9 *or in part, or deals in used motor vehicle parts. This section does*
10 *not apply to the occasional and incidental dismantling of vehicles*
11 *by dealers who have secured dealer plates from the department*
12 *for the current year whose principal business is buying and selling*
13 *new and used vehicles, or by owners who desire to dismantle not*
14 *more than three personal vehicles within any 12-month period.*

15 ~~(a) Is engaged in the business of buying, selling, or dealing in~~
16 ~~vehicles of a type required to be registered under this code,~~
17 ~~including nonrepairable vehicles, for the purpose of dismantling~~
18 ~~the vehicles, who buys or sells the integral parts and component~~
19 ~~materials thereof, in whole or in part, or deals in used motor vehicle~~
20 ~~parts. This section does not apply to the occasional and incidental~~
21 ~~dismantling of vehicles by dealers who have secured dealers plates~~
22 ~~from the department for the current year whose principal business~~
23 ~~is buying and selling new and used vehicles, or by owners who~~
24 ~~desire to dismantle not more than three personal vehicles within~~
25 ~~any 12-month period.~~

26 (b) Notwithstanding ~~the provisions of~~ subdivision (a),
27 “*automobile dismantler*” *includes a person who keeps or maintains*
28 *on real property owned by him, or under his the person, or under*
29 *their possession or control, two or more unregistered motor*
30 *vehicles no longer intended for, or in condition for, legal use on*

1 the highways, *or two or more used catalytic converters that are*
2 *not attached to a motor vehicle*, whether for the purpose of resale
3 of used parts, for the purpose of reclaiming for use some or all of
4 the materials, whether metal, glass, fabric, or otherwise, or to
5 dispose of them, or for any other purpose.

6 SEC. 2. No reimbursement is required by this act pursuant to
7 Section 6 of Article XIII B of the California Constitution because
8 the only costs that may be incurred by a local agency or school
9 district will be incurred because this act creates a new crime or
10 infraction, eliminates a crime or infraction, or changes the penalty
11 for a crime or infraction, within the meaning of Section 17556 of
12 the Government Code, or changes the definition of a crime within
13 the meaning of Section 6 of Article XIII B of the California
14 Constitution.

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ATTACHMENT 6
Weekly Crime Summary
February 22 – 28, 2022



Weekly Crime & Collision Summary

This is a publication of the South Pasadena Police Department's Crime Prevention Unit
1422 Mission Street, South Pasadena, CA 91030 626-403-7270
Brian Solinsky – Chief of Police
e-mail: rlee@southpasadenaca.gov www.southpasadenaca.gov

February 22 – 28, 2022

(Hundred block given in place of exact address)

The Weekly Crime Summary is a list of reported auto thefts, burglaries, robberies and other activities occurring in the City of South Pasadena. An alert and well-informed citizen makes you less of a target to a criminal. Remember; call the South Pasadena Police Department to report any suspicious activity.

THEFT

- 2-18-22, 6:30 PM to 2-22-22, 3:50 AM, 1900 block of Fremont (Almanson Academy). '13, '15, '16 Ford StarCraft. '03, '06, '10 Chevrolet Aerolite. Suspect(s) cut and remove loss from multiple vehicles. **LOSS: Catalytic converters.**
- 2-23-22, 7:45 AM to 6:40 PM, 800 block of Brent. '05 Honda Accord. Suspect(s) cut and remove loss from victim's vehicle. **LOSS: Catalytic converter.**
- 2-26-22, 9:00 PM to 2-27-22, 7:35 AM, 1300 block of Mountain View. '21 Volvo V60. Suspect(s) take loss from victim's unlocked vehicle. **LOSS: Vehicle registration, vehicle manual.**
- 2-27-22, 10:24 PM to 2-28-22, 10:56 AM, 1200 block of Kolle. '08 Toyota Prius. Suspect(s) cut and remove loss from victim's vehicle. **LOSS: Catalytic converter.**

RESIDENTIAL BURGLARY

2-24-22, 8:38 AM to 9:27 AM, 500 block of Monterey. Officers respond to a call regarding a suspicious subject possibly casing the area and finds suspect walking out of victim's property. Suspect is also found to be in possession of methamphetamine and drug paraphernalia. **SUSPECT ARRESTED: Male, Hispanic, 33 years, Santa Rosa. LOSS: Bicycle (recovered).**

DRUNK IN PUBLIC

2-25-22, 4:25 AM to 4:47 AM, 600 block of Mission. Officers respond to a call regarding two subjects attempting to burglarize a vehicle. Suspects are found to be under the influence of alcohol and unable to care for themselves. **SUSPECT**

ARRESTED: S1 – Male, Hispanic, 25 years, San Gabriel. S2 – Male, Hispanic, 26 years, Los Angeles.

TRESPASSING

2-21-22, 7:00 AM to 2-22-22, 10:00 AM, 300 block of Monterey. Suspect trespasses onto vacant property.

POSSESSION OF PARAPHERNALIA

2-25-22, 8:39 PM to 8:52 PM, Monterey/Via Del Rey. Officers respond to a call regarding a suspicious subject and finds suspect to be in possession of drug paraphernalia. **SUSPECT ARRESTED: Male, Hispanic, 34 years, Los Angeles.**

STOLEN VEHICLE

2-27-22, 2:45 AM to 2:47 AM, 800 block of Orange Grove (attempt). '11 Ford E250. Suspect(s) tamper with driver side lock to gain entry and tampers with ignition, but fails to start vehicle. Car alarm activates and suspect(s) flees.

RECOVERED STOLEN VEHICLE

2-27-22, 4:59 PM, 700 block of El Centro. '20 Mitsubishi Outlander. Vehicle is found parked on the street and discovered to be stolen from LAPD Rampart Division.

VANDALISM

2-24-22, 12:42 AM to 12:43 AM, 1000 block of Fair Oaks. Suspect(s) use spray paint to vandalize a wall.

FRAUD

2-27-22, 12:30 PM to 2-28-22, 3:53 PM, 1500 block of Camino Lindo. Suspect(s) use victim's information to open unauthorized accounts and make unauthorized purchases.

TRAFFIC COLLISIONS

Injury Traffic Collision

2-22-22, 11:35 PM to 2-23-22, 1:16 AM, 300 block of Orange Grove.

Non-injury Traffic Collision

- 2-22-22, 5:47 PM, Kollé/Monterey.
- 2-23-22, 1:34 PM, Monterey/Brent. Assisted with info exchange.
- 2-24-22, 4:04 PM, 900 block of Lyndon. Unsafe lane change.
- 2-28-22, 1:24 PM, Orange Grove/110 Freeway.

- 2-24-22, 6:31 PM, Fremont/Orange. Hit and run.
- 2-27-22, 12:47 PM to 1:33 PM, 1700 block of Hill. Hit and run.

For graffiti removal, call the City of South Pasadena “Graffiti Removal Hotline” at 626-403-7249. This is a 24-hour a day recording. A written release is required prior to removal from private property.

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