



## Amended Additional Documents Distributed for the City Council Meetings of May 17, 2023

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CS.A.	CLOSED SESSION - REAL PROPERTY NEGOTIATIONS	Linda Esposito	Email to Council
CS.A.	CLOSED SESSION - REAL PROPERTY NEGOTIATIONS	Sally Takeda	Email to Council
CS.A.	CLOSED SESSION - REAL PROPERTY NEGOTIATIONS	Kim Carlson	Email to Council
CS.A.	CLOSED SESSION - REAL PROPERTY NEGOTIATIONS	Mark Gallatin (South Pasadena Preservation Foundation)	Email to Council
CS.A.	CLOSED SESSION - REAL PROPERTY NEGOTIATIONS	Sean Teer	Email to Council
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7.	PRESENTATION BY HDL ON REVENUE PROJECTIONS	John Downs, Interim Finance Director	PowerPoint
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9.	APPROVAL OF PREPAID WARRANTS IN THE AMOUNT OF \$226,379.58; GENERAL CITY WARRANTS IN THE AMOUNT OF \$653,727.46; ONLINE PAYMENTS IN THE AMOUNT OF \$78,529.44; PAYROLL IN THE AMOUNT OF \$761,799.15	John	Email to Council
14.	APPROVE A PROFESSIONAL SERVICES CONTRACT WITH RANGWALA ASSOCIATES TO COMPLETE THE GENERAL PLAN UPDATE AND DOWNTOWN SPECIFIC PLAN IN AN AMOUNT NOT-TO-EXCEED \$150,900	Josh Albrekton	Email to Council
14.	APPROVE A PROFESSIONAL SERVICES CONTRACT WITH RANGWALA ASSOCIATES TO COMPLETE THE GENERAL PLAN UPDATE AND DOWNTOWN SPECIFIC PLAN IN AN AMOUNT NOT-TO-EXCEED \$150,900	Chris Bray	Email to Council
14.	APPROVE A PROFESSIONAL SERVICES CONTRACT WITH RANGWALA ASSOCIATES TO COMPLETE THE GENERAL PLAN UPDATE AND DOWNTOWN SPECIFIC PLAN IN AN AMOUNT NOT-TO-EXCEED \$150,900	Joanne Nuckols	Email to Council
19.	ADOPTION OF AN INTERIM URGENCY ORDINANCE ESTABLISHING A 45-DAY MORATORIUM ON NO-FAULT JUST CAUSE TERMINATIONS OF TENANCY	Angelica Frausto-Lupo, Community Development Director; Leah Demarest, Senior Management Analyst	Memo for Clarification
19.	ADOPTION OF AN INTERIM URGENCY ORDINANCE ESTABLISHING A 45-DAY MORATORIUM ON NO-FAULT JUST CAUSE TERMINATIONS OF TENANCY	Matt Buck (California Apartment Association)	Email to Council
19.	ADOPTION OF AN INTERIM URGENCY ORDINANCE ESTABLISHING A 45-DAY MORATORIUM ON NO-FAULT JUST CAUSE TERMINATIONS OF TENANCY	Scott Epstein (Abundant Housing LA)	Email to Council

19.	ADOPTION OF AN INTERIM URGENCY ORDINANCE ESTABLISHING A 45-DAY MORATORIUM ON NO-FAULT JUST CAUSE TERMINATIONS OF TENANCY	Anne Bagasao (South Pasadena Tenants Union)	Email to Council
19.	ADOPTION OF AN INTERIM URGENCY ORDINANCE ESTABLISHING A 45-DAY MORATORIUM ON NO-FAULT JUST CAUSE TERMINATIONS OF TENANCY	Janet Gagnon (Apartment Association of Greater Los Angeles)	Email to Council
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19.	ADOPTION OF AN INTERIM URGENCY ORDINANCE ESTABLISHING A 45-DAY MORATORIUM ON NO-FAULT JUST CAUSE TERMINATIONS OF TENANCY	Kathy LaRussa	Email to Council
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21.	APPROVAL OF FISCAL YEAR 2022-23 BUDGET POLICY	John Downs	Memo for Clarification
22.	SALARY ADJUSTMENTS FOR FY 2023	Luis Frausto, Management Services Director	Memo for Clarification
23.	RECEIVE UPDATE AND PROVIDE DIRECTION ON NEXT STEPS FOR THE UPDATE OF THE CITY'S EXCLUSIVE REFUSE SERVICE AGREEMENT RELATED TO THE IMPLEMENTATION OF SB 1383 REQUIREMENTS	Ted Gerber, Public Works Director	PowerPoint
25.	COUNCILMEMBER COMMUNICATIONS	Councilmember Michael A. Cacciotti	PowerPoint

**From:** [L Esposito](#)  
**To:** [Armine Chaparyan](#); [Brian Solinsky](#); [City Council Public Comment](#)  
**Subject:** Public Comment: May 17, '23: Closed Agenda Items: A. REAL PROPERTY NEGOTIATIONS  
**Date:** Wednesday, May 17, 2023 9:21:47 AM

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

Dear City Manager Chaparyan, Chief Solinsky, and members of City Council,

In response to the disposition of the vacant and occupied CalTrans homes along the 710 corridor in South Pasadena, please note the following points reiterated here as previously communicated written and oral comments:

Residents along Meridian, Bonita and Oneonta affected by consistent blight and crime (including numerous illegal break-ins from 4/6/2020 -September 2022 by organizations and most recently, a group of neighbors facilitated by the deceased resident Toby Peters and his accomplice, "Sarah Morris") request the following:

- **Restore** Meridian Avenue, Oneonta and Bonita Drive.
- **Understand we have not felt safe** for the past three years as a result of vigilante groups such as ROH and individuals who have threatened us when we resisted their efforts to commandeer our neighborhood. We recognize homelessness is a humanitarian crisis of epic proportions, however, illegally occupying vacant, uninhabitable homes is not the answer.

*Worth noting is our gratitude to our CM and Chief of Police for your efforts to help and support us through this ordeal.*

- **Sell the vacant CT** properties to individuals or families who want to be a part of our community and support our stellar school system.
- **Allow the bidding process** to include first responders, law enforcement, City employees, educators and others who would otherwise not be able to afford to live in South Pasadena.
- **Recognize the property tax dollars** to be gained by selling to own, and not to rent or convert to transitional housing
- **Coordinate with CT** to repair the dilapidated occupied residences, which continue to blight our area and have for decades.
- **Know** South Pasadena would like drastically different today if not for the swift, coordinated efforts by our neighbors to thwart break-ins, beginning on 4/6/2020. *Note what happened in El Sereno at the onset of the pandemic, and its present*



*effects to their community.*

Thank you for your attention to these matters.

Sincerely,

—Linda Esposito

**From:** [Sally Takeda](#)  
**To:** [City Council Public Comment](#); [Jon Primuth](#); [Jack Donovan](#); [Michael Cacciotti](#); [Evelyn Zneimer](#); [Janet Braun](#); [Armine Chaparyan](#); [Domenica Megerdichian](#)  
**Cc:** [Angelica Frausto-Lupo](#); [Tamara Binns](#); [Alison Becker](#)  
**Subject:** Item A 1 on Closed Session agenda  
**Date:** Wednesday, May 17, 2023 11:34:47 AM

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

Dear City councilmembers and City Manager Chaparyan,

I am writing to you regarding agenda item #A, Real Property Negotiations, to be discussed during tonight's closed session meeting. Specifically, I would like to draw your attention to the CalTrans properties located at 773 Bonita Drive, 901 Bonita Drive and 885 Oneonta Drive, which are part of this agenda item.

The neighborhood in which I reside comprises a diverse mix of single-family homes, multi-plex units and apartments. Our residents include homeowners, tenants and CalTrans tenants. It is likely that many of my neighbors have chosen to live in our community due to its affordability, as it is considered one of the most economically accessible areas in South Pasadena. Furthermore, the diversity of our neighborhood is highly cherished.

Regrettably, none of us satisfied with the level of attention that CalTrans has given to maintaining their vacant or occupied properties. These properties have been a blight on our neighborhood. Tenants residing in CalTrans properties are burdened with repair costs that could amount to hundreds of thousands of dollars for necessary upgrades. Recently, one of my neighbors, who resides just a few doors down from me, was compelled to vacate her property for many days due to mold growth. An abatement company was required to address the issue over the course of several days. Additionally, the properties that have remained vacant for decades are in deplorable condition. Given the heavy rains we experiences this past winter, it is reasonable to assume that their condition has further deteriorated, rendering them uninhabitable.

Mayor Primuth, in a communication dated January 2023, stated that these properties have been designated for either "affordable rental or affordable ownership". However, considering the extensive labor, materials and funding required to render these properties uninhabitable, I am curious to understand the city's proposed approach in achieving this objective.

I would like to outlie a few concerns that have arisen from our community regarding this matter:

Concern #1:

How can a homebuyer or HRE interested in affordable rental or ownership afford to purchase and renovate these properties to a standard that aligns with the character of our neighborhood? For most individuals, securing personal funds or obtaining

financing for such extensive renovations is nearly impossible, given the significant costs involved, which can mount to hundreds of thousands of dollars.

Concern #2:

Should the city allow a HRE interested in affordable housing to acquire the property(ies), how will the city oversee and manage the comprehensive rehabilitation process? What specific conditions and requirements are necessary to ensure habitability? What financial criteria will be assessed to ascertain the viability of the HRE's ability to complete the necessary work? I invite you to revisit the properties to witness the effects of the winter rains, including excessive foliage growth and potential hillside concerns.

Concern #3:

If the city permits the HRE interested in affordable housing to assume management responsibilities for the property(ies), does the city possess the resources and capacity to effectively supervise them as landlords? Is the city adequately prepared to manage these properties? To be frank, the city's track record with CalTrans or Esperanza has not inspired confidence. Real-life incidents involving Toby Peters, both during his lifetime and after his passing, and his acquaintance, Sarah Morris, who trespassed onto 808 Valley View, 885 Oneonta Drive and 1707 Midian, have demonstrated the city's limitations in dealing with such matters. This raises doubts about the city's ability to provide sufficient staffing and authority to effectively manage the HRE's responsibilities.

Concern #4:

Does the city possess a comprehensive and detailed plan to actualize the transformation of these properties into habitable dwellings for eligible affordable housing occupants? Has the city established relationships with lenders to support prospective buyers who meet the criteria for affordable housing? Are there established loans programs in place? Furthermore, has the city engage with nonprofits like Habitat for Humanity to gauge their interest in fully renovating these properties and subsequently selling them to individuals seeking affordable housing? Thus far, no concrete proposals or discussions have been presented regarding the practical implementation of such a plan.

Ultimately, I hold the city responsible when it comes to making decisions in the best interest of its residents. However, it is equally important that the city demonstrates the respect for the rights of its residents to reside in the community they have invested in. Property taxes is the city's #1 source of revenue. I ask you support the plans advanced in the past by SPPF--they are sold to qualified buyers to be rehabilitated and the profits from these sales are used for affordable housing.

Thank you for your attention to these concerns and I trust that you will carefully consider the implications of the decisions made regarding the matter.

Sally Takeda

**From:** [Kim Carlson](#)  
**To:** [City Council Public Comment](#)  
**Subject:** Comment for closed session agenda item A, Cal Trans homes Cal Trans Real Property Negotiations and Neighborhood Impact  
**Date:** Wednesday, May 17, 2023 11:41:54 AM

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

Hi,

I am submitting a comment for tonight's closed session agenda item A,

I 100% support affordable housing. Affordable housing is a critical need for our state and city. But the use of the cal trans homes to meet that objective is shortsighted. I support the plans advanced in the past that the houses are more valuable as assets if sold to qualified buyers. The proceeds from these sales, can and SHOULD be used for new affordable housing.

Specifically, I would like to draw your attention to the CalTrans properties located at 773 Bonita Drive, 901 Bonita Drive, and 885 Oneonta Drive, which are part of this agenda item.

Over the years CalTrans has been an absentee landlord and neglected the properties in our neighborhood. These homes are falling apart and the land under them is literally sliding away. These homes are in such disrepair that it is unlikely an affordable homebuyer or HRE would be able to purchase and fix up these decrepit homes.

I still have significant concerns regarding the oversight of the HREs. The city couldn't even manage to get CalTrans to comply with the mandatory property clearance every year. How will you oversee HREs? Who in the city will be responsible? What will be the oversight?

At the end of the day, a plan that puts the homes in the hands of homeowners, with profits from the sales going to the city for use for affordable housing that is habitable, is the better option. It is easier, faster, contains less risk for the city, and still achieves the goal of funding affordable housing. I hope you will consider this.

Thank you for your time, and for all of your efforts,

Kim Carlson  


**From:** [Mark Gallatin](#)  
**To:** [City Council Public Comment](#)  
**Subject:** Public Comment for Closed Session Agenda Item A  
**Date:** Wednesday, May 17, 2023 11:51:30 AM  
**Attachments:** [Public comment 5-17-23.docx](#)

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

Attached please find public comment submitted on behalf of the South Pasadena Preservation Foundation for Agenda Item A.

Thank you,

Jim Tavares, President  
Mark Gallatin, Immediate Past President

The South Pasadena Preservation Foundation welcomes the forward progress that tonight's closed session represents. The City is beginning negotiations in response to Caltrans' offer to sell the 13 unoccupied non-historic properties they currently own. Tonight's session begins the process of negotiating price and terms for possible acquisition by the City. While no policy decisions will be made by the Council tonight, the time will come when you will have to choose from among the various options analyzed and presented to you by staff. We again take this opportunity to urge you to choose wisely.

For these eleven non-historic vacant single-family houses and one non-historic vacant duplex (the 13<sup>th</sup> property is a vacant lot), we propose the same established, straightforward, self-funding partnership for sales and rehabilitation that was used in 2000 as the fastest, easiest, and least expensive means for selling these properties. In this process, Caltrans, the City, and the qualified homebuyer enter into an escrow with the homebuyer supplying the funds to purchase (at a price determined by Caltrans and the City) and rehabilitate the property. The sale is completed through concurrent escrows. Using the concurrent escrow process to sell both the unoccupied historic and non-historic units would net approximately \$20 million in proceeds. Those proceeds from the sale, minus the acquisition price, would go into the existing SR 710 Rehabilitation Account administered by Metro and the California Transportation Commission (CTC) and could be used to fund implementation of the dozens of City housing programs committed to in its new housing element, including increasing the supply of much-needed affordable housing. Remember also, Caltrans does not pay any taxes on the 68 properties it owns. Neither would any government or nonprofit entities buying them. Private owners would pay taxes, which is why we encourage homeownership. We urge the City Council to make the process described above a part of the negotiated settlement with Caltrans currently being crafted by your special counsel.

Our suggested plan for the unoccupied surplus properties represents the most economically viable and sustainable option available. This became even more apparent as the City concluded its inspections of the properties and estimated the costs of repair. These estimates demonstrate the likelihood that there would be insufficient residual net income left over for the City or another Housing Related Entity to accomplish a complete rehabilitation of nearly all the structures, whether for low- or moderate-income housing. This means no money would go into the SR 710 Rehabilitation Account to be returned to the City for affordable housing.

As you begin the process of negotiation with Caltrans on the unoccupied non-historic properties, we ask that you be guided by what is best for the neighborhoods that have endured the seven-decade occupation by a derelict landlord, the State of California. Pursue a partnership to facilitate the sale of these properties following the successful collaborations used at 2002 and 2035 Berkshire or most recently by the Housing Authority of the City of Los Angeles (HACLA) and the Reclaimers in El Sereno. Leverage the tremendous capital available from selling these properties at current market rates to further affirmatively advance fair and affordable housing opportunities for all segments of the community. Put your trust and faith in the ability of private individuals and families, not faceless housing related entities or government bureaucracies with no ties to South Pasadena, to repair and restore these homes and stitch these beleaguered neighborhoods back together. Support the only plan that is roundly endorsed by the people most affected by Caltrans ownership, the folks that live in those neighborhoods.

We believe there is a clear and rational nexus between the proceeds realized from the City's sale of the Caltrans properties and the implementation of the programs to increase affordable housing opportunities contained in its housing plan. Providing housing opportunities affordable to all income levels is the defining municipal challenge of our time. Success in this endeavor is imperative and it is simply the right thing to do. We ask that you please do the right thing.

**From:** [Sean Teer](#)  
**To:** [City Council Public Comment](#)  
**Subject:** Public Comment - Agenda Item #A - CalTrans Real Property Negotiations and Neighborhood Concerns  
**Date:** Wednesday, May 17, 2023 3:50:54 PM

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Dear City Councilmembers and City Manager Chaparyan,

The CalTrans properties located at 773 Bonita Drive, 901 Bonita Drive, and 885 Oneonta Drive, which are part of this agenda item are a concern to me.

I have chosen to live in this part of the community due to its affordability for me. Furthermore, the diversity of our neighborhood is amazing.

Regrettably, none of us are satisfied with the level of attention that CalTrans has given to maintaining their vacant or occupied properties. These properties have been a blight on our neighborhood. Tenants residing in CalTrans properties are burdened with repair costs that could amount to hundreds of thousands of dollars for necessary upgrades. Recently, one of my neighbors, who resides just a few doors down from me, was compelled to vacate her property due to mold growth. An abatement company was required to address the issue over the course of several days. Additionally, the properties that have remained vacant for decades are in deplorable condition. Given the heavy rains we experienced this past winter, it is reasonable to assume that their condition has further deteriorated, rendering them uninhabitable. Mayor Primuth, in a communication dated January 2023, stated that these properties have been designated for either "affordable rental or affordable ownership." However, considering the extensive labor, materials, and funding required to render these properties habitable, I am curious to understand the city's proposed approach in achieving this objective.

I would like to outline a few concerns that have arisen from our community regarding this matter:

Concern #1:

How can a homebuyer or HRE interested in affordable rental or ownership afford to purchase and renovate these properties to a standard that aligns with the character of our neighborhood? For most individuals, securing personal funds or obtaining financing for such extensive renovations is nearly impossible, given the significant costs involved, which can amount to hundreds of thousands of dollars.

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Does the city possess a comprehensive and detailed plan to actualize the transformation of these properties into habitable dwellings for eligible affordable housing occupants? Has the city established relationships with lenders to support prospective buyers who meet the criteria for affordable housing? Are there established loan programs in place? Furthermore, has the city engaged with nonprofit organizations like Habitat for Humanity to gauge their interest in fully renovating these properties and subsequently selling them to individuals seeking affordable housing? Thus far, no concrete proposals or discussions have been presented regarding the practical implementation of such a plan.

Ultimately, I hold the city responsible when it comes to making decisions in the best interest of its residents. However, it is equally important that the city demonstrates respect for the rights of its residents to reside in the community they have invested in.

Thank you for your attention to these concerns, and I trust that you will carefully consider the implications of the decisions made regarding this matter.

Thank you,

Sean Teer



## Mark Perez

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**From:** Chuck Saint [REDACTED]  
**Sent:** Wednesday, May 17, 2023 12:33 AM  
**To:** City Council Public Comment  
**Cc:** Lisa Saint  
**Subject:** General Comment - Short Way New Construction

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

May 17, 2023

My name is Lisa Saint. I live at 21 Short Way on the West end of the city. I am here tonight to deliver a cautionary tale to all who live in South Pasadena. I have submitted photos to support my comments. The historic and small-town atmosphere, coupled with top rated schools, customer friendly businesses and a diverse, involved, and supportive community brought my husband and our two very young children here 33 years ago. I love this city.

I have taught within the South Pasadena Unified School District for 26 years, worked 23 summer school sessions for SPEF, and volunteered for numerous city causes and concerns for just as long. Our city prides itself for its attractive neighborhoods that are a testament to the preservationist efforts to protect both the architecture and the natural beauty of South Pasadena,

And yet with all that said, I find myself standing before you tonight feeling completely let down. I am angry and at a complete loss as to how an oversized, out of character construction project at 23 Short Way has been granted permits and allowed to proceed. This appears to be the result of disinterest or lack of awareness. I am here representing a historic hillside community that feels betrayed.

I am here tonight, hoping to get some answers. My neighborhood of homeowners, many who have lived here for decades, needs to understand why a line from our city's mission statement is not ringing true for us. "This city is committed to ... preserving our quality of life and small-town character in a 21<sup>st</sup> century environment."

Times change and progress comes in many forms. But something is terribly wrong here. With no regard to codes or ordinances, trees have been uprooted and scenic views have been thoughtlessly eliminated. Life has been not only disrupted, but ruined. If this could happen in our neighborhood, it could happen anywhere.

Thank you for your time,

Lisa Saint











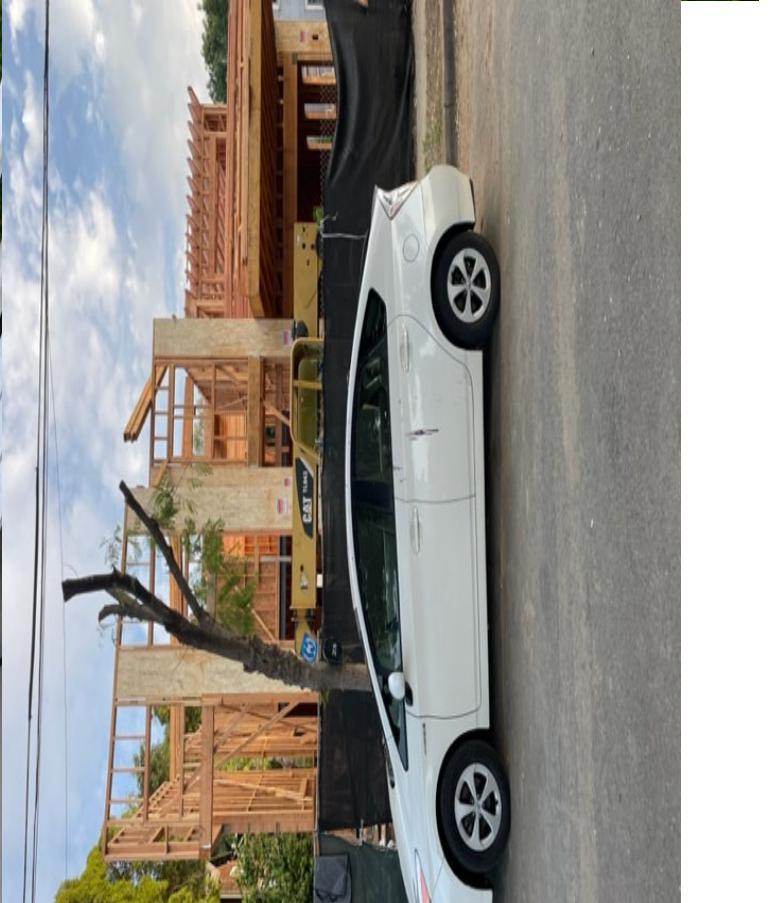
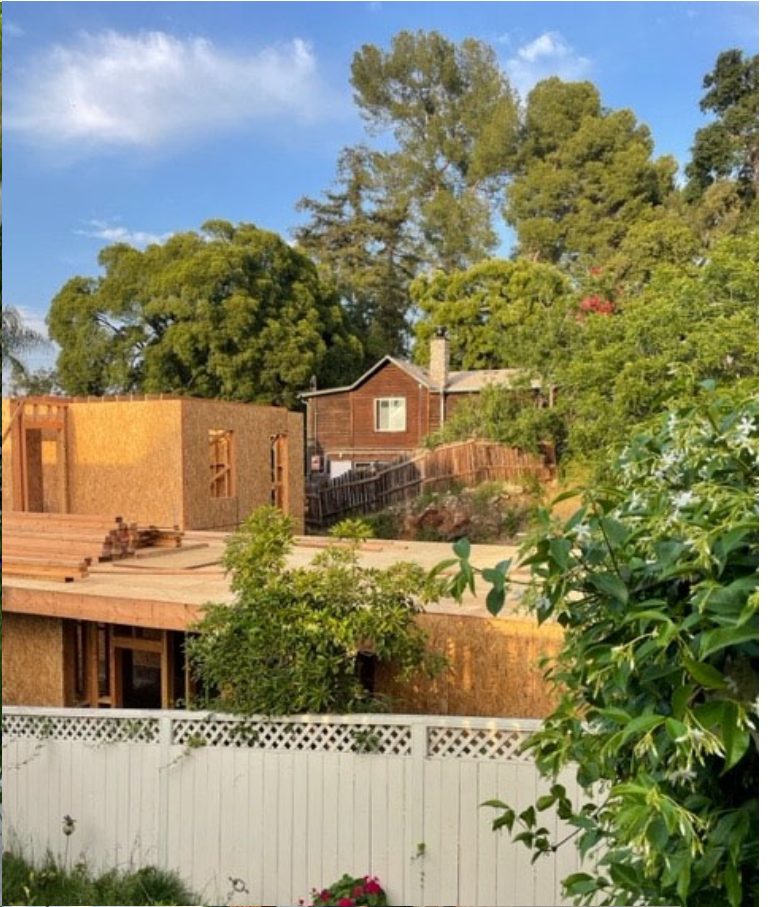


















## Mark Perez

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**From:** PJ Attebery [REDACTED]  
**Sent:** Wednesday, May 17, 2023 8:05 AM  
**To:** City Council Public Comment  
**Subject:** City of South Pasadena Regular Meeting, 5.17.23 ; Public Comment - Short Way New Construction

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

Dear Council Members,

We would like to express our discontent with the current state of new construction in our established South Pasadena neighborhood. We've been invested members of the South Pasadena community in our home for 28 years. We moved to this city, in no small part, for the historical appreciation that the members of this community have demonstrated. We have placed our trust in the city and its respect for historical integrity and keeping the character of neighborhoods intact. We were disappointed when a structure was approved on our street that was out of character and scale with the neighboring properties. The homes on our street are primarily 1920 era California bungalows. We saw limited elevation views of the property and did not understand the scale of this structure and its placement on the site. The existing homes have a setback from the street and the garage structures are placed behind the homes per city code. This new two story structure has limited set back and has a garage in the front of the building. None of this we fully understood until the framing of the structure had begun. Not airing our concern to the planning board sooner was our mistake. Trusting the city to honor the character of South Pasadena was also our mistake. We submit this letter to show our disappointment with the city's apparent lack of understanding of what needs to be done to protect the cultural heritage and the atmosphere of our neighborhoods. We also submit this letter as a public warning that the city may not always be there to protect the best interests of the residents of South Pasadena.

Sincerely,

PJ and Craig Attebery  
[REDACTED]





















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**PJ Attebery, RDH**  
**Dental Clinic Coordinator**  
**Roger Fieldman, DDS, Inc.**



H. Claude Hudson CHC / Hubert H. Humphrey CHC  
El Monte CHC / Edward R. Roybal CHC  
Long Beach CHC / High Desert RHC

**From:** [City Council Public Comment](#)  
**To:** [Phil Rowland](#)  
**Subject:** RE: NO FAULT EVICTIONS  
**Date:** Wednesday, May 17, 2023 10:31:00 AM

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From: Phil Rowland [REDACTED]  
Sent: Tuesday, May 16, 2023 10:34 AM  
To: City Council Public Comment <ccpubliccomment@southpasadenaca.gov>  
Subject: NO FAULT EVICTIONS

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

South Pasadena City Council

I would like to respectfully ask that when the council is considering new eviction legislation that you include the "owner move in" loophole that is also being used.

My wife and I are senior citizens and we both have health issues..In my case it's Leukemia, incurable with lifelong treatment as well as a monthly side treatment. My wife has just gone on a heart monitor. All of our Drs. and health care are local...if forced to move we couldn't stay in this area. It's become too expensive to rent here. We live on one income and a very small SS payment. I have also given the property manager a note from my Dr. advising against my having to move. It has gone largely unacknowledged.

We have rented on our property for 26 years, we have done almost all of our own repairs, all of our yard work and I have also painted both houses (2 on property) exterior and interior. The owners do not take care of these things. We have been south Pasadena residents since 1980 and even though we haven't bought property we are proud and faithful citizens, doing most of our business locally.

We originally rented from a private owner. The property was sold a few years back. We are not sure of the ownership, it seems a little murky, our rent is being collected in cash. There are two houses on the property. The other tenant has been here for much less time than we have...but we are being singled out (our rent is lower!)

After being faithful tenants for 26 years they are pressuring us to move, citing "Owner move in" ..I have a suspicion that this not true. They will put nothing in writing.

Please consider strong protections in the following areas:

Number of years lived on a property  
Tenants health issues  
Tenants contribution to upkeep and repair The singling out of one tenant over another.

Thank You

Respectively Submitted

Philip and Tracy Rowland  
South Pasadena



**From:** [Yvonne LaRose](#)  
**To:** [City Council Public Comment](#)  
**Subject:** General Public Comment: Streets Improvements; Inclusion of Handicapped Users" Needs  
**Date:** Wednesday, May 17, 2023 10:31:11 AM

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

It's encouraging that we've returned to discussions related to street repairs and improvements in the city. Not only are streets in our business districts in need of attention, there are also residential streets that are sorely in need of attention.

More types of drivers and passengers are now using our streets since our society moved into the "shared ride" mode. Please keep that relatively new mode of transportation in mind as plans for improvements are developed and implemented. In that regard, as I mentioned in a comment at our last Council meeting, it would be prudent to create passenger loading zones in the business districts.

There are many reasons for the need. A few relate to making designated locations where drivers and riders can know where they will be picked up. Those who work for food delivery services can have reasonable places to dash in, pick up, and continue their delivery services without causing traffic impediments or double parking on busy business streets.

Another reason for making designated passenger loading zones is the propensity of some shared ride services to wait for their fare around the corner and down the street (thereby making it difficult for the fare to see their ride and not miss it). Some of these services penalize the passenger if their window of time to be picked up is missed - their use of the service is suspended for as much as a month. For disabled riders, this is a serious curtailment of necessary service.

### **Handicapped Users**

Which brings me to the subject of handicapped and the disabled (as well as elderly). Some disabilities are permanent and obvious. Others are temporary. While not all disabilities are obvious, and known as non-visible disabilities, they still need to be included in plans and accommodations for all users.

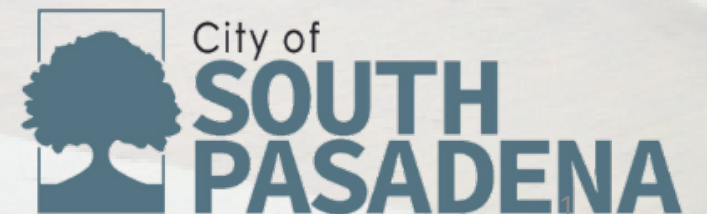
It would be good to have accommodations for those who are hearing or visually impaired. Although the use of walkers as a mode of accessibility is not rare, we've (thank goodness) come to take the sight of those for granted. There are some who politely offer assistance to those users or merely take them into account as simply another member of our social community. While I'm extremely glad of that evolution, let us extend that acceptance into our urban accessibility plans so that there is better access for all of our citizens and visitors.

Viva  
Yvonne LaRose, CAC  
Organization Development Consultant: Diversity/Title VII, Harassment, Ethics

# Merchant Minute: The Maya Salon

**Owner: Azelle Santa Ana  
May 17, 2023**

A.D. - 30



# The Maya Salon



@purewellnesssmoothies

## CLIENT SPOTLIGHT

Meet Nikki and the smoothie that changed her life and others!

“I tried to learn everything I could to try to help heal my Mother, I spent countless hours researching about natural healing and started making the organic smoothies to try to increase my Mother’s health and help heal her while she was in the hospital.”

Sadly Nikki’s mom passed away, but she continues to help heal others naturally with plants.

If you’re interested in a healthy smoothie please check her out:

[www.purewellnesssmoothies.com](http://www.purewellnesssmoothies.com)



A.D. - 31

## COMMUNITY HIGHLIGHT

Cool Girl Pizza

Founder: Anna McCool

Location: South Pasadena

(local deliveries on Fridays!)



@cool\_girl\_piz

“When the world was launched into a pandemic in 2020, I knew I had to do something to help all those families struggling with food insecurity. I make really good pizzas (really!). I decided to start raising money for the LA Food Bank by making pizzas for anyone donating \$25 or more. Did you know that just \$25 is the equivalent of 100 meals? I had to figure out a way to expand, to reach even more families in need. A good friend of mine suggested selling pizza kits, and here we are! Now, I sell my delicious homemade pizza kits, and 20% (or \$5) from each kit goes directly to the LA Food Bank!”



# The Maya Salon





# The Maya Salon



A.D. - 33





# The Maya Salon



A.D. - 34



5



# Visit Us!

Located at 1032 Mission St, South Pasadena, 91030

Learn more about us at [themayasalon.com](http://themayasalon.com)

# City of South Pasadena

## Business Tax Overview

05/17/23

A.D. - 36 HdL<sup>®</sup> Companies

Page 1





# Business License—A Framework

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## ***What is a business license?***

A business license is a tax that is levied on the local business community for the privilege of conducting business in the City.

## ***What do the businesses pay?***

Most of the business community pays based on how many employees that they have in the South Pasadena.

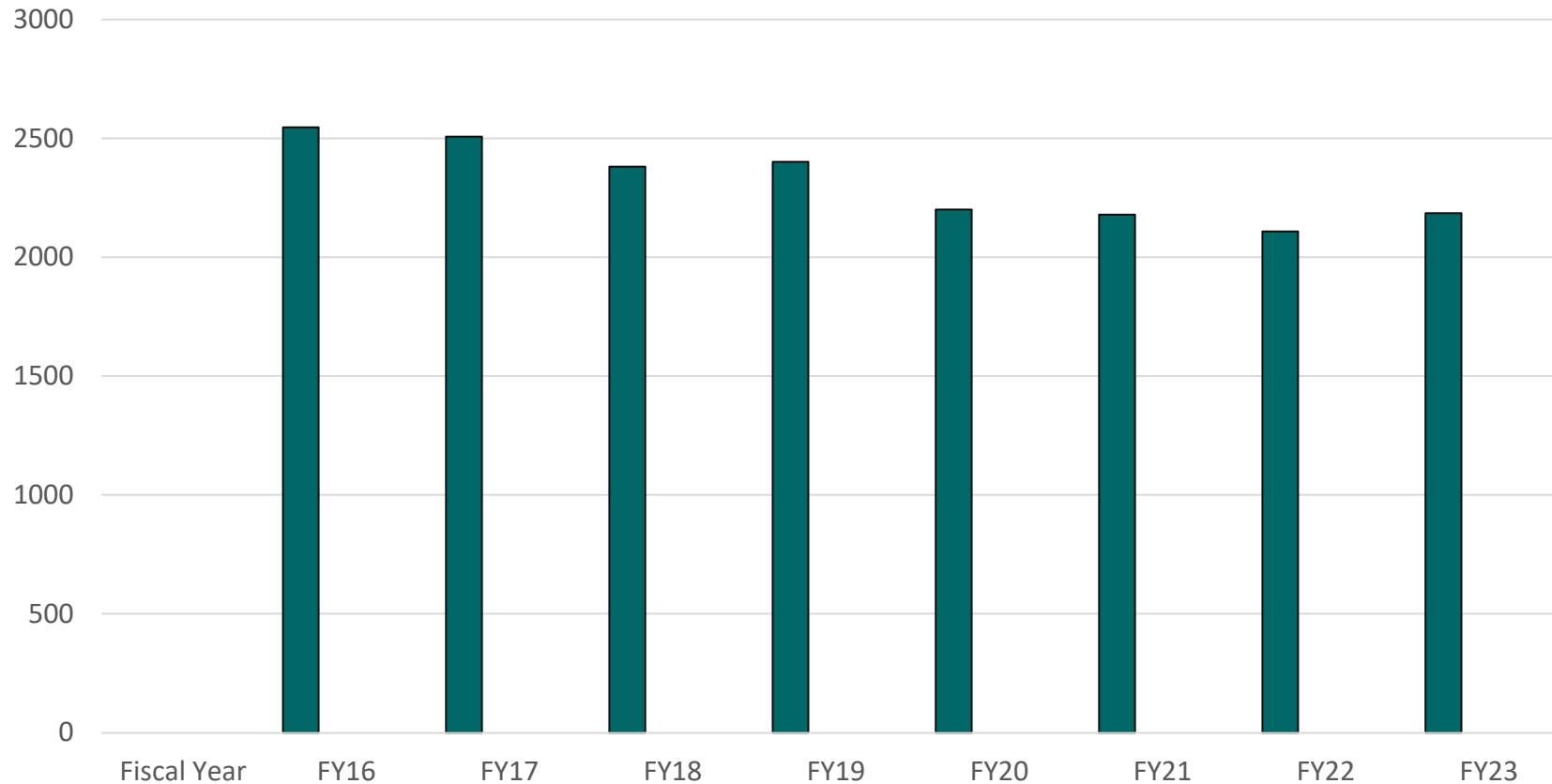
## ***How do businesses pay this tax***

Businesses in the community take advantage of the online service portal, phone calls, or paper mail.



# Business Activity is Recovering Slowly

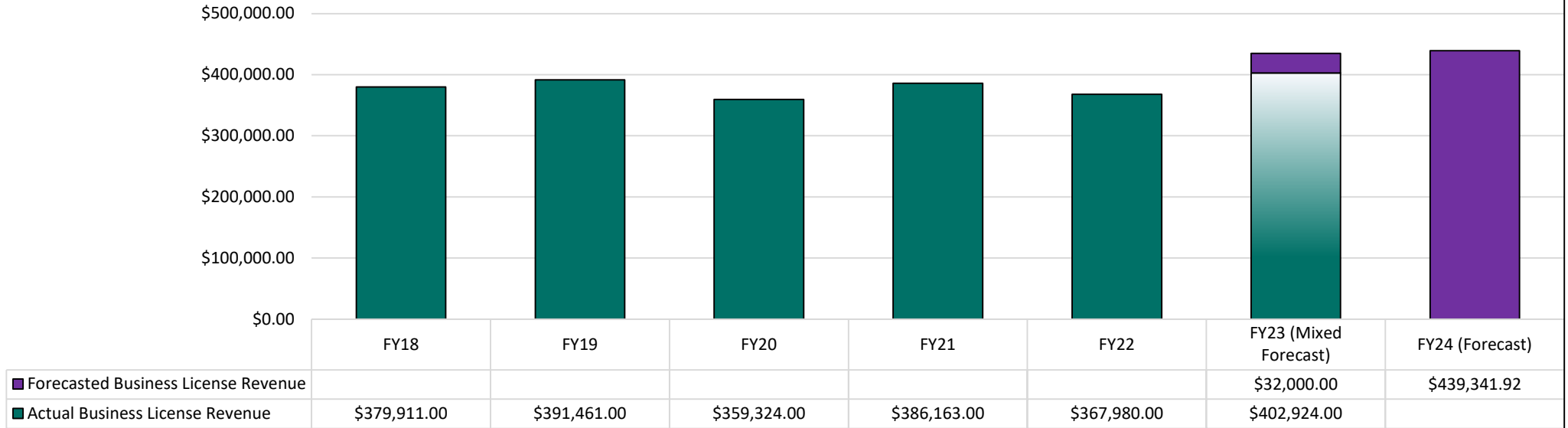
City of South Pasadena: Number of Paying Businesses





# Revenues are recovering

City of South Pasadena: Business License Revenue Forecast by Fiscal Year (July-June)



The forecast below shows the historical business license tax revenues along with a forecast for the remainder of the current fiscal year and fiscal year 2023-24. The fiscal year 2022-23 forecast is a mixed forecast with actual payments from July 1, 2022, and May 15, 2023, and a forecasted amount for the remainder of the year. Fiscal Year 2023-24 is forecasted conservatively using approximately 1% growth year over year.



# Business License Tax Compliance

*As expressed in the Revenue Slide, the business license revenue has been inconsistent. We believe this may be due to the decline in registered businesses in the City.*

*The chart exposes how businesses who've yet to obtain a license can impact the overall revenue in the City.*

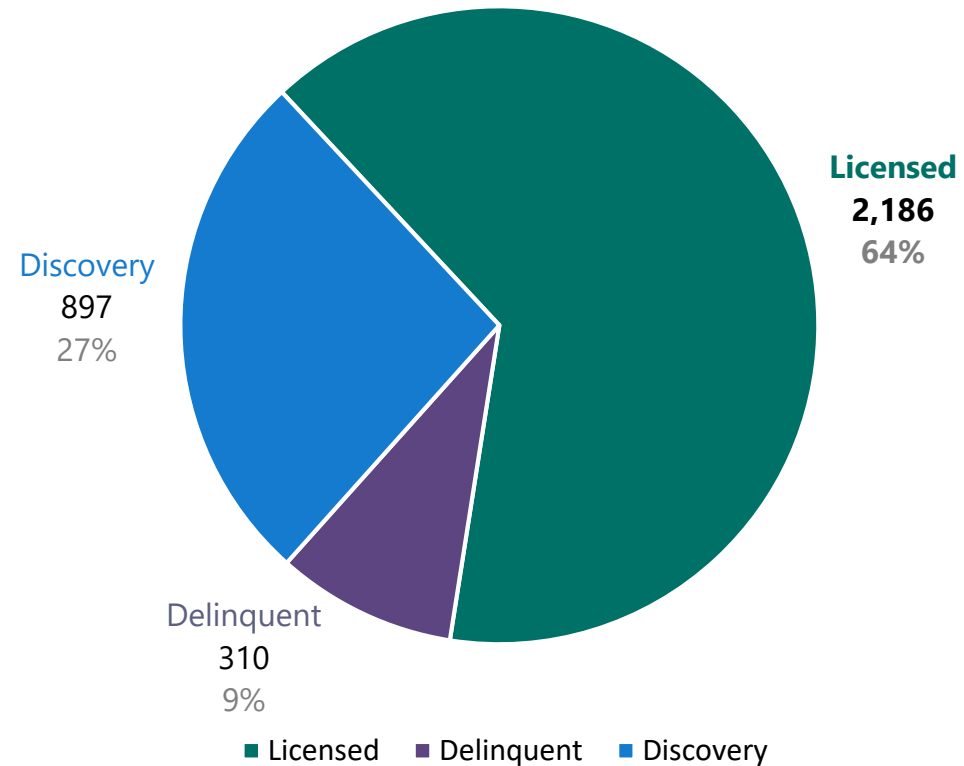
*With potentially **1207** unlicensed businesses we believe that a compliance program can help with getting some of these businesses back on track.*

**License:** Possess a business license for the current period.

**Delinquent:** Previously possess a business license but is late on renewing their license for the current period.

**Discovery:** Businesses that have yet to possess a business license with the City.

Count of Businesses by License Status



# Q&A



# PROPERTY TAX TRENDS 2022-23 AND FORECAST FOR 2023-24

May 17, 2023



# PROPERTY TAX TIME LINE 2023-24

Values lag 12-18 months being reflected on the tax rolls

January 1<sup>st</sup> lien date.  
Assessor applies CCPI per Prop 13, uses prior calendar year property information.  
(January 1, 2023 using 2022 events)

Between January 1 and June 30, 2023 assessor applies Prop 8 changes, roll changes and roll corrections and closes roll.

Auditor receives the roll on July 1<sup>st</sup> and applies taxing percentages and direct assessments (July 1, 2023)

Treasurer/tax collector receives the roll on August 31. The tax bills are printed and mailed. Roll received August 31, 2023, tax bills mailed September 2023

Tax payers pay taxes due November 2023 and February 2024  
Delinquent after Dec. 10 and April 10

Treasurer  
Tax  
Collector

Auditor apportions revenue between November 2023 and August 2024

Proposition 13 was adopted 45 years ago in 1978.

The taxation of property is limited to 1% of assessed value.

The maximum increase between tax years is 2% or the CPI which ever is less. The exceptions are properties that are sold or add new construction between tax years

These events are taxed at market value.

South Pasadena receives 24¢ of every tax dollar collected in the largest tax rate area by value and a 26¢ average within the entire GF portion of the City.

Over the past 15 years through the Great Recession and Recovery, the assessor processed reductions on 540 single family homes in compliance with Prop 8 removing \$82 million in taxable value. All values in that cycle have been fully restored.

Our forecasted for growth in So. Pasadena for the 2022-23 FY was 6.72%. A new construction report was provided to be considered by staff. The recorded increase between 2021-22 and 2022-23 was **7.6%**.

## REASONS FOR 2022-23 VALUE INCREASE

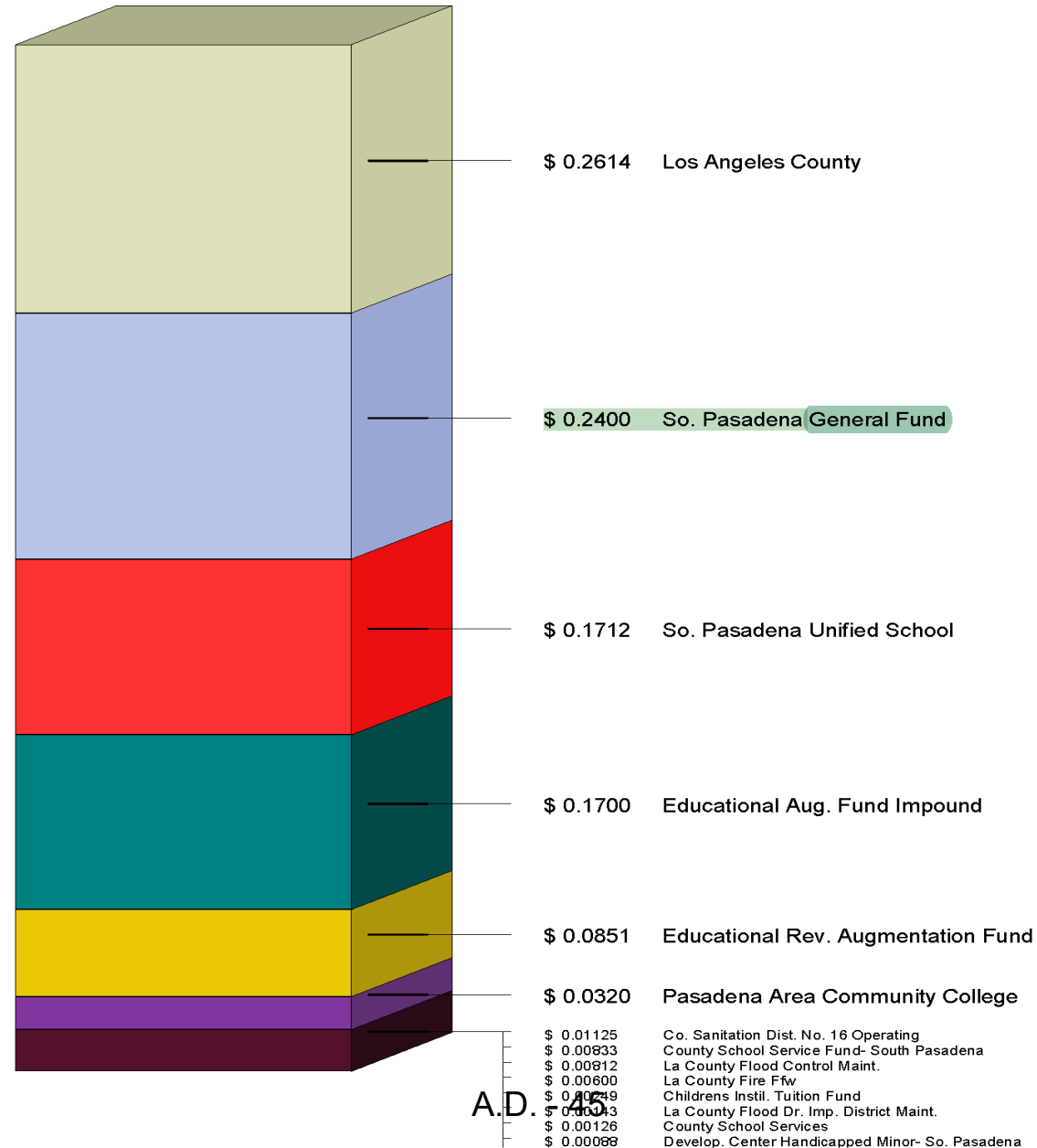
***5.00% growth due to sale transactions (instead of the usual 2.5%-3%)***

***2.00% growth due to annual CPI***

***0.30% growth from new construction***

***0.30% other elements***





A.D. 45

# THE CITY OF SOUTH PASADENA

## TAX DISTRICT #1

### SALES VALUE HISTORY

Single Family Residential Full Value Sales 01/01/2003 - 4/30/2023)

Year	Full Value Sales	Average Price	Median Price	Median % Change
2003	255	\$523,561	\$476,000	
2004	214	\$661,242	\$600,000	26.05%
2005	205	\$773,388	\$700,000	16.67%
2006	194	\$865,701	\$772,500	10.36%
2007	179	\$891,012	\$774,000	0.19%
2008	106	\$888,267	\$744,500	-3.81%
2009	174	\$795,845	\$677,500	-9.00%
2010	169	\$777,595	\$680,000	0.37%
2011	186	\$752,199	\$650,000	-4.41%
2012	174	\$823,084	\$682,500	5.00%
2013	206	\$845,498	\$738,250	8.17%
2014	177	\$975,003	\$878,000	18.93%
2015	193	\$1,148,448	\$910,000	3.64%
2016	183	\$1,094,792	\$940,000	3.30%
2017	159	\$1,196,987	\$1,090,000	15.96%
2018	124	\$1,198,206	\$1,012,500	-7.11%
2019	141	\$1,233,440	\$1,125,000	11.11%
2020	137	\$1,365,536	\$1,200,000	6.67%
2021	225	\$1,438,060	\$1,285,000	7.08%
2022	155	\$1,646,782	\$1,475,000	14.79%
2023	35	\$1,542,571	\$1,280,000	-16.61%

- The SFR property peak sale price in the real estate bubble in 2007 was \$774,500. There were 4 years of price declines until a recovery started.
- Prices surpassed the prior peak in 2014.
- In the first 4 months of 2023, median sale prices of single-family homes have declined 16.61%% in comparison to the sale prices reported in the 2022 calendar year.
- This is the greatest decline even for a partial year for the sales reported over the past 20 years.
- Late spring and summer sales will probably improve these numbers and the median sale prices may rebound some.



# THE CITY OF SOUTH PASADENA YEAR TO YEAR COMPARISON OF TRANSFERS

Full Value Sales Through 3/31/2023

Sales numbers in 2023 are off 25% from last year. The change amount is \$31 million in comparison to \$44 million last year and \$45 million in 2021. This may result in less of an additive for 2024-25 depending on the sales in the balance of the 2023 calendar year.

Month	2021					2022					2023				
	Total Sales	Original Values	Sale Values*	Change Amount	Chg. %	Total Sales	Original Values	Sale Values*	Change Amount	Chg. %	Total Sales	Original Values^	Sale Values*	Change Amount^	Chg. %
Jan	20	11,611,157	24,125,500	12,514,343	107.8	12	14,485,528	24,476,090	9,990,562	69.0	9	5,639,849	13,280,000	7,640,151	135.5
Feb	13	11,757,918	20,115,000	8,357,082	71.1	15	14,097,820	31,074,500	16,976,680	120.4	10	10,270,599	21,505,500	11,234,901	109.4
Mar	34	31,180,167	55,511,500	24,331,333	78.0	13	6,476,134	25,620,000	19,143,866	295.6	12	4,155,042	16,951,000	12,795,958	308.0
Apr	20	17,340,782	27,532,500	10,191,718	58.8	15	14,997,213	27,233,500	12,236,287	81.6					
May	25	25,758,662	48,367,500	22,608,838	87.8	21	20,200,074	43,669,000	23,468,926	116.2					
Jun	39	25,409,744	72,741,110	47,331,366	186.3	12	11,773,559	23,825,000	12,051,441	102.4					
Jul	20	11,162,388	27,935,500	16,773,112	150.3	16	12,672,986	27,057,000	14,384,014	113.5					
Aug	32	24,701,319	64,484,001	39,782,682	161.1	21	18,154,005	36,703,000	18,548,995	102.2					
Sep	26	18,236,845	42,407,500	24,170,655	132.5	21	13,347,079	31,458,136	18,111,057	135.7					
Oct	19	15,214,515	30,089,116	14,874,601	97.8	13	9,584,653	24,785,000	15,200,347	158.6					
Nov	23	15,628,965	36,193,000	20,564,035	131.6	16	11,429,689	21,336,000	9,906,311	86.7					
Dec	28	16,749,502	40,300,500	23,550,998	140.6	12	7,565,215	29,455,500	21,890,285	289.4					
<b>Total</b>	<b>299</b>	<b>224,751,964</b>	<b>489,802,727</b>	<b>265,050,763</b>	<b>117.9</b>	<b>187</b>	<b>154,783,955</b>	<b>346,692,726</b>	<b>191,908,771</b>	<b>124.0</b>	<b>31</b>	<b>20,065,490</b>	<b>51,736,500</b>	<b>31,671,010</b>	<b>157.8</b>

# THE CITY OF SOUTH PASADENA GENERAL FUND REVENUE ESTIMATE

2023-24 Revenue Estimate based on 2022-23 Values and Estimated Changes

The CPI granted per Proposition 13 is 2% applied to real property – land and structures.

## General Fund and BY Values 2022-23

### Citywide Net Taxable Value 2022-23

#### Real Property Value (Incl. Prop 8 parcels)

CPI of Non Prop 8 Parcels (2.000%)

Transfer of Ownership Assessed Value Change

Est. SFR Prop 8 Adj Based on Recent SFR Price

### 2023-24 Estimated Real Property Value

Base Year Values

Secured Personal Property Value (0.0% growth)

Unsecured Personal Property Value (0.0% growth)

Nonunitary Utility Value

Enter Completed New Construction

### 2023-24 Estimated Net Taxable Value

### Estimated Total Percent Change 2023-24

#### Revenue Calculations

Net Taxable Value Tax @ 1%

**City Share of 1% Tax @ 26.4180562%**

Aircraft Value Tax @ 1%

**City Share of Aircraft Tax @ 33.3%**

**Net GF Estimate for 2023-24**

	General Fund	VLFAA
	<b>\$5,390,254,691</b>	
		<b>\$6,051,874,274</b>
	<b>\$5,359,561,721</b>	<b>\$6,022,336,155</b>
	\$106,803,557	\$120,059,046
	\$175,354,745	\$191,908,771
	\$2,263,860	\$2,263,860
	<b>\$5,643,983,883</b>	<b>\$6,336,567,832</b>
	\$5,196,413	<i>Included in AV</i>
	\$1,355,875	\$1,356,385
	\$24,140,682	\$28,181,734
	\$0	\$0
	<b>\$5,674,676,853</b>	<b>\$6,366,105,951</b>

The GF additive due to sale transactions in the 2022 calendar year which will be enrolled for the 2023-24 FY is a know number and included.

The Proposition 8 reviews and adjustments

Added new construction for the general fund is not included but estimated at \$12 million due to historical numbers which would add 0.20%.

**\$14,991,393 GF Property Tax Est.**  
\$ 3,905,907 VLF In Lieu Estimate



# THE CITY OF SOUTH PASADENA GENERAL FUND REVENUE ESTIMATE - DEEP 2ND YR DOWNTURN

2023-24 Through 2027-28 Revenue Estimate Based on 2022-23 Values and Estimated Changes

General Fund	2023-24	2024-25	2025-26	2026-27	2027-28
<b>General Fund and BY Values</b>					
<b>Real Property Value</b> (Incl. Prop 8 parcels)	<b>\$5,390,254,691</b>	<b>\$5,674,676,853</b>	<b>\$5,895,509,978</b>	<b>\$6,153,913,226</b>	<b>\$6,443,060,252</b>
CPI of Non Prop 8 Parcels (2023-24 @ 2.000%)	\$106,803,557	\$110,291,276	\$110,326,264	\$113,295,548	\$119,055,926
Transfer of Ownership Assessed Value Change	\$175,354,745	\$113,747,769	\$144,572,099	\$167,296,168	\$186,343,121
Est. SFR Prop 8 Adj Based on Recent Price	\$2,263,860	(\$3,205,921)	\$3,504,885	\$8,555,311	\$11,601,483
<b>Estimated Real Property Value</b>	<b>\$5,643,983,883</b>	<b>\$5,864,817,008</b>	<b>\$6,123,220,256</b>	<b>\$6,412,367,282</b>	<b>\$6,729,367,813</b>
Base Year Values	\$5,196,413	\$5,196,413	\$5,196,413	\$5,196,413	\$5,196,413
Secured Personal Property Value (see notes)	\$1,355,875	\$1,355,875	\$1,355,875	\$1,355,875	\$1,355,875
Unsecured Personal Property Value (see notes)	\$24,140,682	\$24,140,682	\$24,140,682	\$24,140,682	\$24,140,682
Nonunitary Utility Value (0.0% growth)	\$0	\$0	\$0	\$0	\$0
Enter Completed New Construction					
<b>Estimated Net Taxable Value</b>	<b>\$5,674,676,853</b>	<b>\$5,895,509,978</b>	<b>\$6,153,913,226</b>	<b>\$6,443,060,252</b>	<b>\$6,760,060,783</b>
<b>Estimated Total Percent Change</b>	<b>5.28%</b>	<b>3.89%</b>	<b>4.38%</b>	<b>4.70%</b>	<b>4.92%</b>
<b>Revenue Calculations</b>					
Net Taxable Value Tax @ 1%	\$56,746,769	\$58,955,100	\$61,539,132	\$64,430,603	\$67,600,608
<b>City Share of 1% Tax @ 26.4180562%</b>	<b>\$14,991,393</b>	<b>\$15,574,791</b>	<b>\$16,257,443</b>	<b>\$17,021,313</b>	<b>\$17,858,767</b>
Aircraft Value Tax @ 1%	\$	\$	\$	\$	\$
<b>City Share of Aircraft Tax @ 33.3%</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Net GF Estimate</b>	<b>\$14,991,393</b>	<b>\$15,574,791</b>	<b>\$16,257,443</b>	<b>\$17,021,313</b>	<b>\$17,858,767</b>
<b>Taxable Value Revenue Categories</b>					
Secured Revenue	\$14,543,151	\$15,109,105	\$15,771,345	\$16,512,376	\$17,324,789
Unsecured Revenue	\$448,243	\$465,686	\$486,098	\$508,937	\$533,977
Aircraft Revenue	\$	\$	\$	\$	\$
<b>Rev from Taxable Val*</b>	<b>\$14,991,393</b>	<b>\$15,574,791</b>	<b>\$16,257,443</b>	<b>\$17,021,313</b>	<b>\$17,858,767</b>
Unitary Revenue (Budgeted Flat)	\$119,386	\$119,386	\$119,386	\$119,386	\$119,386
Admin Fee (Not Deducted Above)	-\$185,983	-\$193,164	-\$201,566	-\$210,968	-\$221,275
Enter Suppl. Apportionment - Avg 3 Yrs					
Enter Delinquent Apportionment - Avg 3 Yrs		A.D. - 49			



Paula Cone, President

HdL Coren & Cone

714 879-5000

[pcone@hdlccpropertytax.com](mailto:pcone@hdlccpropertytax.com)



# Sales Tax 101



**BRET PLUMLEE**  
Principal

**Mr. Plumlee has over 35 years of public sector experience, most recently as City Manager at the City of Los Alamitos. He brings a wealth of knowledge of municipal finance management and budgeting. He has also served in other cities as Finance Director, Administrative Services Director and Assistant City Manager.**



# About HdL

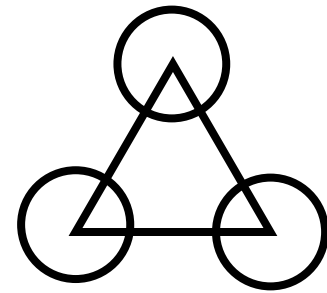
**PROUD  
TO SERVE**

CITIES, COUNTIES &  
SPECIAL DISTRICTS  
FOR

**40+ YEARS**

**100%**

**EMPLOYEE  
OWNED**



## TRIFECTA

Superior service  
Increased revenue  
Decreased costs



## COMPLIANCE

HdL helps clients reduce risk  
by keeping current with  
ever-changing legislation



## RESULTS

Average city growth  
rates are ~3%,  
HdL clients are 2x that!

**500+**

Municipal  
Clients

**\$3billion+**

Recovered  
revenue

**99.6%**

Avg. Client  
Retention





# Sales & Use Tax History





# CA Base Sales Tax Rate Breakdown

<b>State General Fund</b>	<b>3.9375%</b>
<b>County Realignment (<i>Mental Health/Welfare/PS</i>)</b>	<b>1.5625%</b>
<b>City/County General Fund (<i>Bradley-Burns</i>)</b>	<b>1.00%</b>
<b>Countywide Transportation Fund</b>	<b>0.25%</b>
<b>County Public Safety (<i>Prop 172</i>)</b>	<b>0.50%</b>
<b>Total</b>	<b>7.25%</b>

Additional Voter-Approved taxes have created different tax rates for different jurisdictions



# Breadth of Sales Tax Rates

State	Tax rate percent	Tax breadth* percent
<b>California</b>	<b>7.25%</b>	<b>26.8%</b>
Arizona	6.6%	33.5%
Utah	5.9%	38.7%
New Mexico	5.1%	52.1%
<b>Hawaii</b>	<b>4.0%</b>	<b>99.2%</b>

While other States might have a lower 'Tax Rate' ...  
**they actually tax more goods & services**

## SALES TAXES IN SELECTED STATES

\* The breadth of tax represents the percentage of items taxed divided by all potential items that could be taxed.

Source: Tax Analysts and John Mikesell of Indiana University





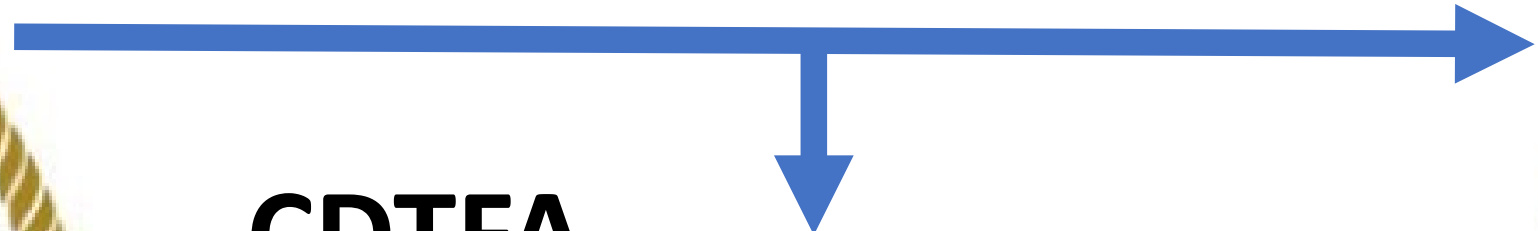
# Sales and Use Tax Administration

BOE



- Established in 1879
- 4 Board Members Elected by District and State Controller
- Assessing and collecting sales and use tax and variety of other taxes
- Oversight of Sales Tax Practices and Appeals

2017



CDTFA



- Established in 2017 as a Department under Governor
- Assessing and collecting sales and use tax and variety of other taxes

OTA



- Established in 2017 as a Department under Governor
- Independent and impartial appeals body
- Administrative Judges



# What is taxed...



Sales tax is imposed on ALL sales of tangible personal property in CA

- Tax only levied once: when purchased or used by the ultimate consumer
- Retailer buys at wholesale and pays no tax
  - Files resale permit with supplier

# What is NOT taxed...

- **Property – Land and Buildings**
- **Utilities – Gas, Electricity and Water sold in bulk or through pipes**
- **Merchandise Sold to the Federal Government**
- **Food Sold for Home Consumption**
- **Prescription Medicine**
- **Goods transmitted electronically**  
*(Music, Books, Movies, Computer Software, etc.)*



**And Lot's More: CDTFA [Publication 61](#)  
*is 26 pages long with small print***



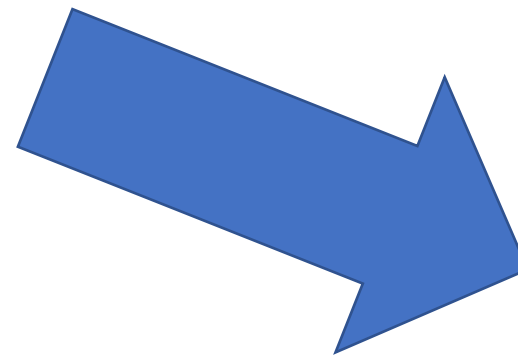


# Cash Flow Timing

4<sup>th</sup>  
Quarter  
CY

## Sales In

October  
November  
December



## Revenue In

December – 27% Adv  
January – 27% Adv  
February – Clean Up

Sales Period	1 <sup>st</sup> Quarter			2 <sup>nd</sup> Quarter			3 <sup>rd</sup> Quarter			4 <sup>th</sup> Quarter		
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Advance/Clean-Up Payments	27%	46%	27%	27%	46%	27%	27%	46%	27%	27%	46%	27%
Clean- up Dates (Approx.)		2/22			5/23			8/24			11/28	
Remittance Dates (Approx.)	1/24	2/24	3/24	4/24	5/24	6/24	7/24	8/24	9/24	10/24	11/28	12/27



# Data from California Department of Tax and Fee Administration

Taxpayer level information with quarterly remittance amounts

## Uses

1. What kind of businesses exist & needed (Econ Development)
2. Did we get everything we should have (Audit)
3. Desire to follow economic trends (Forecasting)

HdL's holds data two-ways:

1. **Cash** (*actual amounts received in a given quarter*)
2. **'Adjusted'** (*put anomalies back to when they should have been received*)



# Breaking Down the Data

## Major Industry Groups

**Autos-Transportation**

*Fuel-Service Stations*

*Building-Construction*

**General Consumer Goods**

**Business-Industry**

*Restaurants*

*Food-Drugs*

**County Pool Allocation**

HdL created additional sub-groups called '**Business Types**'

**Example:** within Autos-Transportation we separate *New Autos, Used Autos, Leasing, Trailer-RVs, etc.*

**Example:** with Restaurants we separate *Quick Service, Fast Casual, Casual Dining, Fine Dining, etc.*





# SALES & USE TAX FORECASTING





# Forecasting the CA Sales Tax Economy

- HdL's database contains approximately 98% of all statewide data
- Client Services Team of 17 review all quarterly data once received
- Principal team members are highly experienced, former government fiscal leaders
- Individual team members are industry experts of each of the Major Industry Groups
- Full-day meeting to review overall results and breakdown each industry considering latest news & trends from around the globe
- After completion of the statewide forecast, team members switch to client specific forecasts



# Forecasting for Clients

- Some local trends will be consistent with the statewide trends
- **Many team members have either worked:** *for, adjacent to, with and/or consistently meeting with client staff for an extended time to be familiar with local business activities, seasonal trends and can translate statewide/national/global trends into local results*
- Adjust for: **anomalies**, *one-time/missing/double payments*, **include new/'soon to be new' businesses**, *exclude closed/'soon to be closed' businesses*





**From:** [John C.](#)  
**To:** [City Council Public Comment](#)  
**Subject:** Email Public Comment for South Pasadena City Council Meeting for May 17, 2023 for Agenda Item 9  
**Date:** Tuesday, May 16, 2023 8:22:21 AM

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

To South Pasadena Mayor Jon Primuth, Mayor Pro Tem Evelyn Zneimer, Councilmember Jack Donovan, Councilmember, Michael Cacciotti, and Councilmember Janet Braun

Please Approve Agenda Item 9. Especially this city prepaid warrant below:

ENTERPRI - Enterprise FM Trust

316496 05/04/2023

Inv 4693215/4717154

Line Item Date	Line Item Description
----------------	-----------------------

05/03/2023	Lease & Down Payment for Police Tesla's through April 2023 - FBN4639215/
------------	--

FBN4717154	163,803.91
------------	------------

Inv 4693215/4717154 Total

163,803.91

316496 Total

163,803.91

ENTERPRI - Enterprise FM Trust Total:

163,803.91

Also, the comment below was submitted for May 3, 2023. This comment will be resubmitted for May 17, 2023 in case of anyone questions the Enterprise Lease contract for the South Pasadena Police Department comment below:

Please stop questing the use of the Enterprise Lease contract that South Pasadena Police Department is using because below the City of Long Beach used the Enterprise contract twice and below is how the Long Beach City Council voted. Not one city councilmember voted no. Agenda item information below:

May 12, 2015

HONORABLE MAYOR AND CITY COUNCIL

City of Long Beach

California

**RECOMMENDATION:** Adopt Specifications No. ITB FS15-005 and award a contract to Enterprise FM Trust, dba Enterprise Fleet Management, Inc., of St. Louis, MO, for leasing vehicles for various Police operations, in an annual amount not to exceed \$155,000, including tax and fees, for a period of four years; and, authorize the City Manager or designee to execute all documents necessary to enter into the contract, including any necessary amendments thereto. (Citywide)

**DISCUSSION:** City Council approval is requested to enter into a contract with Enterprise Fleet Management, Inc. (Enterprise), for the lease of up to 20 vehicles, as needed by the Police Department.

A motion was made by Councilman Andrews, seconded by Councilman Austin, to approve recommendation.

	Votes
Councilwoman Gonzalez	Yes
Vice Mayor Lowenthal	Yes
Councilwoman Price	Yes
Councilman Supernaw	Yes
Councilwoman Mungo	Yes

Councilman Andrews Yes  
Councilmember Uranga Yes  
Councilmember Richardson Yes

October 20, 2020

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

RECOMMENDATION: Adopt a Resolution authorizing the City Manager, or designee, to execute a contract, and any necessary amendments, with Enterprise FM Trust, dba Enterprise Fleet Management, Inc., of St. Louis, MO, to lease vehicles for various Police operations, on the same terms and conditions afforded to Sourcewell, formerly The National Joint Powers Alliance, in an annual amount of \$125,656, with a 10 percent contingency of \$12,565, for a total annual contract amount not to exceed \$138,221, until the Sourcewell contract expires on July 24, 2022, with the option to renew for as long as the Sourcewell contract is in effect, at the discretion of the City Manager. (Citywide)

DISCUSSION City Council approval is requested to enter into a contract with Enterprise Fleet Management, Inc. (Enterprise), for the lease of up to 20 vehicles, as needed by the Police Department for various operations. This lease agreement will allow the City to replace currently leased vehicles of various makes and models that are now at the end of their term under the previous contract.

A motion was made by Councilmember Uranga, seconded by Councilmember Richardson, to approve recommendation.

	Votes
Councilwoman Zendejas	Yes
Councilmember Pearce	Yes
Councilwoman Price	Yes
Councilman Supernaw	Yes
Councilwoman Mungo	Yes
Dee Andrews	Yes
Councilmember Uranga	Yes
Councilmember Austin	Absent
Councilmember Richardson	Yes

The city of Long Beach has been very stringent on how much city money Long Beach Police Department can spend on vehicle replacements. So the South Pasadena City council would think that the Long Beach City council would question this decision in using Enterprise by Long Beach Police Department and may vote no on this agenda, but that did not happen as you can see above. Also, Long Beach Police Department must minimize replacements and maximize use of their current fleet. Example of this is what Long Beach Police Department was approved for over the last decade and a half. In 2011 Long Beach Police Department was approved to purchase 130 2011 Ford Crown Victoria Police Interceptors and in 2016 was approved for 64 Ford Police Interceptor Utility. Long Beach Police Department fleet is about 400 vehicles. For the South Pasadena City council to know this can be very expensive because a lot of City of Long Beach money goes into maintenance cost because most of the vehicles Long Beach Police Department uses are gassed powered vehicles.

From South Pasadena Resident,  
John



**From:** [Josh Albrektson](#)  
**To:** [City Council Public Comment](#)  
**Subject:** Item 14, DTSP and General Plan update  
**Date:** Friday, May 12, 2023 8:00:44 AM

---

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

I do think it is pretty funny that Placeworks is not mentioned in the staff report. Back in 2019 I told both Stephanie DeWolfe and Mayor Kubeshrian that the city shouldn't start doing the DTSP or General plan until they had done the Housing Element.

Stephanie De Wolfe told me that the Housing Element wouldn't really affect these projects and they could just do minor changes later. I told her she was wrong, and she was.

The vast majority of what is in the DTSP and General Plan is actually determined by the Housing Element.

While having workshops and public input is great, I hope you guys know that if things are done in the DTSP or General plan that make it so that the densities and housing cannot be built, your housing element compliance will be pulled.

Like when your planning staff tried to insert a 2.5 FAR in the March 7th housing element. If you didn't have the court ordered deadline that alone would have caused your housing element to be rejected.

--

Josh Albrektson MD  
Neuroradiologist by night  
Crime fighter by day

**From:** [Chris Bray](#)  
**To:** [City Council Public Comment](#); [Jon Primuth](#)  
**Cc:** [Steven Lawrence](#); [Planning Commission](#); [REDACTED]; [South Pasadena Review](#); [Armine Chaparyan](#)  
**Subject:** Public Comment, 5/17/23, Item 14, "Approve a Professional Services Contract with Rangwala Associates...."  
**Date:** Friday, May 12, 2023 11:12:59 AM  
**Attachments:** [rangwala sopa termination.pdf](#)

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

Councilmembers,

Item 14 is not a consent calendar item. The former councilmember Diana Mahmud publicly claimed, at a well-attended WISPPA forum a few years ago, that the City of South Pasadena had failed in its effort to update its general plan entirely because Rangwala Associates was incompetent and professionally incapable of performing the task:

[https://youtu.be/i\\_SAMEMNv1g?t=5161](https://youtu.be/i_SAMEMNv1g?t=5161)

"And unfortunately, what wasn't apparent before is that the consultant really didn't have a firm behind him. It was him. And, um, he was, council granted some additional money. When it was obvious that he would have difficulty completing the plan, our city manager had worked with the firm Placeworks, which is very highly regarded within the planning community. It's a very large firm, they have a presence at the planning conferences, they were just there for League of California Cities conference, and, um, he was offered to work as a subconsultant, and he said he was going to do that, and then he quit."

In fairness, Diana Mahmud was always almost *magically* wrong about everything, without fail, so every part of this statement should be entirely disregarded. But a then-member of the South Pasadena City Council said, in front of a large audience, that Rangwala Associates *cannot* complete a general plan, and now the city proposes to hire Rangwala Associates to complete a general plan.

Meanwhile, Mr. Rangwala terminated his involvement with the City of South Pasadena, and explained in his termination letter -- which I am attaching, and **which I ask to be included in the record of public comment** -- that city officials had behaved in a way that he regarded as "highly irregular and unethical."

Items placed on the consent calendar at a meeting of a local legislative body are "generally non-controversial items that do not require much, if any, discussion." When the "highly irregular and unethical" city re-hires the firm that "would have difficulty completing the plan," there is controversy. It requires discussion.

I support the decision to hire Rangwala Associates, but you can't do it without talking about it. Open the windows and air the place out -- it's full of Mahmud.

Chris Bray  
South Pasadena resident





**From:** [Joanne Nuckols](#)  
**To:** [City Council Public Comment](#)  
**Subject:** Approve Item #14 Open Agenda  
**Date:** Wednesday, May 17, 2023 9:42:16 AM

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

Council members and staff, I wholeheartedly support the approval of a contract with Rangwalla for the General Plan and any other work necessary related to finishing that process. The public process with Kaiser Rangwalla at the beginning of our General Plan process a few years ago was bar none, the best the city has ever had. We need to return to that model with Kaiser and his team so that the future of South Pasadena is the future the city and its residents desire.

As it stands, it appears that the Housing Element (HE) due to RHNA and new state housing laws is driving the new General Plan (GP). That is inappropriate as the HE is a supporting document, not a controlling document of the GP.

A GP is a promise to the community. We want to go back to the future with Rangwalla & Assoc to fulfill that promise.

Thank you for your consideration.

Joanne Nuckols  


Former member of the General Plan Committee



City of South Pasadena  
Community Development  
Department

# Memo

**Date:** May 15, 2023

**To:** The Honorable City Council

**Via:** Arminé Chaparyan, City Manager *AC*

**From:** Angelica Frausto-Lupo, Community Development Director  
Leah Demarest, Senior Management Analyst for Housing Programs

May 17, 2023, City Council Meeting Item No. 19 Adoption of an Interim Urgency Ordinance Establishing a 45-Day Moratorium on No-Fault Just Cause Terminations of Tenancy

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The memo provides minor proofreading corrections of typographical errors in the proposed Interim Urgency Ordinance. No substantive changes were made to the proposed Interim Urgency Ordinance.

ORDINANCE NO. \_\_\_\_

**AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE  
CITY OF SOUTH PASADENA, CALIFORNIA,  
ESTABLISHING AN INTERIM MORATORIUM ON NO-FAULT  
JUST CAUSE EVICTIONS OF RESIDENTIAL TENANCIES IN  
THE CITY OF SOUTH PASADENA, AND DECLARING THE  
URGENCY THEREOF TO TAKE EFFECT IMMEDIATELY  
UPON ADOPTION**

**WHEREAS**, effective January 1, 2020, Assembly Bill 1482 (2019-2020, the “Tenant Protection Act of 2019”), established state-wide just cause eviction protections intended to “help families afford to keep a roof over their heads, and... provide California with important new tools to combat our state’s broader housing and affordability crisis[;]” and

**WHEREAS**, the eviction protections of AB 1482 require an owner of residential property to have “just cause” in order to terminate a tenancy of a tenant that has lived in the unit for 12 months or more and distinguishes between “at-fault” and “no-fault” just cause terminations of tenancy; and

**WHEREAS**, the eviction protections of AB 1482 allow for a “no fault just cause” eviction of a tenant where the property owner intends to demolish or remodel the unit, requiring the tenant to vacate for a minimum of 30 days; and

**WHEREAS**, the eviction protections of AB 1482 require an owner of residential property to pay relocation assistance to a tenant that has their lease terminated for “no fault just cause[;]” and

**WHEREAS**, AB 1482 permits cities to adopt their own ordinances regulating evictions if the ordinance is more protective than AB 1482 in limiting the reasons for termination of a residential tenancy, provides for higher relocation assistance amounts, or provides additional tenant protections not prohibited by any other provision of law and makes a binding finding that the ordinance is more protective than AB 1482; and

**WHEREAS**, the City adopted Ordinance No. 2349 on November 4, 2020 establishing an interim moratorium on evictions of residential units due to substantial remodeling or demolition unless building permits were secured from the City and the tenant was given notice why the work could not be reasonably accomplished while they remained in place, which it found was more restrictive than AB 1482; and

**WHEREAS**, the City adopted Ordinance No. 2350 on December 16, 2020 extending the City’s interim moratorium on evictions of residential tenants due to substantial remodeling or demolition of the unit until March 16, 2021, which it found was more restrictive than AB 1482; and

**WHEREAS**, the City adopted Ordinance No. 2351 on January 20, 2021 which repealed Ordinance No. 2350 and added Article IX to Chapter 17 of the South Pasadena Municipal Code titled “Just cause for eviction,” which it found was more restrictive than AB 1482; and

**WHEREAS**, South Pasadena Municipal Code section 17.106 prohibits owners of residential property from terminating a tenancy without just cause; and

**WHEREAS**, tenants of multifamily rental properties in South Pasadena have recently reported that they have received notices of termination of tenancy from their landlord for alleged purposes of “substantial remodeling” to their residential units, thereby taking advantage of an unintended loophole for property owners, to issue no-fault eviction notices with unwarranted claims that substantial remodeling will actually be undertaken; and

**WHEREAS**, at its April 19, 2023 meeting, the City Council directed City staff to evaluate how the City can strengthen its just cause eviction protections for renters; and

**WHEREAS**, without a temporary moratorium on evictions, tenants will suffer harm which is not adequately addressed by the one month of relocation benefits required under AB 1482 and the South Pasadena Municipal Code; and

**WHEREAS**, the City Council finds that an urgency measure is necessary and essential to prevent the irreparable injury tenants would suffer due to the unintended loophole in AB 1482 and Ordinance 2351 that allows tenants to be evicted for unsubstantiated or unnecessary “substantial remodels” of their units; and

**WHEREAS**, the City Council finds that an urgency measure is necessary and essential to further the important interests of the State in passing of AB 1482, which law the City supports; and

**WHEREAS**, renter protection is a goal of the City’s Sixth Cycle Housing Element currently under review by the Department of Housing and Community Development, and programs within the Housing Element, including changes to the zoning code will be forthcoming within the following few months; and

**WHEREAS**, the City Council desires to adopt an urgency ordinance to prohibit any uses that may be in conflict with a contemplated general plan, specific plan, or zoning proposal to address such goals of the Housing Element, and to prevent further concerns to the public safety, health, and welfare; and

**WHEREAS**, the City desires to study how to establish revised no-fault termination of tenancy provisions that are more protective than Civil Code Section 1946.2 (AB 1482) and the current ordinance, which may include a) additional procedures to justify an intended “substantial remodel,” or demolition, including the requirement to obtain permits prior to issuing a Notice of Termination, and b) additional relocation benefits in excess of one month’s rent; and



**WHEREAS**, these issues constitute a current and immediate threat to the public health, safety and welfare, within the meaning of Government Code Section 65858(a); and

**WHEREAS**, for reasons set forth above, this ordinance is declared by the City Council to be necessary for immediate preservation of the public peace, health, and safety, and the recitals above taken together constitute the City Council's statements of the reasons constituting such necessity and urgency; and

**WHEREAS**, adoption of this ordinance is exempt from review under the California Environmental Quality Act ("CEQA") pursuant to the following, each a separate and independent basis: CEQA Guideline section 15183 ("Action Consistent with the General Plan and Zoning"); section 15378 ("No Project") and 15061(b)(3) ("No Significant Environmental Impact"), and Government Code section 65759(a) ("Actions necessary for compliance with court order regarding general plan conformity").

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

**Section 1.** The statements set forth in the Recitals above are true and correct and incorporated by reference into this interim urgency ordinance as findings. In adopting this interim urgency ordinance, the City Council finds and determines that adoption of this interim urgency ordinance is necessary to protect the public safety, health, and welfare, as those terms are defined in Government Code section 65858(a).

**Section 2.** For a period of forty-five (45) days, commencing May 17, 2023, no eviction of any tenant within the City of South Pasadena for "no-fault just cause" as defined in South Pasadena Municipal Code section 17.106(b)(2) shall take place. Notwithstanding the foregoing, evictions may take place under South Pasadena Municipal Code section 17.106(b)(2)(C) to comply with an order issued by a government agency or court. This ordinance shall not be interpreted to in any way adversely affect and/or abrogate the rights of tenants under South Pasadena Municipal Code section 17.106. This ordinance shall not be interpreted to in any way adversely affect or prohibit any terminations of tenancy where South Pasadena Municipal Code section 17.106 does not apply. This ordinance shall not be interpreted to in any way address tenancies of those residential properties or residential circumstances identified in South Pasadena Municipal Code section 17.106(e).

**Section 3.** Nothing in this ordinance shall relieve a tenant of liability to pay rent.

**Section 4.** This ordinance may be asserted as an affirmative defense in an unlawful detainer action and applies to notices of termination of tenancy issued prior to the effective date of this ordinance. This ordinance shall apply to tenancies where, as of the effective date of this ordinance, said tenant remains in possession and/or any eviction lawsuit has not reached a final judgment or issuance of a final order, after all appeals have been exhausted.

**Section 5.** City staff shall promptly commence studies they may deem necessary and appropriate to make a recommendation to the City Council regarding an amendment to the City's Municipal Code regarding additional tenant protections pertaining to just cause evictions. Pursuant to Government Code Section 65858(d), City staff shall prepare and submit for City Council adoption at least 10 days prior to the expiration of this interim ordinance or any extension hereof a written report describing the measures taken to alleviate the conditions which led to the adoption of this interim ordinance.

**Section 6.** CEQA. The City Council hereby finds and determines that this ordinance is not subject to the requirements of the California Environmental Quality Act ("CEQA"), pursuant to Government Code section 65759(a) as being necessary for compliance with a court order regarding general plan conformity with state law; CEQA Guideline sections 15183 ("Action Consistent with General Plan and Zoning"), 15378 ("No Project"), and 15061(b)(3) ("No Significant Environmental Impact").

**Section 7.** Severability. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held by a court of competent jurisdiction to be invalid, or otherwise not in force or effect, such decision shall not affect the validity, force, or effect, of the remaining portions of this ordinance. The City Council declares that it would have adopted this ordinance and each section, subsection, sentence, clause, and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid or otherwise not in force or effect.

**Section 8.** Immediate Effect. This ordinance is adopted by a 4/5 vote of the South Pasadena City Council, and shall take effect immediately upon its adoption as provided by Government Code Section 65858, and shall be of no further force at 11:59 p.m. on July 1, 2023 (45 days after adoption) unless extended or terminated by further action of the City Council.

**Section 9.** Certification. 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, APPROVED, and ADOPTED ON this 17<sup>th</sup> day of May, 2023.**

\_\_\_\_\_  
Jon Primuth, Mayor

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Mark Perez, Deputy City Clerk  
(seal)

\_\_\_\_\_  
Andrew L. Jared, City Attorney

Date: \_\_\_\_\_

**I HEREBY CERTIFY** the foregoing resolution was duly adopted by the City Council of the City of South Pasadena, California, at a Regular Meeting held on the 17<sup>th</sup> day of May, 2023, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAINED:**

\_\_\_\_\_  
Mark Perez, Deputy City Clerk

ORDINANCE NO. \_\_\_\_

**AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE  
CITY OF SOUTH PASADENA, CALIFORNIA,  
ESTABLISHING AN INTERIM MORATORIUM ON NO-FAULT  
JUST CAUSE EVICTIONS OF RESIDENTIAL TENANCIES IN  
THE CITY OF SOUTH PASADENA, AND DECLARING THE  
URGENCY THEREOF TO TAKE EFFECT IMMEDIATELY  
UPON ADOPTION**

**WHEREAS**, effective January 1, 2020, Assembly Bill 1482 (2019-2020, the “Tenant Protection Act of 2019”), established state-wide just cause eviction protections intended to “help families afford to keep a roof over their heads, and...will provide California with important new tools to combat our state’s broader housing and affordability crisis[;]” and

**WHEREAS**, the eviction protections of AB 1482 require an owner of residential property to have “just cause” in order to terminate a tenancy of a tenant that has lived in the unit for 12 months or more and distinguishes between “at-fault” and “no-fault” just cause terminations of tenancy; and

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**WHEREAS**, AB 1482 permits cities to adopt their own ordinances regulating evictions if the ordinance is more protective than AB 1482 in limiting the reasons for ~~the reasons for~~ termination of a residential tenancy, provides for higher relocation assistance amounts, or provides additional tenant protections not prohibited by any other provision of law and makes a binding finding that the ordinance is more protective than AB 1482; and

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**WHEREAS**, South Pasadena Municipal Code section 17.106 prohibits owners of residential property from terminating a tenancy without just cause; and

**WHEREAS**, tenants of multifamily rental properties in South Pasadena have recently reported that they have received notices of termination of tenancy from their landlord for alleged purposes of "substantial remodelling" to their residential units, thereby taking advantage of an unintended loophole for property owners, to issue no-fault eviction notices with unwarranted claims that substantial remodelling will actually be undertaken; and

**WHEREAS**, at its April 19, 2023 meeting, the City Council directed City staff to evaluate how the City can strengthen its just cause eviction protections for renters; and

**WHEREAS**, without a temporary moratorium on evictions, tenants will suffer harm which is not adequately addressed by the one month of relocation benefits required under AB 1482 and the South Pasadena Municipal Code; and

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**WHEREAS**, the City Council finds that an urgency measure is necessary and essential to prevent the irreparable injury tenants would suffer due to the unintended loophole in AB 1482 and Ordinance 2351 that allows tenants to be evicted for unsubstantiated or unnecessary "substantial remodels" of their units; and

**WHEREAS**, the City Council finds that an urgency measure is necessary and essential to further the important interests of the State in passing of AB 1482, which law the City supports; and

**WHEREAS**, renter protection is a goal of the City's Sixth Cycle Housing Element currently under review by the Department of Housing and Community Development, and programs within the Housing Element, including changes to the zoning code will be forthcoming within the following few months; and

**WHEREAS**, the City Council desires to adopt an urgency ordinance to prohibit any uses that may be in conflict with a contemplated general plan, specific plan, or zoning proposal to address such goals of the Housing Element, and to prevent further concerns to the public safety, health, and welfare; and

**WHEREAS**, the City desires to study how to establish revised no-fault termination of tenancy provisions that are more protective than Civil Code Section 1946.2 (AB 1482) and the current ordinance, which may include a) additional procedures to justify an intended "substantial remodel," or demolition, including the requirement to obtain permits prior to issuing a Notice of Termination, and b) additional relocation benefits in excess of one month's rent; and

**WHEREAS**, these issues constitute a current and immediate threat to the public health, safety and welfare, within the meaning of Government Code Section 65858(a); and

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**WHEREAS**, for reasons set forth above, this ordinance is declared by the City Council to be necessary for immediate preservation of the public peace, health, and safety, and the recitals above taken together constitute the City Council's statements of the reasons constituting such necessity and urgency; and

**WHEREAS**, adoption of this ordinance is exempt from review under the California Environmental Quality Act ("CEQA") pursuant to the following, each a separate and independent basis: CEQA Guideline section 15183 ("Action Consistent with the General Plan and Zoning"); section 15378 ("No Project") and 15061(b)(3) ("No Significant Environmental Impact"), and Government Code section 65759(a) ("Actions necessary for compliance with court order regarding general plan conformity").

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**Section 3.** Nothing in this ordinance shall relieve a tenant of liability to pay rent.

**Section 4.** This ordinance may be asserted as an affirmative defense in an unlawful detainer action and applies to notices of termination of tenancy issued prior to the effective date of this ordinance. This ordinance shall apply to tenancies where, as of the effective date of this ordinance, said tenant remains in possession and/or any eviction lawsuit has not reached a final judgment or issuance of a final order, after all appeals have been exhausted.

**Section 5.** City staff shall promptly commence studies they may deem necessary and appropriate to make a recommendation to the City Council regarding an amendment to the City's Municipal Code regarding additional tenant protections pertaining to just cause evictions. Pursuant to Government Code Section 65858(d), City staff shall prepare and submit for City Council adoption at least 10 days prior to the expiration of this interim ordinance or any extension hereof; a written report describing the measures taken to alleviate the conditions which lead to the adoption of this interim ordinance.

**Section 6. CEQA.** The City Council hereby finds and determines that this ordinance is not subject to the requirements of the California Environmental Quality Act ("CEQA"), pursuant to Government Code section 65759(a) as being necessary for compliance with a court order regarding general plan conformity with state law; CEQA Guideline sections 15183 ("Action Consistent with General Plan and Zoning"), 15378 ("No Project"), and 15061(b)(3) ("No Significant Environmental Impact").

**Section 7. Severability.** If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held by a court of competent jurisdiction to be invalid, or otherwise not in force or effect, such decision shall not affect the validity, force, or effect, of the remaining portions of this ordinance. The City Council declares that it would have adopted this ordinance and each section, subsection, sentence, clause, and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid or otherwise not in force or effect.

**Section 8. Immediate Effect.** This ordinance is adopted by a 4/5 vote of the South Pasadena City Council, and shall take effect immediately upon its adoption as provided by Government Code Section 65858, and shall be of no further force at 11:59 p.m. on July 1, 2023 (45 days after adoption) unless extended or terminated by further action of the City Council.

**Section 9. Certification.** 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, APPROVED, and ADOPTED ON this 17<sup>th</sup> day of May, 2023.**

\_\_\_\_\_  
Jon Primuth, Mayor

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Mark Perez, Deputy City Clerk  
(seal)

\_\_\_\_\_  
Andrew L. Jared, City Attorney

Date: \_\_\_\_\_

**I HEREBY CERTIFY** the foregoing resolution was duly adopted by the City Council of the City of South Pasadena, California, at a Regular Meeting held on the 17<sup>th</sup> day of May, 2023, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAINED:**

\_\_\_\_\_  
Mark Perez, Deputy City Clerk



## Mark Perez

---

**From:** Matt Buck [REDACTED]  
**Sent:** Tuesday, May 16, 2023 4:10 PM  
**To:** City Council Public Comment  
**Cc:** Jon Primuth; ezneimer; Michael Cacciotti; Jack Donovan; Janet Braun; Armine Chaparyan  
**Subject:** CAA Letter: Item 19  
**Attachments:** CAALetter\_ITEM19.pdf

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



California Apartment Association  
Los Angeles County  
515 S. Flower Street, 18<sup>th</sup> Fl.  
Los Angeles, CA 90071

May 16, 2023

Mayor Primuth & City Council  
City of South Pasadena  
VIA Email

**Re: Just Cause Eviction Moratorium**

Dear Mayor Primuth and Council Members:

The California Apartment Association (CAA) represents ethical, law-abiding housing providers and real estate industry experts who are involved with a range of rental properties from those that offer single-family residences to large apartment communities. Our members provide a majority of the obtainable housing throughout Los Angeles County.

CAA is a public policy trade association engaged in cities across the state, and available to offer views and solutions that have been proven effective in the rental housing industry statewide.

**On behalf of my members, I strongly urge the City Council to vote “no” on the urgency eviction moratorium.**

The staff report provides no evidence of a city-wide emergency to warrant the recommendation for an urgency moratorium on no-fault lease terminations. To enact an urgency measure in the absence of measurable data would be an irresponsible use of power by the City Council.

In 2021, the city created a substantial remodel ordinance requiring building permits to be secured from the city and copies provided to the tenant in advance of the work being done. This is in addition to the “just cause” provisions as established through the state law AB 1482.

South Pasadena has an aging housing stock, with over 70% of the city’s housing built prior to 1970. The substantial remodel provisions of AB 1482 are an important pathway to upgrade aging properties. Since 2010, the city has permitted less than 0.1% to its housing inventory. Additional regulations are not needed and would only create confusion, bureaucracy, and a more unaffordable city.

The hardships being placed on housing providers are affecting all residents and is leading to even more expensive and lesser-quality housing. Our members are not in the eviction business. They help house South Pasadena.

CAA is here to work with staff on the issue of concern. Additional stakeholder meetings to discuss these specific housing concerns should be convened immediately before any further action is taken.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matthew Buck', written over a white rectangular area.

Matthew Buck  
Vice President of Public Affairs  
California Apartment Association

Matthew Buck - Vice President of Public Affairs  
California Apartment Association



*CAA is your partner in the rental housing industry.*  
[Find out how we're working for you.](#)



California Apartment Association  
Los Angeles County  
515 S. Flower Street, 18<sup>th</sup> Fl.  
Los Angeles, CA 90071

May 16, 2023

Mayor Primuth & City Council  
City of South Pasadena  
VIA Email

**Re: Just Cause Eviction Moratorium**

Dear Mayor Primuth and Council Members:

The California Apartment Association (CAA) represents ethical, law-abiding housing providers and real estate industry experts who are involved with a range of rental properties from those that offer single-family residences to large apartment communities. Our members provide a majority of the obtainable housing throughout Los Angeles County.

CAA is a public policy trade association engaged in cities across the state, and available to offer views and solutions that have been proven effective in the rental housing industry statewide.

**On behalf of my members, I strongly urge the City Council to vote “no” on the urgency eviction moratorium.**

The staff report provides no evidence of a city-wide emergency to warrant the recommendation for an urgency moratorium on no-fault lease terminations. To enact an urgency measure in the absence of measurable data would be an irresponsible use of power by the City Council.

In 2021, the city created a substantial remodel ordinance requiring building permits to be secured from the city and copies provided to the tenant in advance of the work being done. This is in addition to the “just cause” provisions as established through the state law AB 1482.

South Pasadena has an aging housing stock, with over 70% of the city’s housing built prior to 1970. The substantial remodel provisions of AB 1482 are an important pathway to upgrade aging properties. Since 2010, the city has permitted less than 0.1% to its housing inventory. Additional regulations are not needed and would only create confusion, bureaucracy, and a more unaffordable city.

The hardships being placed on housing providers are affecting all residents and is leading to even more expensive and lesser-quality housing. Our members are not in the eviction business. They help house South Pasadena.

CAA is here to work with staff on the issue of concern. Additional stakeholder meetings to discuss these specific housing concerns should be convened immediately before any further action is taken.

Sincerely,

Matthew Buck  
Vice President of Public Affairs  
California Apartment Association



**From:** [Scott Epstein](#)  
**To:** [Jon Primuth](#); [Michael Cacciotti](#); [Evelyn Zneimer](#); [Jack Donovan](#); [Janet Braun](#)  
**Cc:** [Angelica Frausto-Lupo](#); [Leah Demarest](#); [Jake Pierce](#); [Leonora Camner](#); [City Council Public Comment](#)  
**Subject:** Please support 45-day eviction moratorium  
**Date:** Tuesday, May 16, 2023 7:37:32 PM  
**Attachments:** [051623\\_South Pasadena Eviction Moratorium Abundant Housing LA.pdf](#)

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

Dear South Pasadena City Council Members.

Please find attached a letter in support of the proposed 45-day eviction moratorium.

Sincerely,

Scott Epstein

(He/Him)

Policy and Research Director, Abundant Housing LA



**We request that candidates do not send us confidential campaign strategy information, including polling data or other information that is not publicly available.**



May 16, 2023

Mayor Jon Primuth  
Mayor Pro-Tem Evelyn Zneimer  
Councilmember Janet Braun  
Councilmember Michael Cacciotti  
Councilmember Jack Donovan  
1414 Mission Street  
South Pasadena, CA 91030

Re: Support for 45-day eviction moratorium

Dear Mayor and City Council,

We write in support of the proposed 45-day eviction moratorium. More than three-quarters of very-low-income tenants in your city are housing-cost-burdened, meaning they pay at least 30% of their income on rent. Furthermore, 6% of South Pasadena residents live in poverty. These are your neighbors, and they live on a razor's edge.

Abundant Housing LA (AHLA) is a housing advocacy nonprofit that advocates for a comprehensive approach to addressing our housing crisis, including legalizing more homes, making it easier to build homes, funding affordable housing, and protecting tenants. When it comes to tenant protections, AHLA was proud to join a coalition supporting AB 1482, the Tenant Protection Act of 2019, which capped many rent increases and offered tenants a level of security in their homes that they did not have previously.

However, AB 1482 left some ambiguity and potential loopholes in terms of what constitutes a permissible eviction. As such, South Pasadena city staff are looking at creating a local just-cause eviction ordinance to offer additional protections, based on your direction.

The problem, as you know, is many tenants were recently served eviction notices and are at immediate risk of displacement. This is an unsettling situation for South Pasadena community members to be in. We ask that you adopt the 45-day eviction moratorium laid out in the agenda report, while staff is able to study this issue in more depth.

Strengthening just-cause evictions is a valuable tool to provide stability to families who call South Pasadena home, and a natural complement to other policies that produce more homes for families of all incomes. We thank you for your leadership in protecting tenants in South Pasadena.

Sincerely,

*Leonora Camner*

Leonora Camner  
Executive Director  
Abundant Housing LA

*Scott Epstein*

Scott Epstein  
Director of Policy and Research  
Abundant Housing LA

**From:** [Elizabeth Anne Bagasao](#)  
**To:** [City Council Public Comment](#)  
**Subject:** Public Comment Open Session May 17 Agenda #19  
**Date:** Tuesday, May 16, 2023 9:08:42 PM  
**Attachments:** [Public Comment Open Session Agenda #19.pdf](#)

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Dear City Clerk:

Please see attached written public comment for Agenda Item No 19 of Open Session Council Meeting for May 17.

Thank you! There are two pages to include.

As always,

Anne Bagasao  
South Pasadena Tenants Union





May 16, 2023

Mayor Jon Primuth  
Mayor Pro-Tem Evelyn Zneimer  
Councilmember Janet Braun  
Councilmember Michael Cacciotti  
Councilmember Jack Donovan

Public Comment Agenda Item #19

Dear Mayor and Council:

Because our friends and neighbors who rent are subject to eviction from their homes due to no-fault just cause evictions; and

Because owners are abusing the law by acquiring City of South Pasadena permits for minor and elective changes so that they can speciously remove tenants who are in good standing;

Because we are a community of renters and homeowners, and not commercial landlords or real estate investment clubs; and

Because homelessness in California has reached the level of a humanitarian crisis,

We, the people of the City of South Pasadena, request that the City Council take action at the May 17, 2023 regular session meeting to provide protections against erroneous no fault just cause evictions of our neighbors, their families and their children.

Until such time that time that they Council is able to approve an updated permanent ordinance, we request that the Council **move forward with the proposed urgency ordinance to prevent “no-fault just-cause” evictions in South Pasadena.**

We hope that a future permanent ordinance is approved by the City Council that adopts a stricter definition of what constitutes “substantial renovation” in our City in order to deter abuse of AB1482 no-fault just- cause evictions and to keep South Pasadenans housed. We ask that a local ordinance deems that “substantial renovation” claims are limited to those necessary to maintain compliance with habitability laws and which can be demonstrated to require more than 30-days to resolve, and can not be completed safely with the tenant in their unit. We support additional protections which would include a right of return.

As your voters, we ask for your immediate and sincere attention to this request and thank you for your service to protect the health and safety of all South Pasadena residents.

Sincerely,

Signatories:

Afshin Ketabi  
Aidan Edward-Rede  
Alan Erlich  
Amber Duran  
Anna R. McCurdy  
Anne Bagasao  
Aubrey Porter  
Ayaka Nakaji  
Barbara Eisenstein  
Beatrice Merza  
Brian Farrell  
Briana Fuentes  
Caitlin Lainoff  
Cassie Terhune  
Che Hurley  
Christine Chin  
Danielle Gerardo  
Denise Durrett  
Denise Philley  
Elana Mann  
Ella Hashugen  
Erica Rede  
Fernando Duran  
Genevieve Ortega  
Genevieve Sigala  
Grace Dennis  
Gretchen Schulz  
Halle Sunabe  
Helen Tran  
Helmer Alvarado  
Jarette Gordon  
Jasleen Kholi  
Jesse Lucero

Joe Grijalva  
John Srebalus  
Josh Albrekston  
Judith Trout  
Julie Lucero  
Kezia Johnson  
Laboni Hoq  
Leah Goldwhite  
Linda McDermott  
Louie Esparza  
Manuel Zaragoza  
Matt Bennett  
Matthew Barbatto  
Michele Masjedi  
Nancy Hurley  
Owen Elickson  
Phil Rowland  
Phung Hyunh  
Priscilla Zaragoza  
Rachel Hamilton  
Rachel Hirshberg  
Rachell Russell  
Rebecca Bergman  
Robert Fuentes  
Ron Rosen  
Shandor Garrison  
Sharon Mizota  
Sheila Rossi  
Stephanie Stein  
Valerie Chun  
Victoria Patterson  
Yaasin Hanif  
Yehouda Masjedi

**From:** [Janet Gagnon](#)  
**To:** [Jon Primuth](#); [Evelyn Zneimer](#); [Janet Braun](#); [Michael Cacciotti](#); [Jack Donovan](#)  
**Cc:** [Daniel Yukelson](#); [Max C. Sherman](#); [Martin Makaryan](#); [City Council Public Comment](#)  
**Subject:** City Council Meeting 5/17 regarding Agenda Item 19 Interim Urgency Ordinance for 45-Day Moratorium on All No-Fault Terminations of Tenancy  
**Date:** Wednesday, May 17, 2023 10:53:38 AM  
**Attachments:** [image001.png](#)  
[South Pasadena Comment Letter-05172023-Clean.pdf](#)

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Dear Mayor Primuth and Members of the South Pasadena City Council,

Attached please find the official comment letter from the Apartment Association of Greater Los Angeles (AAGLA) regarding agenda item 19 being considered at tonight’s City Council meeting. AAGLA strongly urges the City Council to reject the urgency ordinance as there has been **no data** showing a substantial and widespread issues with any of the No-Fault causes for termination of tenancy. In addition, the ordinance is extremely overly broad and would severely harm independent, mom-and-pop owners needing to move into their properties to make ends meet. It would force them into the sole option of selling the property on short sale to a corporation who would raise rents to current full market rate or a developer that would most likely demolish and replace it with a new building. Thus, all existing renters at the property would likely be forced to relocate and South Pasadena would lose more of its already scarce naturally occurring affordable housing.

Thank you for your consideration.

Sincerely,

Janet M. Gagnon



**Janet M. Gagnon, Esq.**  
**Director, Government Affairs & External Relations**  
**Apartment Association of Greater Los Angeles**

[Redacted signature block]



*"Great Apartments Start Here!"*

Janet M. Gagnon  
Director, Government Affairs &  
External Relations



May 17, 2023

Via Electronic Mail

Hon. Mayor Jon Primuth, and the  
Members of the South Pasadena City Council  
1424 Mission Street  
Pasadena, California 91030

Re: Adoption of an Interim Urgency Ordinance Establishing a 45-Day Moratorium on No-Fault Just Cause Terminations of Tenancy (Agenda Item 19)

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Dear Hon. Mayor Primuth and Members of the South Pasadena City Council:

At tonight's City Council meeting, the Council will consider adoption of an interim urgency ordinance establishing a **45-Day citywide moratorium on all No-Fault Just Cause terminations of tenancy** (Agenda Item 19). The Apartment Association of Greater Los Angeles (AAGLA) is strongly opposed to the imposition of this urgency ordinance as there has been no data presented showing a citywide issue with all No-Fault causes for tenancy termination. We urge the Council to reject this urgency ordinance and instead follow standard City Council review processes for any new ordinance to respect the existing checks and balances that exist and to allow sufficient time to hear from all impacted parties, including independent, mom-and-pop rental housing providers.

There is **no data from the City** showing a major citywide issue with all types of No-Fault causes. We are aware that there was one incident involving 4 people compared to the 26,314 people that live in South Pasadena. This is a tiny fraction of the population and does not justify a new ordinance, much less an urgency ordinance that avoids standard City Council processes, detailed analysis, robust debate and full public engagement by all impacted parties, including independent, mom-and-pop rental housing providers.

AAGLA, established in 1917, is a voluntary membership trade association whose nearly 10,000 members are rental housing providers and property management professionals throughout Los Angeles, Ventura, and San Bernardino counties, including the City of South Pasadena. More than 80% of our members are independent, mom-and-pop rental housing owners with fewer than 20 units, and many who own only a single rental property that they rely upon for their families' daily living expenses such as medical costs as retirees or newly arrived immigrants.

This urgency ordinance would have significant, negative consequences for independent, mom-and-pop rental property owners and their family members needing to move into their own properties to make ends meet. After 3 years of statewide and countywide moratoriums that resulted in massive financial losses for rental housing providers, many mom-and-pop owners are barely able to hang onto their rental property and are sacrificing their separate homes to move into the rental property to avoid losing it. To institute a sudden 45-Day moratorium that would prevent them from doing so is callous, inequitable, and unnecessary.





*“Great Apartments Start Here!”*

This overbroad and drastic action by the Council will only significantly worsen the shortage of naturally occurring affordable rental housing in South Pasadena by forcing financially struggling owners to sell their entire building versus moving into a single unit. In addition, Assembly Bill 1482 (AB1482) and other state laws already provide substantial protections to existing renters, including relocation fees. To prohibit the ability of property owners to move-in to their own property by either a complete ban or exorbitant relocation fees will only force more mom-and-pop owners out of business with developers replacing the buildings with new buildings yielding much higher returns on investment. This will result in entire buildings of renters having to relocate rather than a single unit. Further, there has been no data provided by the City showing any problems whatsoever with owner move-ins, so it is completely unnecessary for the Council to take such action.

We do realize that there have been 4 renters impacted by substantial remodels recently out of a total of 26,314 residents in South Pasadena. This can hardly be considered a “citywide” “major” problem warranting a new ordinance to be passed. Such little impact shows that this is not a significant issue for South Pasadena and that AB1482 should be given time to be fully implemented before any ordinances are considered to change it. AB1482 was a fully negotiated compromise between all parties, including renter advocates and is only now being implemented due to the 3 years of statewide Covid-19 related moratoriums. It is extremely premature for South Pasadena to be looking at making changes until and unless major citywide issues are actually occurring as evidenced by significant, impartial and verified data collected by the City. If the City then finds that relocation fees need to be adjusted specifically for substantial remodels, then it should conduct a formal study of actual moving costs incurred as well as security deposit amounts returned at the end of a tenancy. Relocation fees are not private welfare and are intended only to cover verifiable costs of moving.

A far better solution for individual issues is for the City to create a voluntary mediation program like the one in Santa Barbara. Santa Barbara’s voluntary mediation program that has existed for many years and is extremely successful and reaching mutually amicable and tailored solutions for renters and rental housing providers alike. This will also provide the City with data as to issues that are being experienced citywide, frequency, specific neighborhoods, types of property ownership, sizes and age of properties, and resolutions achieved.

AAGLA urges the Council to reject the urgency ordinance in its entirety. Instead, we urge the Council to conduct extensive outreach efforts to renters and rental housing providers alike on the existing protections in place contained in AB1482 and to develop a robust voluntary mediation program similar to one that already exists in Santa Barbara.

Thank you for your time and consideration of these matters. If you have any questions, please call me at [REDACTED] or contact me via electronic mail at [REDACTED]

Very truly yours,

A handwritten signature in black ink that reads "Janet M. Gagnon". The signature is written in a cursive, flowing style.

Janet M. Gagnon, Esq.

**From:** [Deborah Lutz](#)  
**To:** [CCO](#)  
**Subject:** Please vote no to eviction moratorium  
**Date:** Wednesday, May 17, 2023 6:21:35 AM

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Dear Council Members,

I urge you not to enact an eviction moratorium for owner occupy from the ordinance and include mediation as an alternative to a a full moratorium.

Housing providers endured significant financial strain and loss during the pandemic. Many housing providers were forced to become banks overnight and provide housing free of charge for months and months.

Owners that follow the guidelies deserve the right to occupy their rental property.

If there are isolated incidents of violations to these ordinances then those should be dealt with individually.

Housing providers are an essential part of South Pasadena. We urge you not to further take away our rights.

Deborah Lutz

--

Deborah Lutz  


**From:** [Rian Barrett](#)  
**To:** [CCQ](#); [Jon Primuth](#); [Evelyn Zneimer](#); [Jack Donovan](#); [Michael Cacciotti](#)  
**Subject:** Agenda Item 19 RE: Urgency Ordinance  
**Date:** Wednesday, May 17, 2023 5:25:17 PM  
**Attachments:** [REDACTED]

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Good afternoon all,

Please find the public comment from the Pasadena-Foothills REALTORS®. Look forward to seeing you all tonight.

Rian



**Rian Barrett**

Vice President, Staff/ Government Affairs  
Director





May 17, 2023

Mayor and City Councilmembers  
City of South Pasadena  
Via Email

RE: Agenda Item 19

Dear Mayor and Members of the City Council:

The South Pasadena Community Development Manager has recently proposed a 45-day Interim Urgency Ordinance on no-fault just cause terminations of tenancy. On behalf of The Pasadena-Foothills Association of Realtors, we ask that you reject the staff report. Existing law under AB 1482 provides for relocation assistance and addresses the issue of no-fault just cause evictions. South Pasadena Municipal Code, SMPC 2351 addressed the issue of substantial remodels and is more protective than current state law.

There have been no indications that evictions have increased in the City of South Pasadena, specifically related to substantial remodels outside of this isolated incident. We must ask, why has the city not been able to track those permits? This was an issue the city staff had in 2021. If this issue is related to one particular property, then the city should take a more measured approach to this ordinance and address that property owner directly.

We recognize that there is considerable pressure from tenants' groups to ensure they are protected from unscrupulous housing providers. By implementing a moratorium for no-fault just cause evictions, or substantial remodels in the case of the units at 1313 Huntington, this proposed ordinance will only further exacerbate the aging housing stock issue. There must be a mechanism on your part that allows housing providers to keep their units up to date. Each year South Pasadena's housing stock further deteriorates; we will be in a much graver position than we already face if those needs aren't addressed in a timely fashion.

We encourage Council to direct staff to create a mediation program to address specific issues like this which could be successfully solved with a common-sense approach. There has to be a balanced approach to ensure that both housing providers and tenants' needs are met.

We also ask that the Council include an exemption for owner occupied move-in. Don't deny a homeowner the ability to utilize their own property. Housing providers should not



be vilified for needing to use their property. If a housing provider acts in good faith, and provides reasonable notice, they should be given equal protection within the city.

We urge the Council to consider our request and reach out to all stakeholders when creating Urgency Ordinances of this magnitude. We all want a resolution to be reached that is fair and balanced for everyone.

Sincerely,  
Pasadena-Foothills REALTORS®

**From:** [Kathy LaRussa](#)  
**To:** [CCO](#)  
**Cc:** [Jon Primuth](#); [Evelyn Zneimer](#); [Jack Donovan](#); [Michael Cacciotti](#)  
**Subject:** Agenda Item 19 South Pasadena Eviction Moratorium  
**Date:** Wednesday, May 17, 2023 12:45:47 PM

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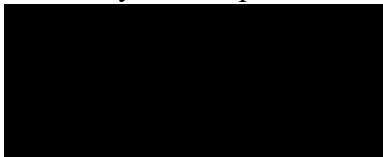
Dear City Council Members,

We are property owners of a 24 unit rental property in South Pasadena. We do NOT support agenda item 19, the Interim Emergency Ordinance 45-day moratorium on no-fault just cause terminations of tenancies. We ask that you consider other ways this issue can be resolved and to not pass this agenda item as it is currently written. We would request that you remove “owner occupy” from the ordinance and also include mediation as an alternative to a full moratorium. This current proposal is a knee-jerk reaction to what seems to be impacting only 4 units in our city.

We are a small family run rental property which has been in our family since 1976. You could ask every tenant we have and they would tell you we are caring owners who do not take advantage of our tenants. Understandably not all owners are like us, however most actually are in the city of South Pasadena, and the rest of us should not be penalized for the very, very small minority that do not take care of their properties and do not care for their tenants in a fair manner.

Sincerely,

Frank and Kathy LaRussa  
Monterey Oaks Apartments



**From:** [Yvonne LaRose](#)  
**To:** [City Council Public Comment](#)  
**Subject:** Public Comment re 5/17/23 Agenda Item 19  
**Date:** Wednesday, May 17, 2023 6:30:57 PM

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I want to commend the Council for moving so swiftly to enact a moratorium on no-fault evictions. This indicates to me, as with most other residents, that our governing body not only listens but also acts in an expeditious manner to protect the interests of it's constituents.

Thank you.

[Sent from Yahoo Mail on Android](#)



## City of South Pasadena Finance Department

# Memo

**Date:** May 17, 2023

**To:** The Honorable City Council

**Via:** Arminé Chaparyan, City Manager *DUM for AL*

**From:** John Downs, Interim Finance Director

May 17, 2023 City Council Meeting Item No. 21 Approval of Fiscal Year  
2022-23 Budget Policy

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The following are recommendations from both Finance Commission and the Finance Department.

### Finance Commission

Recommends the following changes to the Budget Policy:

- Statement 4 – General Fund Reserves. Change bullet point #1 Unassigned Fund Balance from “These reserves are in spendable form and **are** either restricted, committed, or assigned” to “These reserves are in spendable form and **may become** either restricted, committed, or assigned “
- Commissioners requested adding narrative updates at mid-year and year end to show status of adherence to Budget Policies

### Finance Department

Recommends the following changes to the Budget Policy:

- Statement 2 Balanced Budget – add in new bullet point stating “If deficit spending is warranted, justification will be provided.”

## FY 2022/2023 Budget Policies

### PURPOSE STATEMENT

To enhance fiscal transparency and maintain and improve fiscal sustainability, the City of South Pasadena annually adopts fiscal policies to establish a framework to ensure a balance budget, maintain healthy reserves, appropriately fund the City's infrastructure needs, establish fees and charges, and ensure compliance with City Council directives. This policy is adopted annually as part of the Budget adoption process and may be revised by City Council action.

### 1. ANNUAL BUDGET

**The City adopts an annual budget. The City's fiscal year starts on July 1st and concludes on June 30th. The annual budget for the new fiscal year, will be adopted before June 30<sup>th</sup>.**

The following are key elements of the City's budget and budget process:

- Budgetary appropriations are made by the City Council, through formal budget adoption.
- The City Manager submits the Proposed Budget to the City Council no later than the final City Council meeting in May.
- The budget is adopted by the City Council before June 30<sup>th</sup>, following a public meeting where constituents are given an opportunity to comment on the Proposed Budget.
- Prior to consideration by the City Council, the Proposed Budget will be reviewed by the Finance Commission.

~~The policy was achieved for Fiscal Year 2022/2023, and the Proposed Budget was presented and discussed with City Council at the May 25, 2022, June 1, 2022 and June 15, 2022 City Council Meetings. The budget was formally approved and adopted on June 15, 2022.~~

### 2. BALANCED BUDGET

**The City strives to maintain a balanced operating budget for all governmental funds (all funds except the enterprise funds), with total on-going revenues equal to or greater than total on-going expenditure, so that at year end all these funds have a positive fund balance and the General Fund balance is maintained.**

- The budget is balanced at the individual fund level. The estimated revenue sources must be sufficient to cover proposed uses.
- Ongoing operations are funded by recurring revenues.
- City policies on reserve requirements for specific funds are adhered to in the budget.
- If shortfalls are projected after the budget adoption, during quarterly financial reviews, the City Manager will present a plan to address such shortfalls with sustainable measures in order to achieve a balanced budget by fiscal year-end.
- Non-recurring revenues or one-time funding may be used to balance the budget during economic downturns, or as a result of unforeseen events.
- If deficit spending is warranted, justification will be provided.

The Adopted FY 2022/2023 Budget includes a balanced operating budget for the following funds:



## Attachment C

- ~~The City's General Fund is balanced.~~

Exceptions to this policy include:

- ~~Fund 103 Insurance Fund~~
- ~~Fund 201 Metropolitan Transportation Authority (MTA) Pedestrian Improvement Fund~~
- ~~Fund 207 Successor Agency to California Redevelopment Agency (CRA)~~
- ~~Fund 215 Street Light & Landscape Fund~~
- ~~Fund 220 Business Improvement Fund~~
- ~~Fund 226 Mission Meridian Public Garage Fund~~
- ~~Fund 238 Mobile Source Air Pollution Reduction Review Committee (MSRC) Grant~~
- ~~Fund 239 Measure W~~
- ~~Fund 241 Measure H~~
- ~~Fund 242 Prop C Exchange~~
- ~~Fund 245 Bike & Pedestrian Paths~~
- ~~Fund 248 Bicycle Transportation Account (BTA) Grant~~
- ~~Fund 249 Open Streets Grant~~
- ~~Fund 274 Homeland Security Grant~~
- ~~Fund 277 Highway Safety Improvement Program (HSIP) Grant~~
- ~~Fund 278 Housing Element Grant~~
- ~~Fund 310 Sewer Capital Projects~~
- ~~Fund 505 2016 Water Revenue Bonds~~
- ~~Fund 550 Public Finance Authority~~

### 3. APPROPRIATIONS AND BUDGETARY CONTROL

The City Council holds public hearings and adopts the City's annual budget and may modify appropriations with majority approval. During the fiscal year, any budget adjustments (increases in appropriations at the fund level) that cannot wait for the Mid-Year review or that exceed the City Manager's budget authority described below, must be submitted by the City's departments for City Council review and approval. The review and approval may occur at any City Council meeting, at the request of staff or the City Council. The City Council approves any revisions that increase the total budgeted expenditures or revenues at the fund level, and any changes to permanent and full-time positions.

The legal level of expenditures is controlled at the fund level, and appropriations lapse at the end of each fiscal year. ~~Re-unless-encumbered-for~~ re-appropriation by the City Council only occurs for multi-year infrastructure and capital projects and capital outlays.

~~in the following fiscal year.~~ Department Heads may, without Council approval, amend individual line items within any fund in the maintenance and operations portions of the budget without increasing total appropriations for that division. The City Manager may, without Council approval, amend individual line items within any fund, and between divisions and programs, in the personnel costs, maintenance and operations, capital outlay and capital projects portions of the budget without increasing total appropriations for that fund.

## Attachment C

### 4. ENTERPRISE FUND

~~The City requires the water, sewer, and golf course enterprise funds be self-supporting. The City recognizes that enterprise funds function with accounting practices that are different from those used by governmental funds. Therefore, for enterprise funds, the City will strive to maintain operating budgets that produce annual net revenues that meet or exceed the compliance requirements of debt coverage ratios generally.~~

~~The sewer fund was recognized as an enterprise fund starting in FY 2009/10, with the requirement of self-supporting funding. Water and sewer rate increases will assure that revenues exceed operating expenditures, including debt service. Budgeted water capital projects will be paid from a \$37.8 million 2016 Water Bond issuance. Bond debt service will be paid out of water revenues. Sewer revenues along with a revolving loan from the State will pay for sewer capital improvements.~~

~~The Water Fund will maintain a reserve equal to 30% of revenues. This policy has been met or exceeded. The Sewer fund will maintain a reserve equal to 30% of revenues. This policy has been met or exceeded.~~

### 5.4. GENERAL FUND RESERVES

General Fund Reserves are described as:

- Unassigned Fund Balance - These reserves are in spendable form and ~~are may become~~ either restricted, committed, or assigned. The City strives to attain a General Fund undesignated fund balance equal to a minimum 30% of General Fund revenues at year end.
- Assigned Fund Balance – These reserves are set aside or earmarked for particular purposes, and the authority to designate these reserves can be delegated, and may take less formal action to limit how the reserves are used.
- Restricted Fund Balance – These reserves are subject to restrictions that are legally enforceable by outside parties, such as bondholders.
- Committed Fund Balance – These reserves are designated by the City Council, and are designated for specific purposes, through formal action. Committed balances can be modified by the City Council taking formal action.

~~The current Committed (Designated) Fund Balances, or designated reserves have been established for FY 2022/2023 is as follows:~~

- ~~Arroyo Golf Course; \$600,000~~
- ~~CalTrans Vacant Lot Purchases; \$392,000~~
- ~~Library Expansion; \$200,000~~
- ~~Renewable Energy Source Reserve; \$700,000~~
- ~~Stormwater; \$600,000~~
- ~~CalTrans Housing/626 Prospect Ave Litig. Reserve; \$345,876~~
- ~~Transportation Projects – Rogan Fund Match; \$1,071,517~~

## Attachment C

Committed (Designated) Reserves shall be reviewed and designated annually by the City Council prior to Budget adoption. Upon designation of a reserve for a specific purpose, the Council will ensure the following:

- The purpose of the reserve will be specified at the time of designation.
- The City Council will also identify whether the designation is a one-time designation or whether an amount specified by the City Council will be added to the designated reserve on an annual basis.
- Nothing limits the City Council's authority to un-designate, or re-designate any General Fund Designated Reserve for another governmental purpose, pursuant to formal City Council action.

### **5. ENTERPRISE FUND**

**The City requires the water, sewer, and golf course enterprise funds be self-supporting. The City recognizes that enterprise funds function with accounting practices that are different from those used by governmental funds. Therefore, for enterprise funds, the City will strive to maintain operating budgets that produce annual net revenues that meet or exceed the compliance requirements of debt coverage ratios generally.**

The sewer fund was recognized as an enterprise fund starting in FY 2009/10, with the requirement of self-supporting funding. Water and sewer rate increases will assure that revenues exceed operating expenditures, including debt service. Budgeted water capital projects will be paid from a \$37.8 million 2016 Water Bond issuance. Bond debt service will be paid out of water revenues. Sewer revenues along with a revolving loan from the State will pay for sewer capital improvements.

The Water Fund will maintain a reserve equal to 30% of revenues. The Sewer fund will maintain a reserve equal to 30% of revenues.

### **6. INFRASTRUCTURE**

The City maintains a long-range fiscal perspective through the use of a Capital Improvement Program to maintain the quality of City infrastructure, including streets, sidewalks, sewers, drains, lighting, buildings, parks, and trees. The City Council adopts capital projects budgets and may modify appropriations with majority approval. All changes in appropriations at the fund level during the year must be submitted to the City Council for approval.

Beginning in FY 2013/14, the City's goal has been to commit a minimum of \$2,000,000 per year towards street improvements. This amount has fluctuated based upon available resources.—~~In Fiscal Year 2023, a total of \$2,504,708 has been budgeted from Fund 104, Street Improvement reserves, and additional funding for street improvements have been budgeted using Prop C funds.~~

### **7. ACCOUNTING AND REPORTING STANDARDS**

The City will comply with all requirements of generally accepted accounting principles, and will publish an Annual Comprehensive Financial Report (ACFR) in compliance with



## Attachment C

generally accepted accounting principles, prepared in coordination with our independent auditors, no later than the first quarter of each calendar year. The ACFR, along with the Auditor's report on internal controls and compliance, will be presented to the City Council at a public meeting, after first being presented to the Finance Commission. The City shall endeavor to achieve audits with minimal auditor findings in the form of significant deficiencies. The City shall swiftly and thoroughly respond, to auditor findings of material weakness.

~~The City currently in compliance with this policy. The City completed the FY 2021/2022 ACFR on February 15, 2023.~~

### 8. MIDYEAR AND INTERIM FINANCIAL REPORTING

The City will publish a midyear budget update in March of each year. The midyear budget update shall present estimated outcomes and the implications for the budget year. The report shall give attention to the financial issues and policy matters anticipated to have the most significant short and long-term financial planning importance to the City Council. Pursuant to the content of the midyear report, the City Council shall provide specific and general direction to staff for short- and long-term budgetary planning.

To comply with the policy, the City Manager will ensure the following:

- The midyear budget update will be presented to the City Council in February or March of each year.
- At the midyear budget update, staff will present to the City Council any necessary adjustments to the budget. The adjustments are based on additional funding, or major changes in revenues or expenditures, or previously approved budget adjustments.
- ~~Quarterly~~ Monthly budget updates will be provided to the City Council starting in the Spring of 2023.

### 9. RISK MANAGEMENT

The City will identify and quantify all areas of financial and operating risk, and prepare contingencies for those risks, including legal liabilities, infrastructure maintenance, emergency response, and contract and employee obligations. The City will work with the City's insurance providers to seek full coverage of actuarially projected needs.

Liability and Workers Compensation liability is reported in accordance with GASB 10, and further explained below.

- The City manages risk through a combination of purchased insurance and self-insurance.
- The City self-insures workers' compensation claims with a self-insured retention of \$125,000 and general/auto liability claims, with a self-insured retention of \$100,000 per covered claim. Excess workers' compensation and general/auto liability insurance coverage shall be purchased.
- An annual actuarial study shall be conducted to provide an estimate of the self-insured liability to be recorded by the City in accordance with Governmental Accounting Standards Board Statement No. 10. This statement requires the City to accrue a liability on its

## Attachment C

financial statements for a reasonable estimate of the cost of claims and expenses associated with all reported and unreported claims.

- The City's goal is to maintain reserves to fund its outstanding self-insured liabilities at the minimum level of 70 percent. It is anticipated that this goal will be achieved incrementally, and fully achieved by Fiscal Year 2023-2024.
- The City shall maintain a Self-Insurance Fund to both fund the liability reserve and workers compensation, and recover all associated risk management costs, including claim payments, insurance premiums and any deductibles, and claim administration (internal and external). The fund's revenues shall be generated through assessments to City funds based on their claim experience and outstanding liabilities. These departmental assessments shall be evaluated annually and adjusted as needed.
- Staff shall report to the Finance Commission and City Council at least annually on the claims processed, amounts paid, and steps taken to manage and reduce the City's risk and liability.

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### 10. DEBT AND INVESTMENTS

The City will consider the use of debt **for long-term capital assets** when the cost of debt is lower than the City's investment return, and when operating revenues are available to pay the debt. We will maximize the investment return on City Cash balances within the higher concerns of safety and liquidity. An investment policy will be submitted annually to the City Council for review and adoption in September or October of each year. The City shall at all times maintain compliance with the California Government Code with respect to the content and function of its Investment Policy.

Annually, the Investment Policy is reviewed by the City's Finance Commission, prior to being approved by the City Council. Additionally, the City Treasurer shall provide monthly reports to the City Council which shall include all reportable elements specified in the City's Investment Policy.

~~Staff will continue to contract with financial advisory services to evaluate various options to leverage existing revenue streams.~~

### 11. CONTROL OF FINANCIAL ASSETS

All financial assets will be under the direct authority of the City Treasurer and Finance Director. Regarding Capital Assets, the City will capitalize assets and equipment with individual minimum value of \$5,000 for non-infrastructure assets, and \$25,000 for infrastructure assets.

### 12. SCHEDULE OF FEES FOR SERVICES

The City will publish, and the Finance Department will update, the schedule of fees for services as a component of the annual budget. The Fee Schedule will be reviewed by the Finance Commission prior to implementation each July 1<sup>st</sup>.

### 13. LONG-TERM LIABILITIES

The City shall evaluate long-term liabilities (debt borrowing, compensated absences, claims and judgements, pensions, post-employment benefits (OPEB), on a case by case basis. The



## Attachment C

**City will work with the California Public Employee Retirement System and the City's insurance providers to seek full coverage of actuarially projected needs.**

Funding is budgeted on a pay-as-you-go basis for leave liabilities, and retiree health insurance costs. In accordance with GASB 45, a third-party actuarial valuation of the City's liability for annual retiree medical costs has been completed every two years since FY 2008/09.

### **14. GANN APPROPRIATIONS LIMIT**

**The City will annually adopt a Resolution establishing the City's appropriation limit (the Gann Limit) calculated in accordance with Article x111-B of the constitution of the State of California Government code and any other voter approved amendments or state legislation that affects the City's appropriations limit. The Gann Limit will be adopted by Resolution.**

The City is restricted to an amount of annual appropriations from proceeds of taxes, and if proceeds of taxes exceed allowed appropriations, the excess must either be refunded to the State Controller or returned to the taxpayers through revised tax rates or revised fee schedules. Alternatively, an excess of one year, may be offset against a deficit in the following year.



**City of South Pasadena  
Management Services  
Department**

# Memo

**Date:** May 17, 2023  
**To:** The Honorable City Council  
**Via:** Arminé Chaparyan, City Manager *AC*  
**From:** Luis Frausto, Management Services Director  
**Re:** Item 22– Approval of Salary Adjustment for Fiscal Year 2023

---

The memo provides revisions made to Attachment 1 (Resolution Adopting Salary Schedule Changes).

RESOLUTION NO.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA  
~~ADOPTING NEW JOB DESCRIPTIONS AND SALARY RANGES FOR HR  
ANALYST AND SENIOR HR ANALYST, RECLASSIFICATION OF THE SENIOR  
MANAGEMENT ANALYST AS PART OF UNREPRESENTED MANAGEMENT  
AND ADJUSTING FOUR TWELVE CLASSIFICATIONS SALARY RANGES~~**

THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA DOES HEREBY  
RESOLVE:

**WHEREAS**, the City wishes to adjust the salary range of the following  
classifications commensurate with market value:

Community Services Director  
Deputy Police Chief  
Deputy Public Works Director  
Finance Manager  
Library Clerk I  
Library Director  
Library Public Services Manager  
Library Support Services Manager  
Management Services Director  
Police Clerk I  
Senior Water Utility Worker  
Water Utility Worker II

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

**SECTION 1.** The base salary schedule for the positions as set forth in Exhibit A, are  
hereby adjusted.

**SECTION 7 2.** This Resolution shall take effect immediately upon its adoption.

**PASSED, APPROVED AND ADOPTED ON** this 17th day of May 2023.

---

Mayor Jon Primuth

ATTEST:

APPROVED AS TO FORM:

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Mark Perez, Deputy City Clerk  
(seal)

---

Andrew Jared, City Attorney

**I HEREBY CERTIFY** the foregoing resolution was duly adopted by the City Council of the City of South Pasadena, California, at a regular meeting held on the 17th day of May 2023, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAINED:** None

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Mark Perez, Deputy City Clerk  
(seal)





# **Solid Waste Information Meeting**

**May 17, 2023**



**Solid Waste Consultants  
to Local Government**

A.D. - 114

# Overview

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- Background
- City's compliance history
- Industry trends
- Athens three options
- Rate survey of other cities
- Pros and cons of curbside vs. backyard service
  - Resident survey results
  - Advantages and disadvantages
- Next steps



# Key Solid Waste Laws

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- AB 939 – Waste diversion and recycling
- AB 341 – Mandatory commercial recycling
- AB 1826 – Mandatory commercial organics
- ***SB 1383 – Short-lived climate pollutants***
  - Reduce landfilling of organics/edible food
  - Enforcement on jurisdictions and local entities in 2022



# SB 1383

---

- **Goals**

- Reduce organics to landfills by 50%
- Reduce loss of edible food by 20%

- **Reduce landfilling of organics/edible food**

- Enforcement on local jurisdictions in 2022
- Enforcement on individual generators 2024



# Jurisdiction Responsibilities

**Provide Organics Collection Services to All Residents and Businesses**



**Conduct Education and Outreach to Community**



**Secure Access to Recycling and Edible Food Recovery Capacity**



**Establish Edible Food Recovery Program**



**Procure Recyclable and Recovered Organic Products**



**Monitor Compliance and Conduct Enforcement**





# CalRecycle Enforcement

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- **Compliance Evaluation**
- **Notice of Violation – 90 days to fix**
- **Corrective Action Plan – up to 24 mos.**
- **Penalty amounts (per violation per day)**
  - **Minor \$500 – \$4,000**
  - **Moderate \$4,000 - \$7,500**
  - **Major \$7,500 - \$10,000**



# CalRecycle Compliance History

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- **Out of compliance:**
  - AB 939
  - AB 1826
- **In compliance with AB 341**
- **Notice of Intent to Comply - 2022**
- **Corrective Action Plan**



# Industry Trends

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- **Decrease in recyclables market value**
- **Cost of new regulations**
- **Capital spending on organics facilities**
- **Driver shortage**
- **Supply shortages; cost of material**
- **Significant rate increases among jurisdictions**



# Overview of Agreement

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- **Services**
  - Backyard
  - Bulky: \$34.52/per pickup/add item \$20.71
- **Rates**
  - Single family: \$ 52.53
  - Annual CPI adjustment
- **Term**
  - 7-year rolling term



# Athens Three Proposal(s)

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- **All three options include:**
  - **Process all organics at Athens Organics**
  - **Contamination monitoring - route reviews**
  - **Customer outreach and education**
  - **Edible food recovery support**
  - **Waste stream analysis**
  - **Procurement support**
  - **Data management**
  - **Assistance with waivers and enforcement**





# Option 1

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- **Leave 2-cart Back Yard Service (BYS) as is for all customers**
- **Residential rate adjustment – 14% plus CPI**
- **Commercial rate adjustment – 14% plus CPI**
- **Discounted organics cart for bin customers**
- **Keep the 7-year rolling term**



# Option 2

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- **Leave 2-cart Back Yard Service (BYS) as is for all customers**
- **Freeze current rates through June 2024**
- **Increase commercial rates:**
  - **10% plus CPI effective July 1, 2023**
  - **10% plus CPI effective July 1, 2024**
- **Discounted organics cart for bin customers**



# Option 2 (continued)

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- **Increase term to a 10-year rolling term**
  - Starts on July 1, 2025 (essentially 12 yrs.)
- **Provide bus stop barrel pickup and City Garage Sweeping at no charge**
- **Provide a pilot program for electric BYS vehicles when technology becomes available**
- **Increase rate adjustment index to CPI for Trash and Garbage plus 1%**



# Option 3

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- **Change to 3-cart curbside for most residents**
  - About 700 customers retain backyard service
- **Curbside rate of \$31.00 and a BYS rate of \$101.00**
- **Increase commercial rates:**
  - **15% plus CPI effective July 1, 2023**
  - **15% plus CPI effective July 1, 2024**



# Option 3 (continued)

---

- **Modify the annual rate adjustment from CPI to Trash and Garbage plus 1%**
- **Increase term to a 10-year rolling term**
  - **Starts on July 1, 2025 (essentially 12 yrs.)**
- **Provide bus stop barrel pickup and City Garage Sweeping at no charge**





# Residential Revenue – Year 1

Description	Current	Option1 All BYS; 7 yrs. 14% plus CPI	Option 2 All BYS; 10 yrs. Freeze SFR Rate	Option 3 All Curbside Except 760 BYS Customers
<b>Number of Customers</b>				
Curbside Service	3,432	3,432	3,432	3,432
Backyard Service	760	760	760	760
Total	4,192	4,192	4,192	4,192
<b>Monthly Rate</b>				
Curbside Service	\$52.53	\$61.88	\$52.53	\$31.00
Backyard Service	\$52.53	\$61.88	\$52.53	\$101.00
<b>Annual Residential Revenue</b>				
Curbside Service	\$2,163	\$2,548	\$2,163	\$1,277
Backyard Service	<u>479</u>	<u>564</u>	<u>479</u>	<u>921</u>
Total	\$2,642	\$3,112	\$2,642	\$2,198
Difference from Current	\$0	\$470	\$0	(\$444)
Percent Change		17.8%	0.0%	-16.8%

Revenue in 000s



# Commercial Revenue – Year 1

Description	Current	Option 1 7 yr. term 14% plus CPI	Option 2 14% + 14% Plus CPI Plus 1%	Option 3 15% + 15% Plus CPI Plus 1%
Commercial Revenue	\$3,224	\$3,798	\$3,801	\$3,962
Difference from Current	\$0	\$574	\$577	\$738
Percent Change		17.8%	17.9%	22.9%

Revenue in 000s



# Combined Revenue – Year 1

Description	Current	Option 1 All BYS 7 yr. term 14% plus CPI	Option 2 All BYS 14% + 14% Plus CPI Plus 1%	Option 3 Curbside 15% + 15% Plus CPI Plus 1%
Residential	\$2,642	\$3,112	\$2,642	\$2,198
Commercial	<u>3,224</u>	<u>3,798</u>	<u>3,801</u>	<u>3,962</u>
Total	\$5,866	\$6,910	\$6,443	\$6,160
Difference from Current	\$0	\$1,044	\$577	\$294
Percent Change		17.8%	9.8%	5.0%

Revenue in 000s



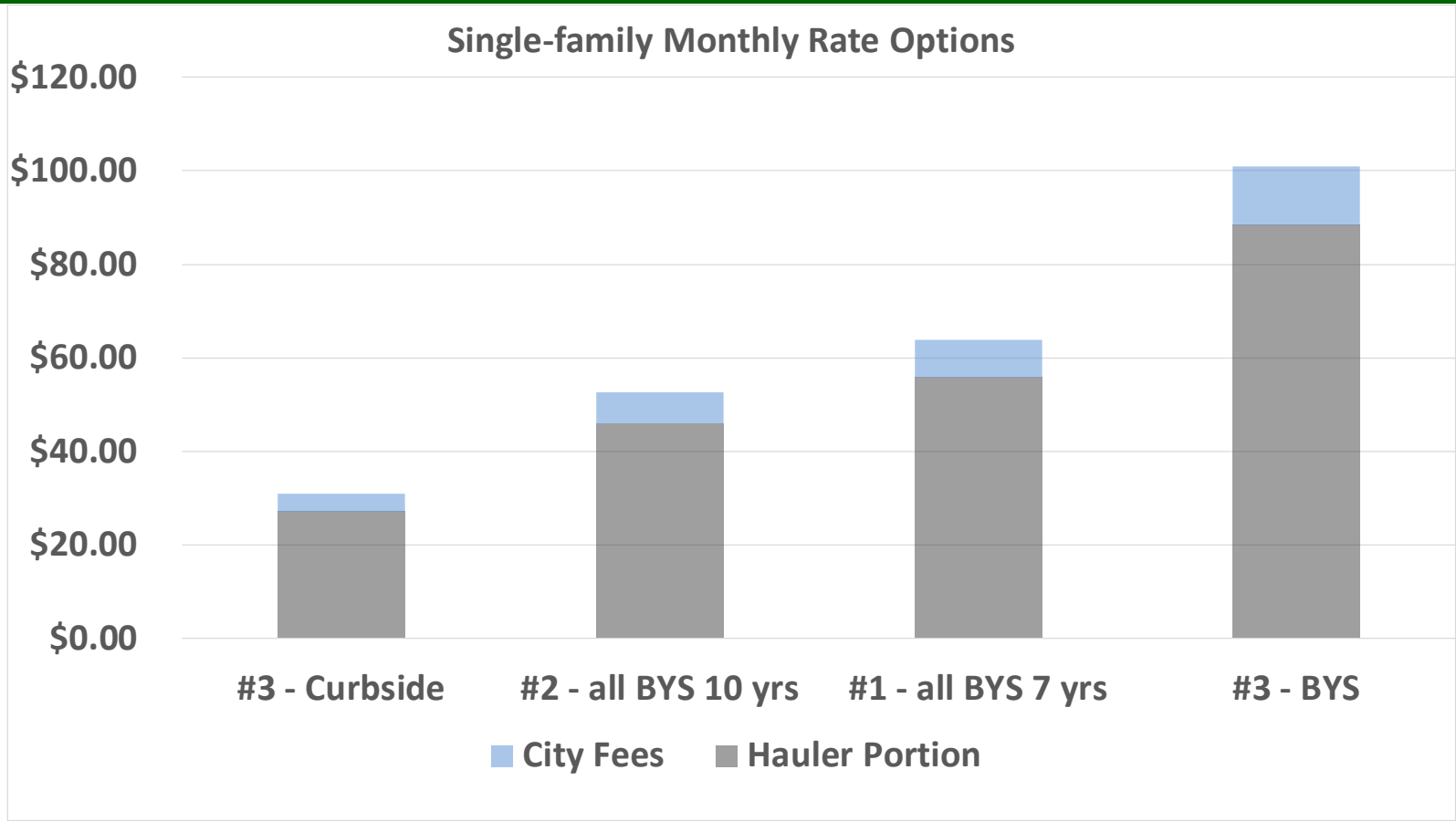
# Combined – Years 1 and 2

Description	Current	Option 1 7 yr. term 14% plus CPI	Option 2 14% + 14% Plus CPI Plus 1%	Option 3 15% + 15% Plus CPI Plus 1%
<b>1st Year Revenue:</b>				
Residential	\$2,642	\$3,112	\$2,642	\$2,198
Commercial	<u>3,224</u>	<u>3,798</u>	<u>3,801</u>	<u>3,962</u>
Total	\$5,866	\$6,910	\$6,443	\$6,160
<b>2nd Year Revenue:</b>				
Residential	\$2,774	\$3,268	\$3,170	\$2,660
Commercial	<u>3,385</u>	<u>3,988</u>	<u>4,561</u>	<u>4,794</u>
Total	\$6,159	\$7,255	\$7,732	\$7,454
<b>2 Years Total Revenue</b>				
Residential	\$5,416	\$6,380	\$5,812	\$4,858
Commercial	<u>6,609</u>	<u>7,786</u>	<u>8,362</u>	<u>8,757</u>
Total	\$12,025	\$14,165	\$14,175	\$13,614
Difference from Current	\$0	\$2,140	\$2,150	\$1,589
Percent Change		17.8%	17.9%	13.2%

Revenue in 000s

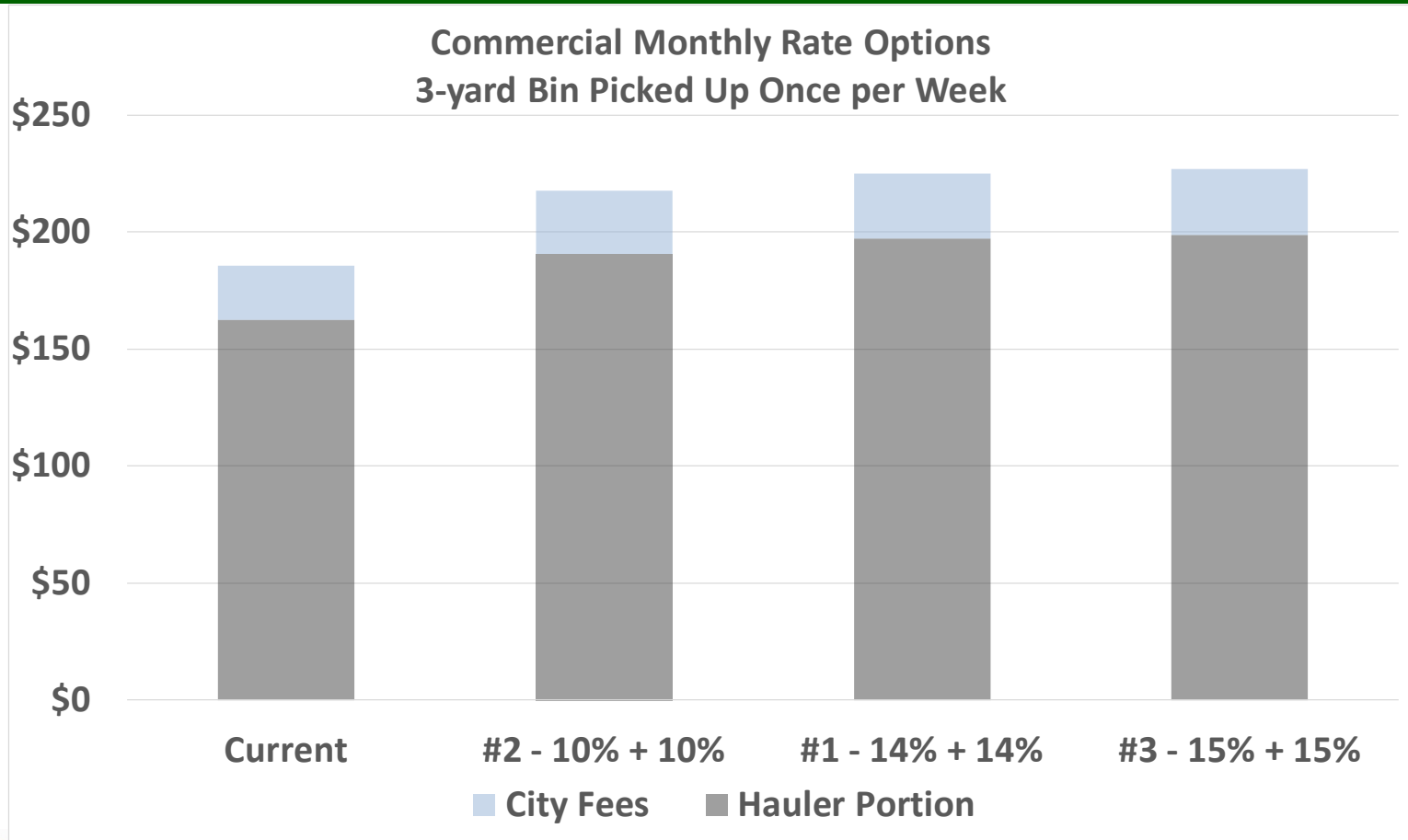


# Proposed Single Family Rates

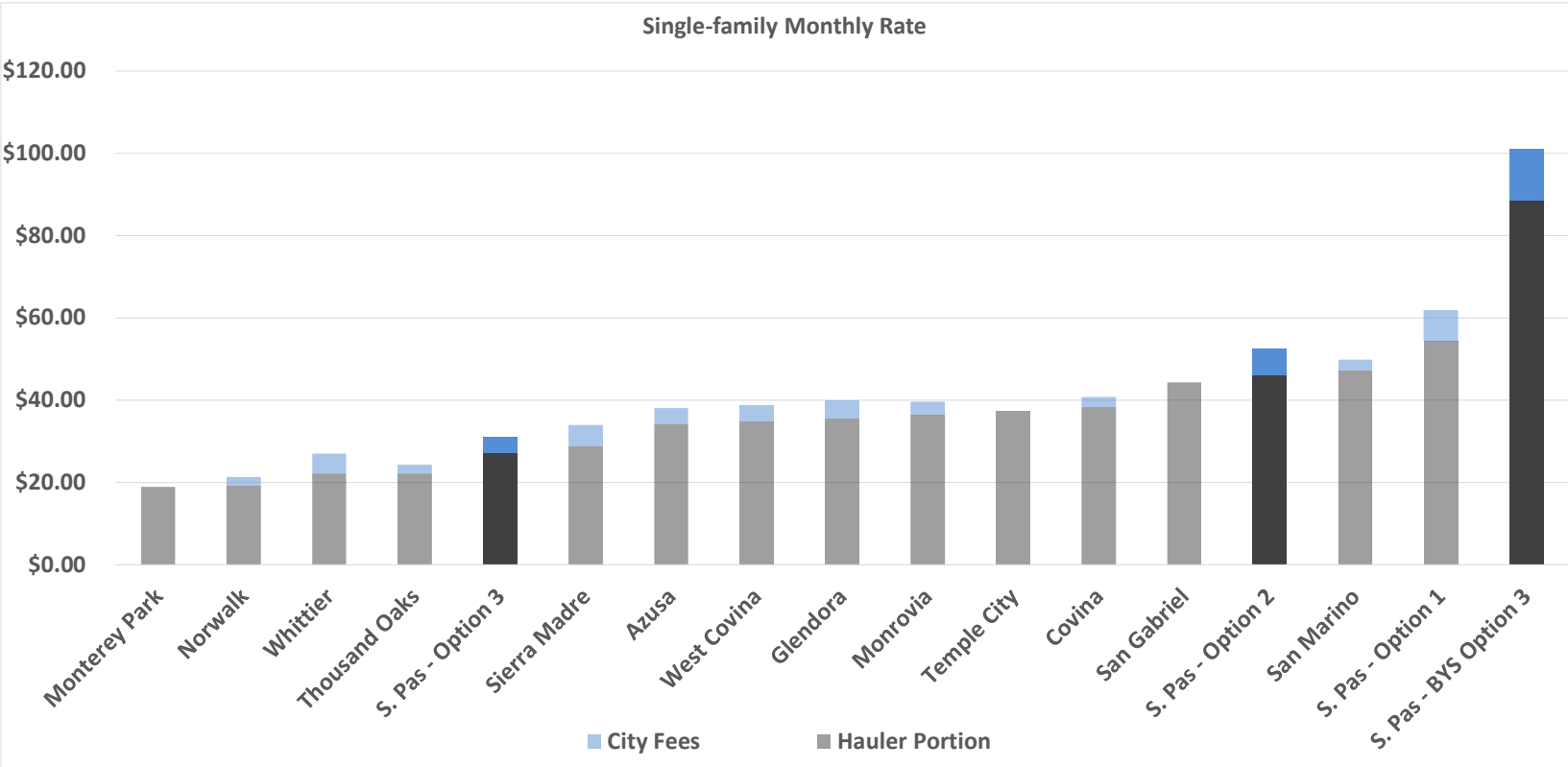




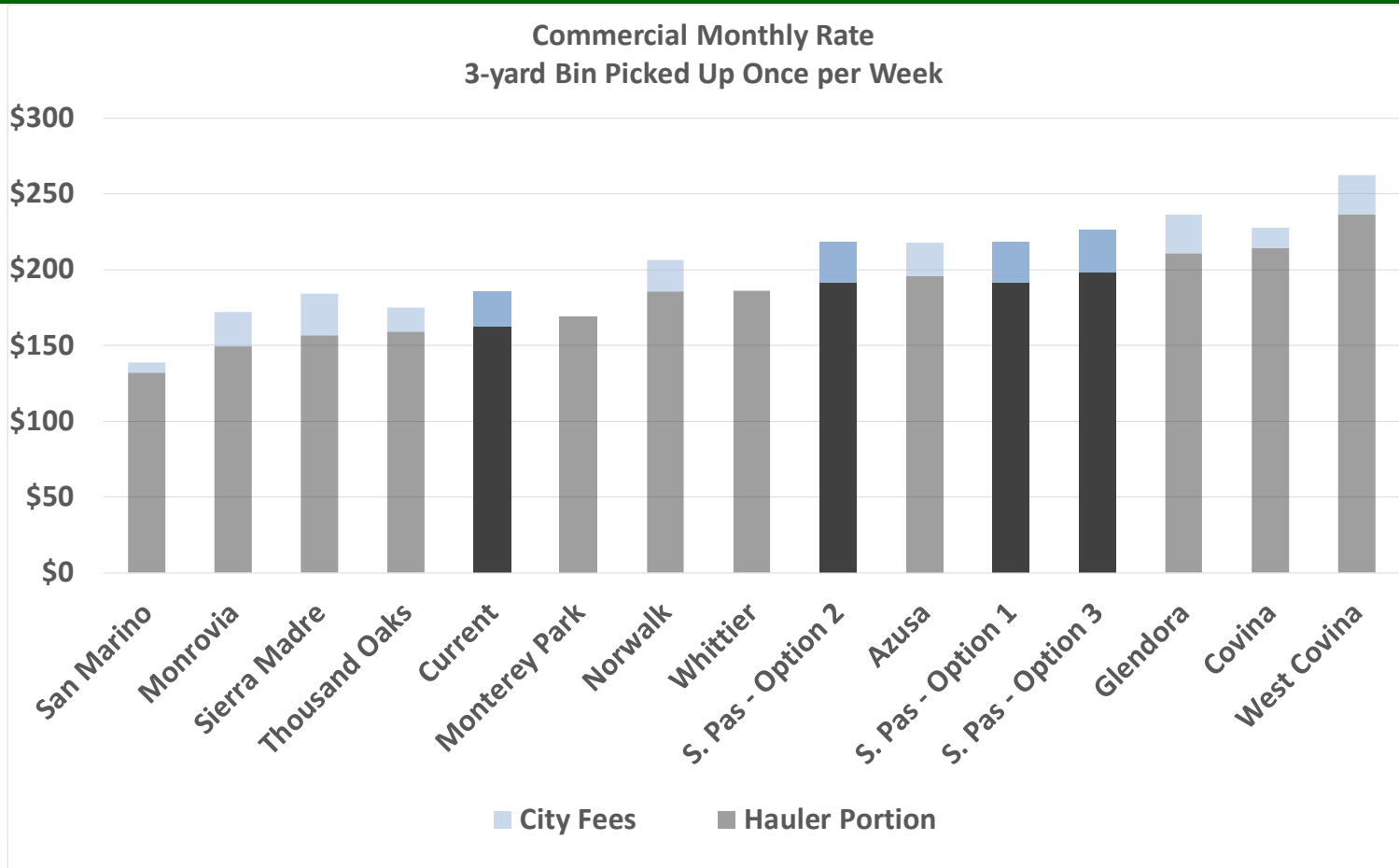
# Proposed Commercial Rates



# Single Family Rates



# Commercial Rates



# Pros and Cons of Curbside

Pros	Cons
<ul style="list-style-type: none"><li>• Lower cost for more residents</li><li>• Lower cost overall for all ratepayers</li><li>• Curbside vehicles use renewable compressed natural gas vehicles</li></ul>	<ul style="list-style-type: none"><li>• Less convenient for those with curbside service</li><li>• With Curbside Service, some customers will need additional carts</li><li>• Increase in number to truck trips to each home with curbside service from one to three</li></ul>



# For Discussion

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- **Curbside service?**
- **Given yes on curbside service; explore other pricing structures**
- **Negotiate term to gain current value**





# Next Steps

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- **Public outreach**
- **Regular annual rate adjustment**
- **Negotiate updated agreement with Athens**
- **Council approves agreement and new rates**
- **Prop 218 public hearing**
- **New services and rates become effective**



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**David L. Davis, CMA**

**MSW Consultants**

**(951) 694-4001**

**[dave@msw-consultants.com](mailto:dave@msw-consultants.com)**



# City Council Communications

**May 17, 2023**

**Councilmember Michael A. Cacciotti**

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City of  
**SOUTH  
PASADENA**

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# Community Highlights





# Community Highlights



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# Community Highlights





# Community Highlights



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# Community Highlights



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