



Amended Additional Documents Distributed for the City Council Meeting of June 28, 2023

Item No.	Agenda Item Description	Distributor	Document
SP. 02	2023 COMMISSIONER CONGRESS	Tamara Binns, Assistant to the City Manager	PowerPoint
01.	PUBLIC COMMENT	Douglas Johnson	Email to Council
01.	PUBLIC COMMENT	Jorge Rivera (Healing and Justice Center)	Email to Council
01.	PUBLIC COMMENT	Rebecca Conover	Email to Council
01.	PUBLIC COMMENT	Brianna Fuentes	Email to Council
01.	PUBLIC COMMENT	Aileen Kutaka	Email to Council
01.	PUBLIC COMMENT	Veronica Ramirez	Email to Council
01.	PUBLIC COMMENT	Erica Rede	Email to Council
01.	PUBLIC COMMENT	Roberto Fuentes	Email to Council
01.	PUBLIC COMMENT	Joseph Robert Grijalva	Email to Council

01.	PUBLIC COMMENT	Andrea Rogando	Email to Council
01.	PUBLIC COMMENT	Michelle Kim	Email to Council
01.	PUBLIC COMMENT	Bill Kelly	Email to Council
01.	PUBLIC COMMENT	Anne Bagasao	Email to Council
01.	PUBLIC COMMENT	Gabriela Sandoval	Email to Council
01.	PUBLIC COMMENT	Marcus Batista	Email to Council
01.	PUBLIC COMMENT	Sean McCullough	Email to Council
01.	PUBLIC COMMENT	Aidan Howard-Rede	Email to Council
01.	PUBLIC COMMENT	Mireya Naranjo Guzman	Email to Council
01.	PUBLIC COMMENT	Michael Mesker	Email to Council
01.	PUBLIC COMMENT	Ella Hushagen	Email to Council
01.	PUBLIC COMMENT	Janet Gagnon	Email to Council
01.	PUBLIC COMMENT	Shandor Garrison	Email to Council

01.	PUBLIC COMMENT	Sean Meyer	Email to Council
01.	PUBLIC COMMENT	Jake Pierce	Email to Council
01.	PUBLIC COMMENT	Andrew and Cassie Terhune	Email to Council
01.	PUBLIC COMMENT	Laboni Hoq	Email to Council
01.	PUBLIC COMMENT	Sharon Mizota	Email to Council
01.	PUBLIC COMMENT	Megan Adams	Email to Council
01.	PUBLIC COMMENT	Rachel Hamilton	Email to Council

CITY OF SOUTH PASADENA

**2023
COMMISSIONER
CONGRESS**

WALKING INTO THE FUTURE

WELCOME MESSAGE

Mayor Jon Primuth



DINNER

A Special Thank You To



BERRY OPERA

COMMUNITY SERVICES COMMISSION

ACCOMPLISHMENTS

- **Approval of Fall Field Permits.**
- **Review & approval of the Guidelines for Community Services Department Events, Facilities, & Program Management.**
- **Participation in the Department focus group to assist with Department evaluation.**
- **Approval of a Little Library at Eddie Park donated by Girl Scout Troop 7211.**
- **Commission Subcommittee for Concert & Movie in the Park to select diverse bands for the Summer series.**

COMMUNITY SERVICES COMMISSION

2023-2024 WORK PLAN

- **Selection of Chair/Vice Chair**
- **Review Community Services Budget**
- **Approval of Field Permits bi-annually**

CULTURAL HERITAGE COMMISSION

ACCOMPLISHMENTS

- **Reviewed 23 applications for residential & commercial projects, including a mixed-use development of 108 residential units and 22,032 sq. ft. of commercial area located at 1020 El Centro St. Approximately 70 Chair review applications were processed**
- **Reviewed and recommended approval of a Landmark Historic Designation for a single-family residence at 534 Arroyo Dr.**
- **Guided City staff to develop streamlined process for Accessory Dwelling Unit (ADU) projects involving the demolition of an accessory structure**

CULTURAL HERITAGE COMMISSION

2023-2024 WORK PLAN

- ***Review & update the Cultural Heritage Ordinance to streamline entitlement application process and encourage housing production***
- ***Promote historic plaque program for landmark properties***
- ***Promote Mills Act program by updating existing application/handout & publishing additional information on the City website***

DESIGN & REVIEW BOARD

ACCOMPLISHMENTS

- **Processed 20 design review applications for residential and commercial projects, and approximately 71 Chair review applications processed**
- **Reviewed and approved new commercial building of approx 1,900 sq. ft. with 1,200 sq. ft. patio space located at 5 Pasadena Ave and exterior façade remodel project for Bristol Farms Market**
- **Kicked-off Objective Development Standards project for multi-family and mixed-use buildings**

DESIGN & REVIEW BOARD

2023-2024 WORK PLAN

- ***Provide comments to staff on potential Zoning Code update to streamline application process***
- ***Coordinate with City staff to review & update design review applications***
- ***Provide comments on the Draft Objective Development Standards for multi-family and mixed-use buildings***

FINANCE COMMISSION

ACCOMPLISHMENTS

- **Review & approval of the Mid-Year Budget**
- **Increased involvement of the Commission in Finance Procedures**
- **Collaboration with City staff**
- **Improved Audit timelines**

FINANCE COMMISSION

2023-2024 WORK PLAN

- ***Understanding of Water Fund***
- ***Understanding of all funds including Insurance fund***
- ***Sustainable revenues and expenditures***

LIBRARY BOARD OF TRUSTEES

ACCOMPLISHMENTS

- **Outreach by the Trustees to renew the Library Special Tax and the role it plays in supporting the Library's programs and services**
- **5-Year Strategic Plan (2023-27) adopted with deep engagement from Trustees throughout the process**
- **Library Administrative Policies updated after Trustees reviewed seven policies**

LIBRARY BOARD OF TRUSTEES

2023-2024 WORK PLAN

- ***Continue comprehensive review and update of Library Administrative Policies***
- ***Study best practices in public library design, including visiting new or recently remodeled public libraries***
- ***Actively engage in the master site planning process and serve as ambassadors to the community to raise awareness about a remodeled library***

MOBILITY TRANSPORTATION & INFRASTRUCTURE COMMISSION

ACCOMPLISHMENTS

- **Slow Streets Project Development & Residential Streets Design**
- **North-South Corridor Rogan Funded Fair Oaks improvements & public outreach**
- **State of Streets Study Session**
- **Bicycle Plan Review**
- **Huntington & Marengo pedestrian & crossing guard evaluation**
- **Review of Huntington Drive Safety Concerns**

MOBILITY TRANSPORTATION & INFRASTRUCTURE COMMISSION

2023-2024 WORK PLAN

- ***Fremont / Huntington Mobility Project***
- ***Mission Slow Street Design***
- ***Annual Traffic Safety Update***
- ***Pavement Management Program Planning***

NATURAL RESOURCES ENVIRONMENTAL COMMISSION

ACCOMPLISHMENTS

- **Reviewed current parking lot codes**
- **Single-use plastics discussion and Athens materials recovery facility tour**
- **Green Action Plan and Climate Action Plan implementation**
- **City's Tree Board: 5 tree hearings**

NATURAL RESOURCES ENVIRONMENTAL COMMISSION

2023-2024 WORK PLAN

- ***Tree Ordinance Update***
- ***Building Electrification Reach Code Review***
- ***Climate Action Plan Greenhouse Gas Inventory Update***
- ***City Tree Board Hearings***

PLANNING COMMISSION

ACCOMPLISHMENTS

- ***Diligently reviewed and commented on the City's 6th Cycle Housing Element Draft.***
- ***Considered and approved 12 applications and 95 ADU applications and 59 were approved.***
- ***Reviewed and considered several policy proposals.***

PLANNING COMMISSION

2023-2024 WORK PLAN

- ***Review and provide input to the draft General Plan update and the proposed Downtown Specific Plan to ensure the documents meet the long-range goals of the community***
- ***Implement applicable programs identified in the Adopted Housing Element***
- ***Review and provide comments on the Draft Objective Development Standards for multi-family and mixed-use projects.***

PUBLIC ART COMMISSION

ACCOMPLISHMENTS

- **Public art requirements identified and tracked in the City's new electronic permitting system**
- **Considered procedure for accepting art donations, which will be incorporated into a Procedure Handbook**
- **Drafted a handbook of policies and procedures for the City's Public Art Program for consideration by the City Council**

PUBLIC ART COMMISSION

2023-2024 WORK PLAN

- **Produce a roster of local artists as a resource to developers seeking to fulfill the City's Public Art Development requirement with an on-site art installation**
- **Create a catalogue of existing public art in the City**
- **Finalize and present the City's Public Art Program Handbook to the City Council for approval**

PUBLIC SAFETY COMMISSION

ACCOMPLISHMENTS

- **Focused on post-COVID recovery and Emergency Preparedness, including updates to the City's Emergency Operations Plan and the Local Hazard Mitigation Plan**
- **Worked collaboratively with the Police Department to create a Military Equipment policy that complied with the law, allowed for flexibility within the Department and enhanced transparency**
- **Assisted in establishing a mobile response team for non-violent service calls for people experiencing a mental health crisis**

PUBLIC SAFETY COMMISSION

2023-2024 WORK PLAN

- **Homeless Outreach and Housing Update**
- **Paramedic Subscription Program**
- **School Safety**
- **Completion of Police Department Organizational Assessment with Consultant and City Manager's Office**

PUBLIC WORKS COMMISSION

ACCOMPLISHMENTS

- **City Hall Fleet Electrification Infrastructure Projects**
 - **Police Fleet EV Conversion**
 - **SCE Charge Ready Program**
 - **CPA Power Ready Program**
- **Westside Reservoir Seismic & Structural Evaluation**
- **Arroyo Seco Stormwater Project Design**

PUBLIC WORKS COMMISSION

2023-2024 WORK PLAN

- ***Recreational Facilities Improvements - Pocket Parks, Driving Range, & Snake Trail***
- ***Sewer System Repair, Rehabilitation, & Replacement***
- ***Westside Reservoir Design***
- ***San Pascual Construction & City Hall Cistern Stormwater Projects***

**THANK YOU
FOR HELPING
US WALK INTO
THE FUTURE!**



From: [Doug Johnson](#)
To: [City Council Public Comment](#)
Subject: MORATORIUM ON NO-FAULT JUST CAUSE TERMINATIONS OF RESIDENTIAL TENANCIES
Date: Saturday, June 24, 2023 10:51:09 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.

Dear Sirs,

I am unable to attend the Special Meeting on June 28th, and to be honest I am very disappointed that there is another meeting on No Fault evictions at all.

The recommendation had already correctly been made to remove the “renoviction” clause from the existing ordinance by the time of the last meeting. I was stunned to hear that this had been overturned the next day.

As a tenant at the newly purchased 1745 Grevelia Street apartment building, I am very concerned that the new owners will find reasons to evict as many of us as possible from our homes. I have lived in South Pasadena, at the Grevelia Gardens building, since 2015 and I love our city! I had previously lived in Santa Monica for 15 years and specifically choose South Pasadena as my new home as it has the same neighborhood vibe as Santa Monica. What I hadn’t realized is the degree of renter’s protection that I had given up with my move.

I knew that the rent control would not be as strong, but I was blindsided when I received a rent increase of 20%+ year over year in 2018. Still, I love my building and my neighbors. So, I managed. Now I have an even greater concern. My building which had once been owned by a family who valued long term tenants has been bought by a developer. Anyone can see what is coming.

I can’t stop the rent increases. If I understand correctly those could be as high as 10% a year. I’m certainly not going to be paid 10% more at my job year after year. I’m also sure the new owners will also find additional fees to tack on to my rent, as I’ve heard they have done at other properties they’ve bought. Fees for garbage collection. Fees for communal water use. A water heater access charge (whatever the heck that is!). But to add on top of that the spectre of a No Fault eviction is simply unfair. Does South Pasadena no longer want long term residents?

You say you want low income housing in this city. Sure, that sounds great! But the council also needs to protect those of us who already live here from being evicted so that landlords can raise rents.

Please do the right thing and remove the renoviction clause. Thank you!

Regards,
Douglas Johnson

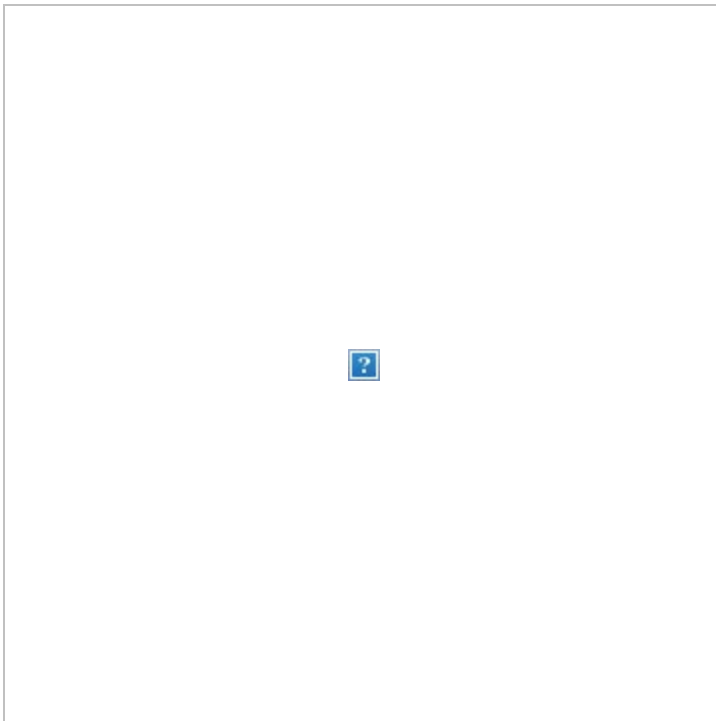


From: [Jorge Rivera](#)
To: [City Council Public Comment](#)
Subject: Public Comment Special Meeting June 28 Tenant Protections
Date: Sunday, June 25, 2023 3:49:44 PM
Attachments: [Ltr of Support June 2023 Eviction Moratorium SPTU.pdf](#)

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.

Please find enclosed our letter of support for the extension of the eviction moratorium and the establishment of permanent tenant protections for 'renovation based' and 'family move-in' No Fault evictions.

In peace and wellness,



Watch our **TENANT TIP** Videos on [YouTube!](#)
[Any & ALL Donations help!](#)



June 25, 2023

:
South Pasadena
Mayor & City Council

Dear Mayor Primuth, Mayor Pro-Tem Zneimer and City Council:

We are a community based nonprofit organization. The Healing and Justice Center is committed to building strong, healthy and connected communities through healing, wellness and regenerative communication practices. Our advocacy and organizing is based in restorative and healing practices.

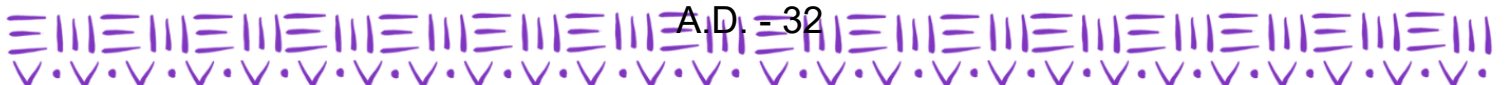
As such, we are writing this letter in support of stabilizing and connecting communities through the protection of all its residents, tenants and property owners alike. We believe in order to create safe and connected communities, the stability of their housing is of vital importance. Not to mention, the stability created for tenants, will allow for a safe space where healing and wellness can securely take place and flourish.

We applaud the efforts the council has taken in addressing the community's concerns. The decisions being made are not easy, and most of the healthiest choices we have to make are not easy.

Therefore, we are asking you to continue your bold and progressive actions by **extending the No Fault Eviction Moratorium**, to allow you and your staff adequate time to research and establish ordinance(s) that will protect tenants from 'bad actor' property owners and greed driven corporate acquisitions, ultimately stabilizing your community and creating safety for all.

Tightening the 'renovation-based evictions' and 'family owner move-in' loopholes which have been left by The Tenant Protection Act (AB1482), does not STOP evictions...in fact, it merely supports the tenants in the displacement from their homes and community, by ensuring honest and accountable behavior from owners and managers.

Property owners are able to pay for their mortgages, achieve financial stability and security, create retirement opportunities, and so much more from their rental property. The tenants get none of that in return and all they are able to gain is a fleeting 'sense of home' and a false sense of safety and security.



Your tenants are made up of elderly, people with disabilities, single parents, teachers, nurses, first responders and children. These are who you should most care for and protect, especially from 'bad actors' and greedy corporations, who are the most impacted by these types of protections.

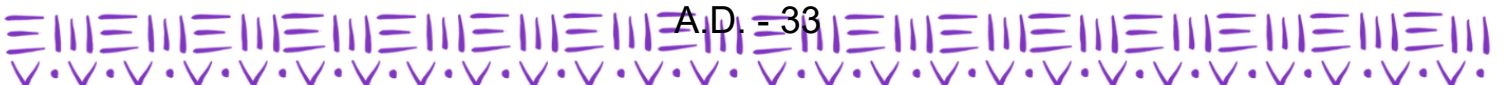
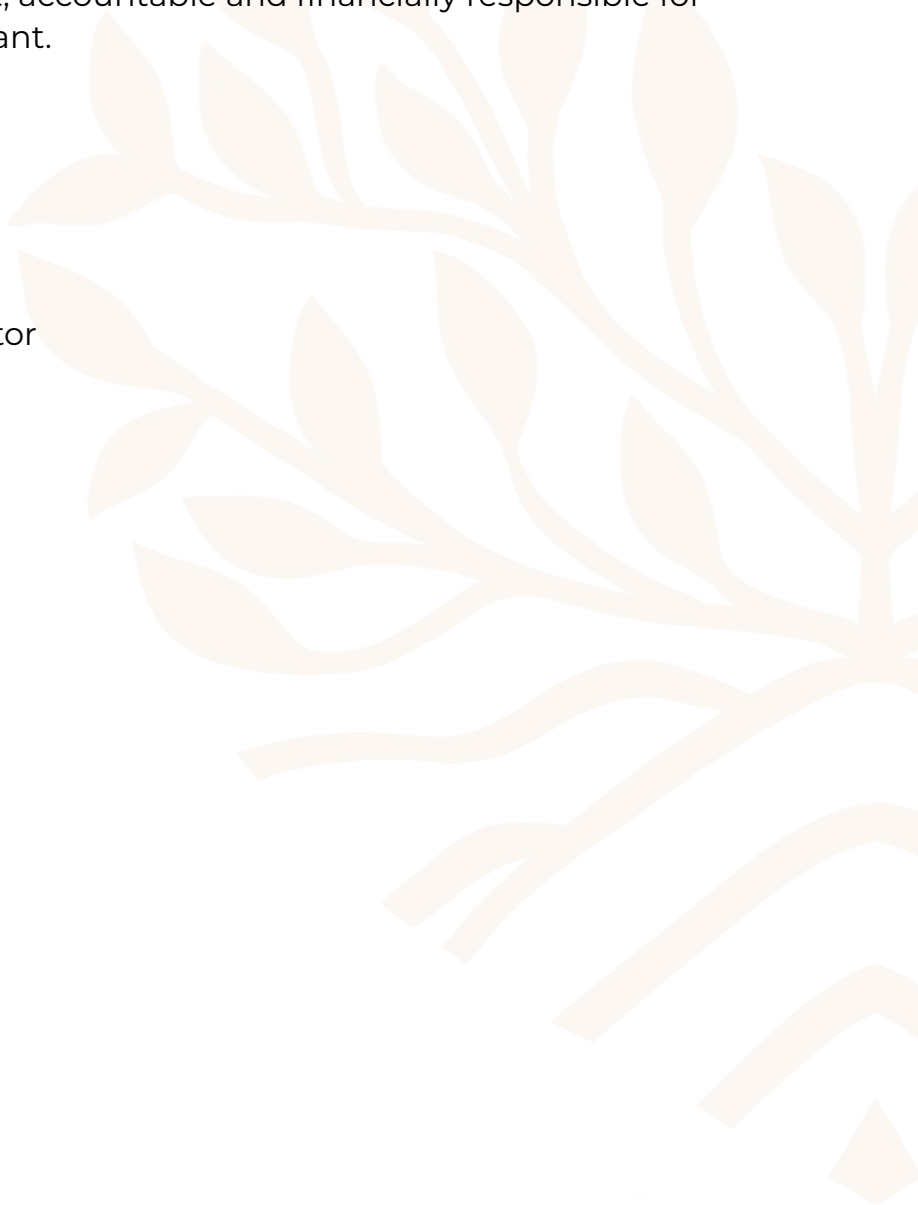
We implore you to continue the eviction moratorium until you have been able to draft and implement stronger accountability for property owners, if they are to use "renovation" or "family move-in" as reasons for eviction, which again, is "NO FAULT" of the tenant, yet the tenant is the one that pays the most due to this action. They pay financially, socially, emotionally, mentally and spiritually. And if the tenant has to pay so much, then it is only fair and just, the owner should be honest, accountable and financially responsible for imposing such a cost on the tenant.

Sincerely,



Jorge Rivera

Jorge Rivera, Executive Co-Director



From: rsfconover@gmail.com
To: [City Council Public Comment](#)
Subject: Public Comment June 28th council meeting
Date: Monday, June 26, 2023 4:18:36 PM

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

Dear Mayor Primuth, Mayor Pro-Tem Zneimer and City Council:

My name is Rebecca Conover. I am writing today in support of an ordinance that will eliminate all no fault evictions from the City of South Pasadena. It is my understanding that the Housing staff prepared and presented a draft ordinance to the Council on June 13 and that the Council directed staff to go back to the drawing board and do more research. It is my hope that you made the direction to better protect those who are risk of losing their homes.

Renters are an integral part of this city: its economy and vibrant community. Are these landlords and property management companies contributing to this city? **These no cause evictions will serve their corporate interests at the expense of the livelihood of renters and the vibrancy of our community as a whole.**

I want the strongest tenant protections possible in our City, I am asking you today to vote to extend the no fault eviction moratorium as long as possible. This period will allow staff, community and council to become more educated and aware of the real issues facing renters and the true causes of the homelessness crisis in California. In addition it will give you all more time to obtain accurate information regarding tenant protections in other cities.

It is a known fact that landlords of all types are looking for avenues to increase their profits and have admitted that the only way to increase rents above the already high state cap of 10%, is to evict tenants and put units back on the market at much higher rates. Landlords and their paid representatives have expressed little to no concern as to the fate of 14,000 South Pasadenans, including the elderly, disabled, single parents and children, who they will displace. Those who are most at risk here are not homeowners, landlords or realtors. Those are risk of displacement are renters.

It is your job as Mayor and City Council to protect and defend your citizens against any factors that jeopardize our health and safety. You readily enacted laws to ban gas leaf blowers to protect our health, you have rid our city limits of peafowl to preserve the peace and property of homeowners, and you have invested in the electrification of our police force fleet to further the climate action plan. If you can do these things, you can, and should, pass ordinances to preserve and protect our rental housing!

I, as a resident and voter of South Pasadena, ask that on June 28, you vote unanimously to extend the no fault eviction moratorium for at least six months, if not longer.

Sincerely,
Rebecca Conover

From: [Brianna Fuentes](#)
To: [City Council Public Comment](#)
Subject: Public Comment Special Meeting June 28 Tenant Protections
Date: Monday, June 26, 2023 4:37:08 PM

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.

June 27, 2023

Dear Mayor Primuth, Mayor Pro-Tem Zneimer and City Council:

My name is Brianna Fuentes. I am writing today in support of an ordinance that will eliminate all no fault evictions from the City of South Pasadena. It is my understanding that the Housing staff prepared and presented a draft ordinance to the Council on June 13 and that the Council directed staff to go back to the drawing board and do more research. It is my hope that you made the direction to better protect those who are risk of losing their homes.

While I want the strongest tenant protections possible in our City, I am asking you today to vote to extend the no fault eviction moratorium as long as possible. This period will allow staff, community and council to become more educated and aware of the real issues facing renters and the true causes of the homelessness crisis in California. In addition it will give you all more time to obtain accurate information regarding tenant protections in other cities.

It is a known fact that landlords of all types are looking for avenues to increase their profits and have admitted that the only way to increase rents above the already high state cap of 10%, is to evict tenants and put units back on the market at much higher rates. Landlords and their paid representatives have expressed little to no concern as to the fate of 14,000 South Pasadenans, including the elderly, disabled, single parents and children, who they will displace. Those who are most at risk here are not homeowners, landlords or realtors. Those at risk of displacement are renters.

It is your job as Mayor and City Council to protect and defend your citizens against any factors that jeopardize our health and safety. You readily enacted laws to ban gas leaf blowers to protect our health, you have rid our city limits of peafowl to preserve the peace and property of homeowners, and you have invested in the electrification of our police force fleet to further the climate action plan. If you can do these things, you can, and should, pass ordinances to preserve and protect our rental housing!

I, as a resident and voter of South Pasadena, ask that on June 28, you vote unanimously to extend the no fault eviction moratorium for at least six months, if not longer.

Sincerely,
Brianna Fuentes

From: [Aileen Kutaka](#)
To: [City Council Public Comment](#)
Subject: Public Comment Special Meeting June 28 Tenant Protections
Date: Monday, June 26, 2023 4:42:31 PM

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June 27, 2023

*Dear Mayor Primuth, Mayor Pro-Tem Zneimer
and City Council:*

My name is Aileen Kutaka. I am writing today in support of an ordinance that will eliminate all no fault evictions from the City of South Pasadena. It is my understanding that the Housing staff prepared and presented a draft ordinance to the Council on June 13 and that the Council directed staff to go back to the drawing board and do more research. It is my hope that you made the direction to better protect those who are at risk of losing their homes.

While I want the strongest tenant protections possible in our City, I am asking you today to vote to extend the no fault eviction moratorium as long as possible. This period will allow staff, community and council to become more educated and aware of the real issues facing renters and the true causes of the homelessness crisis in California. In addition, it will give you all more time to obtain accurate information regarding tenant protections in other cities.

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looking for avenues to increase their profits and have admitted that the only way to increase rents above the already high state cap of 10%, is to evict tenants and put units back on the market at much higher rates. Landlords and their paid representatives have expressed little to no concern as to the fate of 14,000 South Pasadenans, including the elderly, disabled, single parents and children, who they will displace. Those who are most at risk here are not homeowners, landlords or realtors. Those at risk of displacement are renters.

It is your job as Mayor and City Council to protect and defend your citizens against any factors that jeopardize our health and safety. You readily enacted laws to ban gas leaf blowers to protect our health, you have rid our city limits of peafowl to preserve the peace and property of homeowners, and you have invested in the electrification of our police force fleet to further the climate action plan. If you can do these things, you can, and should, pass ordinances to preserve and protect our rental housing!

I, as a resident and voter of South Pasadena, ask that on June 28, you vote unanimously to extend the no fault eviction moratorium for at least six months, if not longer.

I am an Asian American senior (72) and still working and have lived in South Pasadena 40+ years and more than half of those years at 1745 Grevelia.

Sincerely,

Aileen Kutaka

From: [Veronica Ramirez](#)
To: [City Council Public Comment](#)
Subject: Public Comment Special Meeting June 28 Tenant Protections
Date: Monday, June 26, 2023 4:59:09 PM

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June 27, 2023

Dear Mayor Primuth, Mayor Pro-Tem Zneimer and City Council:

My name is Veronica Ramirez. I am writing today in support of an ordinance that will eliminate all no fault evictions from the City of South Pasadena. It is my understanding that the Housing staff prepared and presented a draft ordinance to the Council on June 13 and that the Council directed staff to go back to the drawing board and do more research. It is my hope that you made the direction to better protect those who are risk of losing their homes.

While I want the strongest tenant protections possible in our City, I am asking you today to vote to extend the no fault eviction moratorium as long as possible. This period will allow staff, community and council to become more educated and aware of the

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It is a known fact that landlords of all types are looking for avenues to increase their profits and have admitted that the only way to increase rents above the already high state cap of 10%, is to evict tenants and put units back on the market at much higher rates.

Landlords and their paid representatives have expressed little to no concern as to the fate of 14,000 South Pasadenans, including the elderly, disabled, single parents and children, who they will displace. Those who are most at risk here are not homeowners, landlords or realtors. Those at risk of displacement are renters.

It is your job as Mayor and City Council to protect and defend your citizens against any factors that jeopardize our health and safety. You readily enacted laws to ban gas leaf blowers to protect our health, you have rid our city limits of peafowl to preserve the peace

and property of homeowners, and you have invested in the electrification of our police force fleet to further the climate action plan. If you can do these things, you can, and should, pass ordinances to preserve and protect our rental housing!

I, as a resident and voter of South Pasadena, ask that on June 28, you vote unanimously to extend the no fault eviction moratorium for at least six months, if not longer.

Sincerely,

From: [Erica Rede](#)
To: [City Council Public Comment](#)
Subject: Public Comment Special Meeting June 28 Tenant Protections
Date: Monday, June 26, 2023 6:59:47 PM

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June 27, 2023

Dear Mayor Primuth, Mayor Pro-Tem Zneimer and City Council:

My name is Erica Rede. I am writing today in support of an ordinance that will eliminate all no fault evictions from the City of South Pasadena. It is my understanding that the Housing staff prepared and presented a draft ordinance to the Council on June 13 and that the Council directed staff to go back to the drawing board and do more research. It is my hope that you made the direction to better protect those who are risk of losing their homes.

While I want the strongest tenant protections possible in our City, I am asking you today to vote to extend the no fault eviction moratorium as long as possible. This period will allow staff, community and council to become more educated and aware of the real issues facing renters and the true causes of the homelessness crisis in California. In addition it will give you all more time to obtain accurate information regarding tenant protections in other cities.

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It is your job as Mayor and City Council to protect and defend your citizens against any factors that jeopardize our health and safety. You readily enacted laws to ban gas leaf blowers to protect our health, you have rid our city limits of peafowl to preserve the peace and property of homeowners, and you have invested in the electrification of our police force fleet to further the climate action plan. If you can do these things, you can, and should, pass ordinances to preserve and protect our rental housing!

I, as a resident and voter of South Pasadena, ask that on June 28, you vote unanimously to extend the no fault eviction moratorium for at least six months, if not longer.

Sincerely,

Erica Rede

From: [robertbry96](#)
To: [City Council Public Comment](#)
Subject: Public Comment Special Meeting June 28 Tenant Protections
Date: Monday, June 26, 2023 7:52:27 PM

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

Dear Mayor Primuth, Mayor Pro-Tem Zneimer and City Council:

My name is Roberto Fuentes. I am writing today in support of an ordinance that will eliminate all no fault evictions from the City of South Pasadena. It is my understanding that the Housing staff prepared and presented a draft ordinance to the Council on June 13 and that the Council directed staff to go back to the drawing board and do more research. It is my hope that you made the direction to better protect those who are risk of losing their homes.

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It is your job as Mayor and City Council to protect and defend your citizens against any factors that jeopardize our health and safety. You readily enacted laws to ban gas leaf blowers to protect our health, you

have rid our city limits of peafowl to preserve the peace and property of homeowners, and you have invested in the electrification of our police force fleet to further the climate action plan. If you can do these things, you can, and should, pass ordinances to preserve and protect our rental housing!

I, as a resident and voter of South Pasadena, ask that on June 28, you vote unanimously to extend the no fault eviction moratorium for at least six months, if not longer.

Sincerely, Roberto Fuentes

From: [joseph.grijalva](#)
To: [City Council Public Comment](#)
Subject: Public Comment Special Meeting June 28 Tenant Protections
Date: Monday, June 26, 2023 8:14:28 PM
Attachments: [image.png](#)

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.

June 27, 2023

Dear Mayor Primuth, Mayor Pro-Tem Zneimer and City Council:

My name is Joseph Robert Grijalva. I am writing today in support of an ordinance that will eliminate all no fault evictions from the City of South Pasadena. It is my understanding that the Housing staff prepared and presented a draft ordinance to the Council on June 13 and that the Council directed staff to go back to the drawing board and do more research. It is my hope that you made the direction to better protect those who are at risk of losing their homes.

While I want the strongest tenant protections possible in our City, I am asking you today to vote to extend the no fault eviction moratorium as long as possible. This period will allow staff, community and council to become more educated and aware of the real issues facing renters and the true causes of the homelessness crisis in California. In addition it will give you all more time to obtain accurate information regarding tenant protections in other cities.

It is a known fact that landlords of all types are looking for avenues to increase their profits and have admitted that the only way to increase rents above the already high state cap of 10%, is to evict tenants and put units back on the market at much higher rates. Landlords and their paid representatives have expressed little to no concern as to the fate of 14,000 South Pasadenans, including the elderly, disabled, single parents and children, who they will displace. Those who are most at risk here are not homeowners, landlords or realtors. Those at risk of displacement are renters.

It is your job as Mayor and City Council to protect and defend your citizens against any factors that jeopardize our health and safety. You readily enacted laws to ban gas leaf blowers to protect our health, you have rid our city limits of

peafowl to preserve the peace and property of homeowners, and you have invested in the electrification of our police force fleet to further the climate action plan. If you can do these things, you can, and should, pass ordinances to preserve and protect our rental housing!

I, as a resident and voter of South Pasadena, ask that on June 28, you vote unanimously to extend the no fault eviction moratorium for at least six months, if not longer.

Sincerely,



From: [Andrea Rogando](#)
To: [City Council Public Comment](#)
Subject: Public Comment Special Meeting June 28 Tenant Protections
Date: Monday, June 26, 2023 9:11:11 PM

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.

June 27, 2023

Dear Mayor Primuth, Mayor Pro-Tem Zneimer and City Council:

My name is Andrea Rogando. I am writing today in support of an ordinance that will eliminate all no-fault evictions from the City of South Pasadena. It is my understanding that the Housing staff prepared and presented a draft ordinance to the Council on June 13 and that the Council directed staff to go back to the drawing board and do more research. It is my hope that you made the direction to better protect those who are risk of losing their homes.

When my family moved to the United States from the Philippines when I was eleven years old we were just able to afford a two-bedroom apartment in South Pasadena. Though the living quarters were tight and sharing one bathroom between 5+ people wasn't always easy, this opportunity afforded me access to amazing public schools, resources, and a safe place to grow up. Now 15 years later I am applying to Medical School and I know that I may not have gotten to this place if I did not have the chance to grow up in South Pasadena. I bring this up because I know that if my family had received a no-cause eviction in our first years in America we would have felt so powerless and afraid and would not have the language skills to navigate the process. Now considering the effects of COVID and rampant inflation, I empathize for any renter who has faced these no-cause evictions.

Stable and affordable housing in South Pasadena is what got me to where I am today. It also allowed my parents to work their way from green card holders working minimum wage jobs to homeowners that were able to send all three of their children to college. Please think of my family's story when deciding how to vote on June 28th.

While I want the strongest tenant protections possible in our City, I am asking you today to vote to extend the no-fault eviction moratorium as long as possible. This period will allow staff, community, and council to become more educated and aware of the real issues facing renters and the true causes of the homelessness crisis in California. In addition it will give you all more time to obtain accurate information regarding tenant protections in other cities.

It is a known fact that landlords of all types are looking for avenues to increase their profits and have admitted that the only way to increase rents above the already high state cap of 10%, is to evict tenants and put units back on the market at much higher rates. Landlords and their paid representatives have expressed little to no concern as to the fate of 14,000 South Pasadenans, including the elderly, disabled, single parents and children, who they will displace. Those who are most at risk here are not homeowners, landlords or realtors. Those at risk of displacement are renters.

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I, as a resident and voter of South Pasadena, ask that on June 28, you vote unanimously to extend the no fault eviction moratorium for at least six months, if not longer.

Sincerely,

Andrea Rogando

From: [Michelle Kim](#)
To: [City Council Public Comment](#)
Subject: Public Comment Special Meeting June 28 Tenant Protections
Date: Monday, June 26, 2023 9:13:13 PM

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June 27, 2023

Dear Mayor Primuth, Mayor Pro-Tem Zneimer and City Council:

My name is Michelle Kim. I am writing today in support of an ordinance that will eliminate all no fault evictions from the City of South Pasadena. It is my understanding that the Housing staff prepared and presented a draft ordinance to the Council on June 13 and that the Council directed staff to go back to the drawing board and do more research. It is my hope that you made the direction to better protect those who are risk of losing their homes.

While I want the strongest tenant protections possible in our City, I am asking you today to vote to extend the no fault eviction moratorium as long as possible. This period will allow staff, community and council to become more educated and aware of the real issues facing renters and the true causes of the homelessness crisis in California. In addition it will give you all more time to obtain accurate information regarding tenant protections in other cities.

It is a known fact that landlords of all types are looking for avenues to increase their profits and have admitted that the only way to increase rents above the already high state cap of 10%, is to evict tenants and put units back on the market at much higher rates. Landlords and their paid representatives have expressed little to no concern as to the fate of 14,000 South Pasadenans, including the elderly, disabled, single parents and children, who they will displace. Those who are most at risk here are not homeowners, landlords or realtors. Those at risk of displacement are renters.

It is your job as Mayor and City Council to protect and defend your citizens against any factors that jeopardize our health and safety. You readily enacted laws to ban gas leaf blowers to protect our health, you have rid our city limits of peafowl to preserve the peace and property of homeowners, and you have invested in the electrification of our police force fleet to further the climate action plan. If you can do these things, you can, and should, pass ordinances to preserve and protect our rental housing!

I, as a resident and voter of South Pasadena, ask that on June 28, you vote unanimously to extend the no fault eviction moratorium for at least six months, if not longer.

Sincerely,

Michelle Kim

From: [William Kelly](#)
To: [City Council Public Comment](#)
Subject: Corrected Comments for Item 2 on City Council's 6-28-23 5 p.m. Meeting
Date: Tuesday, June 27, 2023 8:39:09 AM
Attachments: [TenantProtections-6-28-23-Corrected.docx](#)

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

Please replace the comments I sent yesterday after 5 p.m. with this attached and corrected version.

Thanks,
Bill Kelly



Public Comment on Emergency Renovation Ordinance Extension at 6-28-23 Council 5 p.m. Special Meeting

Greetings:

Thank you for the opportunity to comment on item 2, ADOPTION OF AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA EXTENDING ORDINANCE NO. 2374 ESTABLISHING AN INTERIM MORATORIUM ON NO-FAULT JUST CAUSE TERMINATIONS OF RESIDENTIAL TENANCIES IN THE CITY OF SOUTH PASADENA AND DECLARING THE URGENCY THEREOF TO TAKE EFFECT IMMEDIATELY UPON ADOPTION.

“Having a safe, stable place to call home is foundational to well-being and [critical](#) for children’s development. Unfortunately, housing assistance is woefully underfunded, leaving millions of children unhoused, moving from home to home, or living in precarious situations.” –From the Center on Budget & Policy Priorities

I urge you to extend the emergency ban on renovations for 10 months and work diligently toward a fair and holistic set of tenant protections that preserves South Pasadena’s existing affordable housing and expands affordable housing in the coming years. Here’s why:

Epic Market Failure

The following two graphs best sum up the growing depth of the housing affordability crisis. The first graph below shows that over the past ten years alone, the cost of renting a dwelling in the greater Los Angeles metropolitan region has grown by almost 60 percent, while the second graph shows that during roughly the same period median household income in the region has grown just over 40 percent.

CPI for All Urban Consumers (CPI-U)

Series Id: CUURS49ASEHA

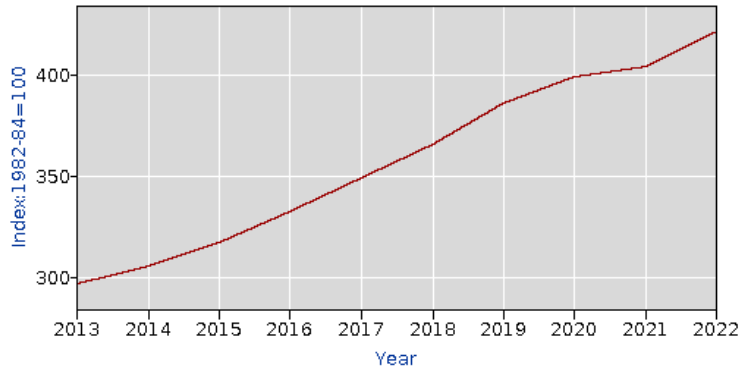
Not Seasonally Adjusted

Series Title: Rent of primary residence in Los Angeles-Long Beach-Anaheim, CA, all urban consumers, not seasonally adjusted

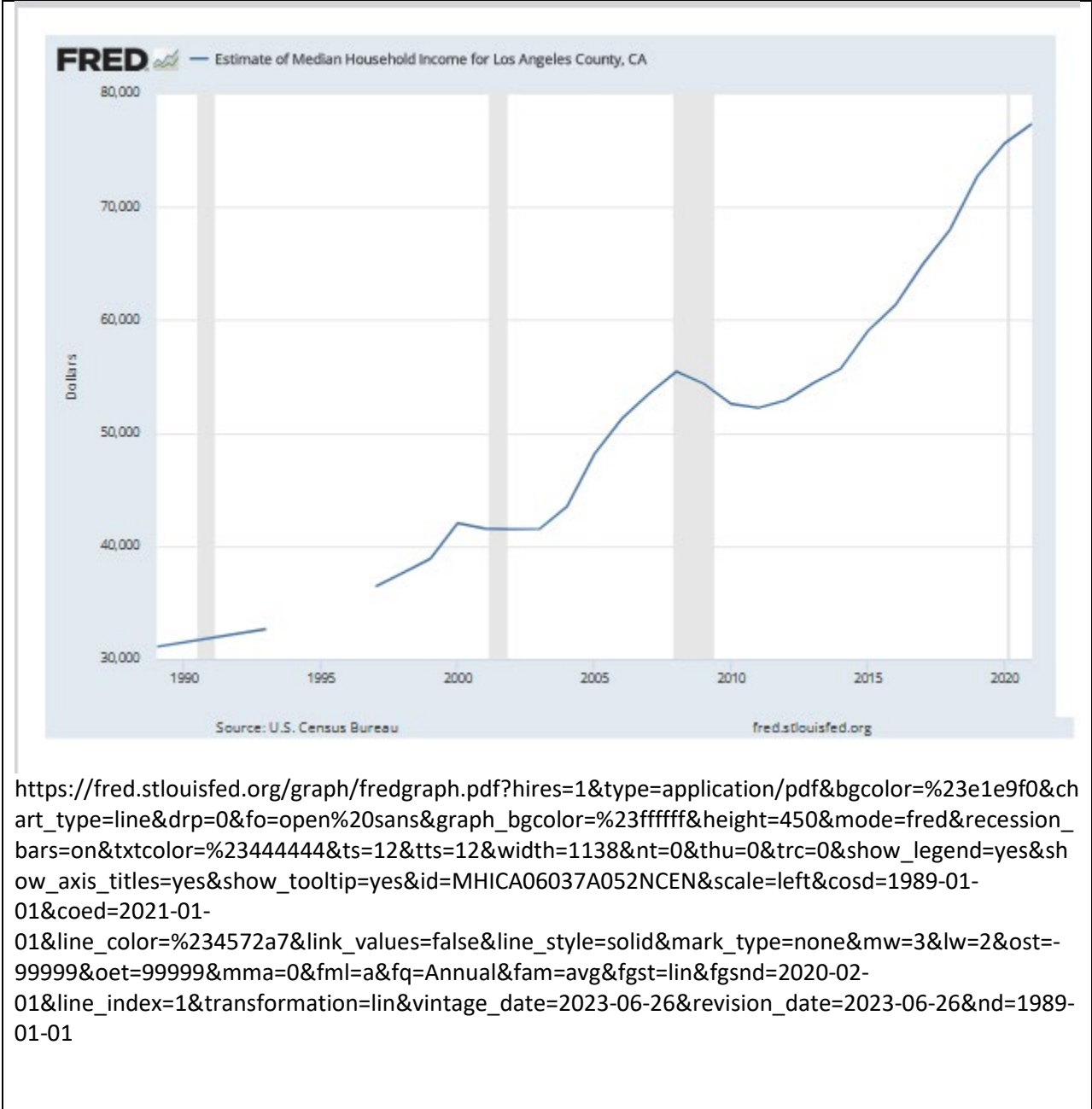
Area: Los Angeles-Long Beach-Anaheim, CA

Item: Rent of primary residence

Base Period: 1982-84=100



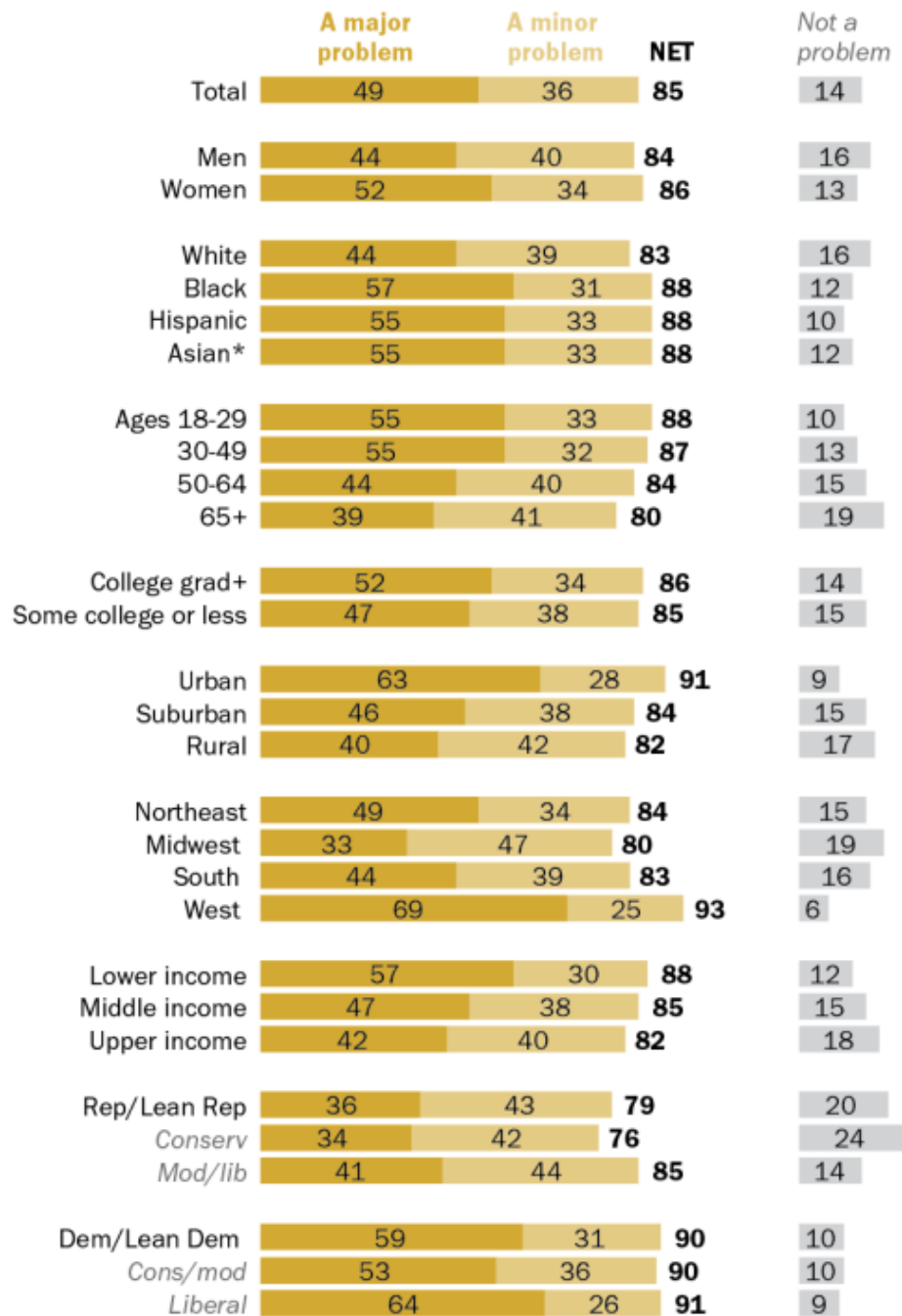
https://data.bls.gov/timeseries/CUURS49ASEHA?amp%253bdata_tool=XGtable&output_view=data&include_graphs=true



The unaffordability of both rent and home ownership for a growing number of people—particularly young people, many of whom have given up the hope of owning a home in California—has been fueled by a long period of insufficient housing construction in California and across the nation, among other factors.

Younger Americans, urban residents, those with lower incomes more likely to express concern about availability of affordable housing

% saying that the availability of affordable housing is _____ in their local community



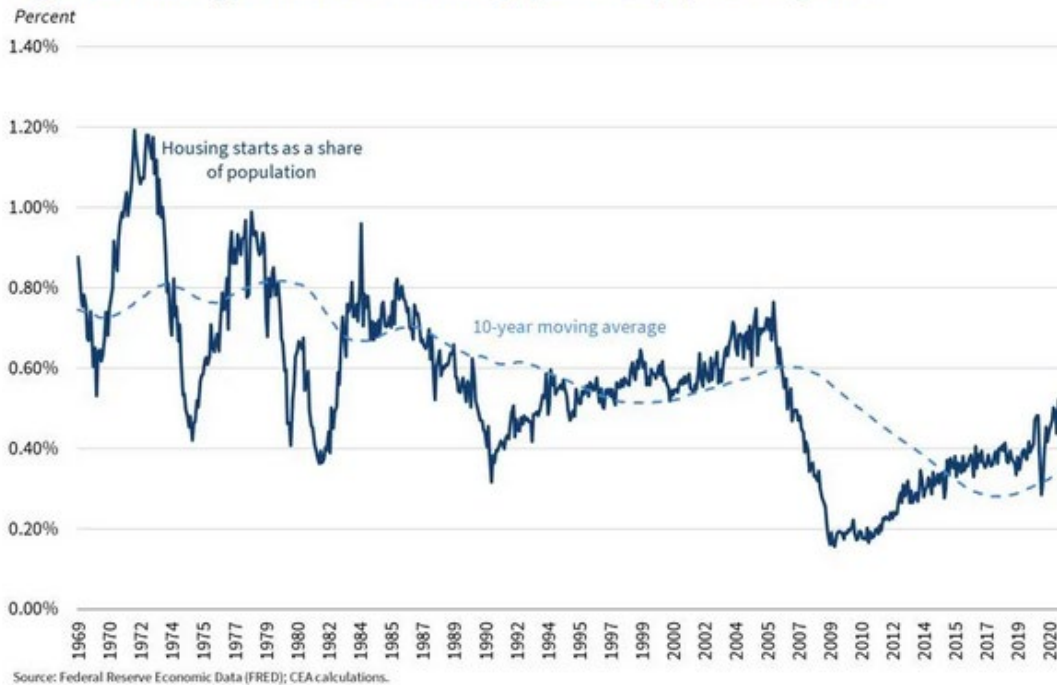
*Asian adults were interviewed in English only.

Note: White, Black and Asian adults include those who report being only one race and are not Hispanic. Hispanics are of any race. Family income tiers are based on adjusted 2020 earnings. Share of respondents who didn't offer an answer not shown.

Source: Pew Research Center survey conducted Oct. 8-24, 2021.

Supply Shortages in the Housing Market

Figure 2: Housing production has not kept pace with population growth



<https://www.whitehouse.gov/cea/written-materials/2021/09/01/alleviating-supply-constraints-in-the-housing-market/>

Exacerbating the ownership crisis, big rental property companies are buying up single-family homes to rent at top dollar and taking them off the home sales market. (<https://www.nytimes.com/2020/03/04/magazine/wall-street-landlords.html>) These trends have created housing instability for a growing number of middle and low-income workers, handicapped on disability, and seniors on fixed income, all of whom rent homes here in South Pasadena and throughout the region.

(<https://www.prnewswire.com/news-releases/california-housing-affordability-rises-to-highest-level-in-a-year-during-first-quarter-2023-as-home-prices-ebb-and-the-cost-of-borrowing-dips-car-reports-301826003.html>) (<https://news.usc.edu/179928/los-angeles-rent-burdened-households-basic-needs-usc-research/>

) (<https://www.ppic.org/interactive/californians-and-the-housing-crisis/>)

Indeed, the high cost of living, particularly of housing, has prompted 40 percent of the California's population to consider leaving the state. (<https://spectrumnews1.com/ca/la-west/human-interest/2023/06/23/high-living-costs-prompt-californians-to-consider-leaving>)

(<https://www.strategies360.com/landing/californiapolling/>) Clearly, evidence of market failure in the housing sector is replete. This signals a strong need for local government intervention when it comes to tenant protections and zoning and for the state and federal government to boost help in financing construction of more affordable housing.

“No Man is an Island,” nor is South Pasadena

Throughout the debate over the housing element, and now tenant protection, comfortable older residents have voiced the idea that South Pasadena is unique and should not and cannot solve the state housing crisis. The image presented by these residents is of a city that is not really part of the second largest metropolitan region in the nation and is somehow not subject to the larger forces that are reshaping the metro area. This colloquial viewpoint, while understandable perhaps, is indeed fatuous in a city that borders the second largest city in the nation. Most of the well-heeled residents who voice this view have earned their income and built their wealth by taking advantage of the tremendous educational, economic and career opportunities offered by the huge metro area. They regularly enjoy the broad and diverse array of cultural institutions and events that are unique to the region. Yet they seem to feel they owe little when it comes to solving regional problems. However, let's face it, South Pasadena wouldn't be what it is if it were in Kansas, Idaho, or upstate New York. Accordingly, the council should take such arguments with a grain of salt and should follow state housing law. The city should faithfully carry out its housing element, including adopting the ordinances needed to fulfill its commitment to tenant protection.

“Moms & Pops”

In addition to the island argument, some residents have come forward representing themselves as “Mom and Pop” landlords who should just be left alone to work things out with their tenants because they can't afford any city regulation (Mom & Pop know best). They have largely focused on the cash flow impacts of regulation. Yet, they have failed to mention the

fact that they have enjoyed and capitalized on asset appreciation, with their loans and taxes paid by rents. Here’s an example of the appreciation of one home here in South Pasadena owned and rented for a time by one of the “Mom & Pop” landlords who spoke at a recent council meeting.

Zillow Save Share More

3 bd | 2 ba | 1,521 sqft
 2007 Cambridge Pl, South Pasadena, CA 91030
 Sold: \$1,485,000 | Sold on 04/23/21 | Zestimate®: \$1,845,700
 Est. refi payment: \$9,749/mo Refinance your loan

Home value Owner tools Home details Neighborhood details

— This home —

Date	Value (\$)
Jan 2020	~\$1,000,000
Jan 2021	~\$1,100,000
Jan 2021 (Sale)	\$1,485,000
Jan 2022	~\$1,700,000
Jan 2023	~\$1,845,700

Also—based on a records search at the Los Angeles County Recorder’s Office—one of the most vocal purported “Mom & Pop” landlords who has spoken at numerous city meeting appears not to own any rental units in South Pasadena that would be subject to the renovation ordinance. However, the individual does run an apparently unlicensed rental property management company out of their personal residence here in town. It should be noted too that their spouse appears to be gainfully employed in the commercial and multi-unit residential real estate business at the regional level. This can only lead one to doubt the credibility of the individual’s frequent remarks about “Moms & Pops.” Indeed, one recent news article noted that the mega rental property company interests have positioned “Moms & Pops” as the new face of the landlord rights movement. (<https://www.curbed.com/2022/11/landlords-chip-rent-regulation-new-york-sctus.html>) (<https://psmag.com/social-justice/big-real-estate-peddles-the-myth-that-ny-rent-control-mainly-targets-small-landlords>) The council, therefore, should view such remarks as what they truly are: *Astroturf lobbying*, i.e., the classic strategy of creating the image

of a grass roots movement to protect big vested interests when there really isn't such a movement. The city staff and Council, therefore, should discount the vague generalities that such commenters have advanced to argue against the renoviction ordinance. Any persuasive argument would convey the particulars of how the so-called "Moms & Pops" would be affected by the ordinance. Councilmembers really should say, "Show me the money" and show the public and tenants the real numbers.

Toward a Fair Solution

The question now is how to help solve the housing crisis, which has also been fueled by a long period of public disinvestment in housing. I would say that one of the key steps is to build public housing. However, that exceeds the scope of the issue at hand and is a discussion for another time and place. Meanwhile, the reality is that as long as society relies on the "market" to provide housing for all income levels, the task South Pasadena faces is to level the playing field of the local rental housing market. Right now, it's clearly tilted to the advantage of landlords.

The only way to restore balance is to fashion a comprehensive program to regulate the city's rental housing market. This task cannot be accomplished at the state or federal levels, because they are simply too remote. Though the state and federal government have other crucial roles to play in solving the housing crisis, leveling the local playing field between landlords and tenants is a job that's almost solely up to the city.

Specifically, in its housing element the city has committed to a number of key tenant protections, including:

- Enhanced housing rehabilitation and code enforcement;
- Tracking and incentivizing the continued affordability of existing affordable housing units;
- Adopting a rental registration requirement, which should bring in sufficient fees from property owners on an annual basis to support city administration and enforcement of tenant protections;

- Adopting an ordinance to guarantee the right of return by tenants who are displaced by renovations and to provide relocation assistance while they are displaced. These guarantees are essentially outlined in the proposed renoviction ordinance, though the proposed relocation assistance payments of less than \$150/day for people who pay \$2,200 a month in rent are wholly inadequate and should be at least doubled, if not tripled in some instances when. (See below re: the price of lodging in the area, which does not cover the cost of restaurant meals during the time of displacement.); and
- Adopting and administering a local rent “stabilization” ordinance.

Hyland Inn Pasadena Civic Auditorium

Pasadena

 Pool

Fully refundable
Reserve now, pay later

8.0/10 Very Good (1,003 reviews)

 Member Price: 12% off

~~\$146~~ **\$128**

\$154 total
includes taxes & fees

Hilton Pasadena

Pasadena

 Pool

8.4/10 Very Good (1,005 reviews)

We have 1 left at

\$227

\$264 total
includes taxes & fees

Sheraton Pasadena Hotel

Pasadena

 Pool

8.0/10 Very Good (1,002 reviews)

We have 5 left at

\$179

\$208 total
includes taxes & fees

Pasadena Rose & Crown Hotel

Pasadena

 Breakfast included  Pool

Fully refundable

9.0/10 Wonderful (1,007 reviews)

We have 1 left at

\$161

\$186 total
includes taxes & fees

Unwind in SoCal this summer

Indulge in luxury at Southern California's finest hotels. Find your bliss and tee off in paradise.

Courtyard by Marriott Old Pasadena

Pasadena

 Pool  Hot tub

8.2/10 Very Good (1,155 reviews)

We have 5 left at

\$204

\$237 total
includes taxes & fees

From Expedia on June 26, 2023.



From the dinner menu at Shakers, plus tax and tip.

In developing the tenant protection programs outlined in the city’s housing element, I urge you to look beyond California, to ground zero for government involvement in the rental housing market, namely New York City. The city has a 100-year history of housing market intervention from building public housing to adopting rent control and later rent stabilization. Though criticized by both landlords and tenants, New York has developed a fair process that solves the dynamic tension between the need to maintain and upgrade buildings while providing rental housing stability and affordability for tenants. (<https://hcr.ny.gov/apartment-improvements>)

Despite the vast difference in population, *South Pasadena should do the same and its program should operate within the bounds of the state rent control system.* So the city’s own rent stabilization program should keep rents under the allowable state increase and allow increases up to the state cap only to help, but not wholly pay for major building maintenance and upgrades. To do this, the city will need to adopt the renovation ordinance with increased relocation assistance plus the rent stabilization ordinance. To raise rents beyond the amount allowed under the stabilization ordinance to recover the cost of building improvements, property owners should have to effectively open their books to a city administrative process, perhaps involving a new rent control board or housing commission, to demonstrate

why the increase they are seeking is “just and reasonable.” The administrator or administrative body would have to weigh a number of factors using a city developed formula applied uniformly to different applications for rent increases to cover building upgrades. This formula should account for amortization periods, financing costs, projected property value appreciation, cost of operation versus rents collected, etc. The process should require, like in New York, notices to affected tenants of the proposed work and rent increase, an itemized list of work and the projected cost of the work, and of the right to participate in the process. Once the administrator or administrative body made a decision on an application, tenants then should retain the right to appeal that decision. This process should apply to the vast majority of rental housing in the city, beginning with properties with four or more units. Under no circumstances should rent increases allowed under local rent stabilization, plus additional rent increases related to renovations allowed through the process above, be allowed to exceed the state rent cap.

Conclusion

In conclusion, the housing market is not working in California and only significant intervention by local and state government, and hopefully Washington, can fix it. The high cost of housing has contributed to widespread feelings of economic precarity after decades of inattention to the growing economic plight of middle- and low-income people. The market imbalance is so great that it now threatens to undermine the state’s overall economy. That’s why it’s incumbent on you and city councils across the region and state to act now before the housing crisis creates any further long-term economic damage. The state cannot solve this problem alone. Each and every city has a role to play in regulating the housing market to restore economic reasonableness and security for the majority of the population that rents. Do not be led astray by vague and general assertions put forward by the rental housing industry and their “Mom & Pop” Astroturf lobbyists. Demand that they open their books and provide real information by establishing much needed tenant protection programs and ordinances today, not tomorrow, not next year.

**Respectfully,
Bill Kelly
South Pasadena Homeowner
(Former Landlord and Renter)**

From: [Elizabeth Anne Bagasao](#)
To: [City Council Public Comment](#)
Subject: Public Comment Special Meeting June 28, 2023
Date: Tuesday, June 27, 2023 11:10:04 AM
Attachments: [ABagasaoPublicComment6-28.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.

Dear City Clerk:

Attached please find my public comment for June 28, 2023 Special Meeting of the Council
Extend No Fault Eviction Moratorium.

Thank you!

Anne Bagasao

June 27, 2023

Mayor Primuth, Mayor Pro-Tem Zneimer and Council:

I am writing to ask the Council to vote in support of an extension of the substantial renovation no fault eviction moratorium that is set to expire on July 1. While the draft ordinance proposed to council by staff of June 13, was fair, reasonable, easy to understand by both tenants and landlords and was accurately researched, an extension of up to 10-months, six months at a minimum, is required for staff and community to adequately provide accurate data and evidence to support the passage of an even stronger ordinance.

We have heard arguments from those who oppose any form of tenant protections. Their declarations run the gamut of small landlords being put at a financial disadvantage if not allowed to evict tenants to make repairs, to claims that other cities are on the verge of rescinding similar ordinances, to statements about market rates being "expensive because they are expensive" and incomplete descriptions of NOAH. As for tenants, our assertions are simple: renovations are unfair and unjust and tenant protections are needed to prevent homelessness.

I can only assume that you will receive countless emails from landlords and their sympathetic homeowner colleagues, CAA, AAGLA and PFAR on how the extension should only be 45-days if it's extended at all. I encourage the Council to allow the staff the time to do what you had directed them to do.

As elected representatives of our city, you are tasked with creating housing and homeless prevention policy. You directed staff to revise such policy on June 13 based on unsubstantiated claims by CAA and AAGLA and a local self-described "mom and pop landlord" about outcomes of such legislation. They have failed to public provide evidence to support their claims.

I would like to point out once again that CAA's multiple public statements regarding the Culver City tenants protections are not accurate. Mr. Buck is doing his job, which is to represent the best interests and profits of CAA membership, so he is going to say what he is going to say. I can't fault him for trying. However, it is your job to represent the best interests of your majority. To do this you must ensure the accuracy of any claims being presented to you in public or private forums, before directing staff to re-evaluate legislation. I hope that is your intention with requesting the extension.

We can provide all the data and studies in the world, but unless we as tenants are housing secure in the meantime, the landlords and their paid representatives will continue to hold the handle of the knife while we perpetually are left holding the blade.

Please vote in support of a 10-month extension of the current moratorium and give your voters who rent their homes a fighting chance. We deserve to live here too. For your reference, I'm attaching an email from the City of Culver City that will clear up any misinformation being circulated about the fate of Culver City tenant protections.

Thank you!




A.D. - 66

Re: INQUIRY Request for Information on Upcoming Council Agendas

Louis, Shannon <Shannon.Louis@culvercity.org>

Tue 6/20/2023 5:06 PM

To: [REDACTED]

Good Afternoon,

My name is Shannon Louis and I am the Rent Stabilization Coordinator for Culver City's Rent Control and Tenant Protections Program. I am in receipt of your email below regarding any future discussions by City Council to rescind tenant protections, rent stabilization, and no fault evictions. As it currently stands, there has not been any recent direction, or discussion, to rescind tenant protections, rent stabilization, and no fault evictions in the City. Should any items addressing such issues be added to the agenda, they will appear on the City Council Meeting Agenda at least 72 hours before the subject Council meeting occurs on the [Meeting and Agendas site for the City](#). We will also be sure to inform both landlords and tenants of any resulting changes.

Please let me know if you have any questions.

Thank you,
Shannon

From: Elizabeth Anne Bagasao <>

Sent: Monday, June 19, 2023 12:02 PM

To: Nachbar, John <john.nachbar@culvercity.org>; Clerk, City <city.clerk@culvercity.org>

Subject: Request for Information on Upcoming Council Agendas

EXTERNAL: This email originated from outside of the organization. Do not click links or open attachments unless you confirm the content is safe.

Good afternoon, City Manager and City Clerk:

Could you please let me know if Council has issued a current or recent direction to agendize a revisit or discussion to rescind Culver City tenant protections including rent stabilization and no fault evictions?

Thank you for your reply.

Sincerley,

Anne Bagasao
[REDACTED]

The City of Culver City keeps a copy of all E-mails sent and received for a minimum of 2 years. All retained E-mails will be treated as a Public Record per the California Public Records Act, and may be subject to disclosure pursuant to the terms, and subject to the exemptions, of that Act.

From: [Gabriela Sandoval](#)
To: [City Council Public Comment](#)
Subject: Public Comment Special Meeting June 28 Tenant Protections
Date: Tuesday, June 27, 2023 1:25:45 PM

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.

June 27, 2023

Dear Mayor Primuth, Mayor Pro-Tem Zneimer and City Council:

My name is Gabriela Sandoval. I am writing today in support of an ordinance that will eliminate all no fault evictions from the City of South Pasadena.

My family (2 adults and 2 children) is currently facing a no fault eviction. Because there are very few 3-bedroom options on the rental market, we may be forced to consider pulling our daughters from their schools if we are unable to find a rental unit in South Pasadena. And, even if we find a rental in South Pasadena, we are faced with a 50% rent increase from the already inordinate amount of rent we currently pay.

It is my understanding that the Housing staff prepared and presented a draft ordinance to the Council on June 13 and that the Council directed staff to go back to the drawing board and do more research. It is my hope that you made the direction to better protect those who are at risk of losing their homes.

While I want the strongest tenant protections possible in our City, I am asking you today to vote to extend the no fault eviction moratorium as long as possible. This period will allow staff, community and council to become more educated and aware of the real issues facing renters and the true causes of the homelessness crisis in California. In addition it will give you all more time to obtain accurate information

regarding tenant protections in other cities.

It is a known fact that landlords of all types are looking for avenues to increase their profits and have admitted that the only way to increase rents above the already high state cap of 10%, is to evict tenants and put units back on the market at much higher rates. Landlords and their paid representatives have expressed little to no concern as to the fate of 14,000 South Pasadenans, including the elderly, disabled, single parents and children, who they will displace. Those who are most at risk here are not homeowners, landlords or realtors. Those at risk of displacement are renters.

It is your job as Mayor and City Council to protect and defend your citizens against any factors that jeopardize our health and safety. You readily enacted laws to ban gas leaf blowers to protect our health, you have rid our city limits of peafowl to preserve the peace and property of homeowners, and you have invested in the electrification of our police force fleet to further the climate action plan. If you can do these things, you can, and should, pass ordinances to preserve and protect our rental housing!

I, as a resident and voter of South Pasadena, ask that on June 28, you vote unanimously to extend the no fault eviction moratorium for at least six months, if not longer.

Sincerely,

Gabriela Sandoval

From: [Marcus Batista](#)
To: [City Council Public Comment](#)
Cc: SPTenantsUnion@outlook.com
Subject: Public Comment Special Meeting, June 28 on Tenant Protections
Date: Tuesday, June 27, 2023 2:01:43 PM

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

Dear Mayor Primuth, Mayor Pro-Tem Zheimer and City Council,

I hope this email finds you well. I am Marcus Batista, a resident, renter, and voter of South Pasadena, writing to express my support for an ordinance that aims to eliminate all no-fault evictions within our city. I understand that the Housing staff presented a draft ordinance to the Council on June 13, but further research and revisions were requested. I sincerely hope that our mutual, ultimate goal of protecting those at risk of losing their homes remains at the forefront.

While I strongly advocate for robust, full tenant protections, I kindly request that you consider voting to extend the no-fault eviction moratorium for as long as possible. This extension will allow sufficient time for research, community engagement, and a deeper understanding of the issues facing renters and the root causes of the homelessness crisis in California. Moreover, it will provide the council opportunity to gather information on tenant protections implemented in other cities.

While I am not a homeowner, I am a resident, voter, and contributor to the community. I live and work in South Pasadena. I support local businesses, volunteer as a support group facilitator at a local senior living center, and abide by parking regulations. Like many of my neighbors, all of this is contingent on stable, affordable housing.

As Mayor and City Council, your duty is to protect citizens from factors that jeopardize their health and safety. You have taken action in the past to ban gas leaf blowers, reduce peafowl to preserve peace and homeowners' property, and invest in the electrification of our police force. These are all great initiatives for homeowners and the climate. Renters deserve the same rights to health and stability, and I believe that passing ordinances to safeguard and preserve our rental housing is vital.

We are all aware of the state of housing in Los Angeles County, and while you may be unable to mitigate AirBnB and bank lending practices, you can aid your constituents by preventing landlords from actively seeking ways to increase their profits through eviction and subsequent re-renting at higher rates. Not enough concern has been shown for the 14,000 South Pasadenans at risk of displacement, including vulnerable groups such as the elderly, disabled, single parents, and children. Us renters are the most vulnerable.

Therefore, I kindly request that on June 28, you vote unanimously to extend the no-fault eviction moratorium indefinitely, or a minimum of six months.

Thank you for your consideration.

Sincerely, Marcus Batista

From: [Sean McCullough](#)
To: [City Council Public Comment](#)
Subject: Public Comment Special Meeting June 28 Tenant Protections
Date: Tuesday, June 27, 2023 4:21:00 PM

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June 27, 2023

Dear Mayor Primuth, Mayor Pro-Tem Zneimer and City Council:

My name is Sean McCullough. I'm a tenant living in District 2. I am writing today in support of an ordinance that will eliminate all no fault evictions from the City of South Pasadena. While I think the ordinance is good enough already and reflects the hard work and diligent research of city staff, I understand the desire to take more time to fully consider the impact of the proposed ordinance.

I ask you to please vote to extend the eviction moratorium for an ample amount of time to fully vet the ordinance. My concern is that if we don't extend the moratorium for long enough then it will require a vote again before the ordinance is finished.

This ordinance and the moratorium are extremely important to us. Without their protections we are at the mercy of investor landlords that don't see us as people, only as investments in their portfolios.

My life has become significantly more stressful since my building was purchased by an investor landlord in 2021. Our maintenance and management have become increasingly hard to reach and rent prices have skyrocketed. None of the promised improvements were made and I'm currently afraid to report maintenance requests in fear that this landlord, who has

attempted no fault evictions at other buildings, will use it as an excuse to evict me. I've lived in South Pasadena for 4 years now and love it here. I'm a good tenant who has never made a late payment, even though it takes half of my pay to cover my rent. If this moratorium is not extended I could be displaced from my home even though I've done nothing wrong and that is incredibly frustrating for me.

Please vote to extend the moratorium and pass this ordinance as soon as possible.

Sincerely,

Sean McCullough

From: [Aidan Howard-Rede](#)
To: [City Council Public Comment](#)
Subject: Public Comment Special Meeting June 28 Tenant Protections
Date: Tuesday, June 27, 2023 4:36:48 PM

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June 27, 2023

Dear Mayor Primuth, Mayor Pro-Tem Zneimer and City Council:

My name is Aidan Howard-Rede. I am writing today in support of an ordinance that will eliminate all no fault evictions from the City of South Pasadena. It is my understanding that the Housing staff prepared and presented a draft ordinance to the Council on June 13 and that the Council directed staff to go back to the drawing board and do more research. It is my hope that you made the direction to better protect those who are risk of losing their homes.

While I want the strongest tenant protections possible in our City, I am asking you today to vote to extend the no fault eviction moratorium as long as possible. This period will allow staff, community and council to become more educated and aware of the real issues facing renters and the true causes of the homelessness crisis in California. In addition it will give you all more time to obtain accurate information regarding tenant protections in other cities.

It is a known fact that landlords of all types are looking for avenues to increase their profits and have admitted that the only way to increase rents above the already high state cap of 10%, is to evict tenants and put units back on the market at much higher rates. Landlords and their paid

representatives have expressed little to no concern as to the fate of 14,000 South Pasadenans, including the elderly, disabled, single parents and children, who they will displace. Those who are most at risk here are not homeowners, landlords or realtors. Those at risk of displacement are renters.

It is your job as Mayor and City Council to protect and defend your citizens against any factors that jeopardize our health and safety. You readily enacted laws to ban gas leaf blowers to protect our health, you have rid our city limits of peafowl to preserve the peace and property of homeowners, and you have invested in the electrification of our police force fleet to further the climate action plan. If you can do these things, you can, and should, pass ordinances to preserve and protect our rental housing!

I, as a resident and voter of South Pasadena, ask that on June 28, you vote unanimously to extend the no fault eviction moratorium for at least six months, if not longer.

Sincerely,

Aidan Howard-Rede

From: [Mireya Naranjo](#)
To: [City Council Public Comment](#)
Subject: Public Comment Special Meeting June 28th Tenant Protections
Date: Tuesday, June 27, 2023 4:48:35 PM

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June 27, 2023

Dear Mayor Primuth, Mayor Pro-Tem Zneimer and City Council:

My name is Mireya Naranjo Guzman. I am writing today in support of an ordinance that will eliminate all no fault evictions from the City of South Pasadena. It is my understanding that the Housing staff prepared and presented a draft ordinance to the Council on June 13 and that the Council directed staff to go back to the drawing board and do more research. It is my hope that you made the direction to better protect those who are risk of losing their homes.

While I want the strongest tenant protections possible in our City, I am asking you today to vote to extend the no fault eviction moratorium as long as possible. This period will allow staff, community and council to become more educated and aware of the real issues facing renters and the true causes of the homelessness crisis in California. In addition it will give you all more time to obtain accurate information regarding tenant protections in other cities.

It is a known fact that landlords of all types are looking for avenues to increase their profits and have admitted that the only way to increase rents above the already high state cap of 10%, is to evict tenants and put units back on the market at much higher rates. Landlords and their paid representatives have expressed little to no concern as to the fate of 14,000 South Pasadenans, including the elderly, disabled, single parents and children, who they will displace. Those who are most at risk here are not homeowners, landlords or realtors. Those at risk of displacement are renters.

It is your job as Mayor and City Council to protect and defend your citizens against any factors that jeopardize our health and safety. You readily enacted laws to ban gas leaf blowers to protect our health, you have rid our city limits of peafowl to preserve the peace and property of homeowners, and you have invested in the electrification of our police force fleet to further the climate action plan. If you can do these things, you can, and should, pass ordinances to preserve and protect our rental housing!

I, as a resident and voter of South Pasadena, ask that on June 28, you vote unanimously to extend the no fault eviction moratorium for at least six months, if not longer.

Sincerely,

Mireya Naranjo Guzman

From: [michael mesker](#)
To: [City Council Public Comment](#)
Subject: Public Comment Special Meeting June 28 Tenant Protections
Date: Tuesday, June 27, 2023 6:02:40 PM

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June 27, 2023

Dear Mayor Primuth, Mayor Pro-Tem Zneimer and City Council:

My name is Michael Mesker. I am writing today in support of an ordinance that will eliminate all no fault evictions from the City of South Pasadena. It is my understanding that the Housing staff prepared and presented a draft ordinance to the Council on June 13 and that the Council directed staff to go back to the drawing board and do more research. It is my hope that you made the direction to better protect those who are at risk of losing their homes.

While I want the strongest tenant protections possible in our City, I am asking you today to vote to extend the no fault eviction moratorium as long as possible. This period will allow staff, community and council to become more educated and aware of the real issues facing renters and the true causes of the homelessness crisis in California. In addition it will give you all more time to obtain accurate information regarding tenant protections in other cities.

It is a known fact that landlords of all types are looking for avenues to increase their profits and have admitted that the only way to increase rents above the already high state cap of 10%, is to evict tenants and put units back on the market at much higher rates. Landlords and their paid representatives have expressed little to no concern as to the fate of 14,000 South Pasadenans, including the elderly, disabled, single parents and children, who they will displace. Those who are most at risk here are not homeowners, landlords or realtors. Those at risk of displacement are renters.

It is your job as Mayor and City Council to protect and defend your citizens against any factors that jeopardize our health and safety. You readily enacted laws to ban gas leaf blowers to protect our health, you have rid our city limits of peafowl to preserve the peace and property of homeowners, and you have invested in the electrification of our police force fleet to further the climate action plan. If you can do these things, you can, and should, pass ordinances to preserve and protect our rental housing!

I, as a resident and voter of South Pasadena, ask that on June 28, you vote unanimously to extend the no fault eviction moratorium for at least six months, if not longer.

Sincerely,

Michael Mesker

From: [Ella Hushagen](#)
To: [City Council Public Comment](#)
Subject: Public Comment Agenda Item 2
Date: Wednesday, June 28, 2023 9:59:06 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.

Dear Councilmembers,

Please adopt the urgency ordinance to extend the eviction moratorium for a period of no less than ten months. On June 13, a number of landlords and their lobbyists made public comment arguing that the City was moving much too quickly to shore up tenant protections related to just cause evictions in the face of a slew of renovictions. Tenants and advocates for tenants rights in town urged the Council to adopt the ordinance that staff proposed -- although it is not perfect, it would be a good starting place.

The Council opted to kick the can down the road and committed to extending the eviction moratorium while it considered what protections to enact.

I am disappointed that the Council capitulated to special interests rather than showing deference to the excellent work of its Housing and Community Development Department. That said, if the City intends to pursue a lengthier and more considered process, it must extend the eviction moratorium no less than ten months. Another 45 day moratorium will not afford the time needed. If the landlord lobby does not like a longer moratorium, it simply reflects that their comments about extending the process were made in bad faith -- the delay was a ruse to stop the City from regulating their members.

Please do the right thing: extend the eviction moratorium for ten months.

Ella Hushagen

From: [Janet Gagnon](#)
To: [Jon Primuth](#); [Evelyn Zneimer](#); [Michael Cacciotti](#); [Jack Donovan](#); [Janet Braun](#); [City Council Public Comment](#)
Cc: [Daniel Yukelson](#); [Max C. Sherman](#); [Martin Makaryan](#)
Subject: Extending Ordinance No. 2374 Establishing an Interim Moratorium on No-Fault Just Cause (Agenda Item 2)
Date: Wednesday, June 28, 2023 10:05:12 AM
Attachments: [image001.png](#)
[South Pasadena Comment Letter-06272023-Final.pdf](#)

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

Attached please find a comprehensive comment letter from the Apartment Association of Greater Los Angeles (AAGLA) for your review. We appreciate the City Council's willingness to conduct additional discussions and research regarding substantial remodels. However, extending the existing ordinance by the language contained in the proposed draft would cause substantial harm to mom-and-pop rental housing providers needing to move into their units as well as those needing to comply with various government entities at the city, state and federal levels. As we know, the City is trying to address the specific issue of substantial remodels and not all No-Fault causes. **We ask the City Council to make minor language changes to the existing draft, so that it will apply to substantial remodels only.** Without this minor modification, it will leave independent, mom-and-pops financial struggling to retain ownership with no other choice but to sell the property to corporate developers and likely lead to mass relocation of their existing renters. **Also, we ask the City Council to reduce extension of the ban to a maximum of 4 months to provide certainty to rental housing providers and renters.**

Thank you for your consideration.

Sincerely,

Janet M. Gagnon



Janet M. Gagnon, Esq.
Director, Government Affairs & External Relations
Apartment Association of Greater Los Angeles
621 South Westmoreland Avenue
Los Angeles, California 90005
t: 213/384-4131 ext 309 | f: 888/384-4131 | janet@aagla.org
www.aagla.org
[Twitter](#) | [Facebook](#) | [LinkedIn](#)
The Voice of Multifamily Housing Since 1917 ©



"Great Apartments Start Here!"

Janet M. Gagnon
Director, Government Affairs & External
Relations
janet@aagla.org
213.384.4131; Ext. 309

June 28, 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 Urgency Ordinance of the City Council of the City of Pasadena, California Extending Ordinance No. 2374 Establishing an Interim Moratorium on No-Fault Just Cause Terminations of Residential Tenancies in the City of South Pasadena and Declaring the Urgency Thereof to Take Effect Immediately Upon Adoption (Agenda Item 2)

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

At the Special Meeting of the City Council tonight (Wednesday, June 28th), the Council will consider extending the existing ban on ALL No-Fault causes for tenancy termination for an additional 10 ½ months. This means that mom-and-pop rental housing providers would be prevented from moving into their property for an entire year during extreme financial distress. Therefore, the Apartment Association of Greater Los Angeles (AAGLA) is opposed to the extension of the urgency ordinance as currently drafted. **We urge the City Council to change the language of the draft ordinance, so that it would only apply to substantial remodels.**

There are many other types of No-Fault evictions that are being wrongfully prohibited based on the proposed, drastically overbroad language, including owner move-in. Rental housing providers have experienced devastating financial losses due to years of uncollected rent resulting from COVID-19 related government moratoriums. In addition, costs for rental housing properties have risen dramatically, including property insurance, utilities, taxes, trash hauling, maintenance, and repairs. Independent, mom-and-pop owners do not have the luxury to spread these costs among a large portfolio of properties and rental units located in various cities and states. Many mom-and-pop owners today have been struggling to hold onto their properties and may need to move into them to make ends meet. If they no longer have the ability to live at their properties due to a year-long ban, then they will have no other choice than to sell the property to corporate owners for redevelopment. As a result, existing renters will face mass relocation and South Pasadena will lose more of its already scarce naturally occurring affordable housing.



"Great Apartments Start Here!"

In addition, No-Fault evictions include mandatory compliance with government entities. Here again, if rental housing owners are prevented from complying with government requirements due to a year-long ban, they will be forced to sell to corporate developers to avoid incurring substantial government penalties and possible incarceration.

The issue at hand in South Pasadena is specifically substantial remodels and **not** these other legitimate and necessary No-Fault causes. By continuing with this unnecessarily overbroad language, the City is simply pushing more mom-and-pop owners out of business and their existing renters out of homes. We urge the City Council to take the minor effort necessary to change the ordinance to apply only to substantial remodels for any extended term.

In addition, we believe the currently proposed 10 ½ months to be much too long a time and far beyond what is necessary for the staff to draft a revised, narrowly tailored, and permanent substantial remodel ordinance. Contrary to what tenant advocacy groups are telling local renters, basic cosmetic upgrades are already specifically prohibited by state law under Assembly Bill 1482 as well as South Pasadena's existing ordinance. Thus, any new ordinance would be a further narrowing of South Pasadena's existing ordinance rather than starting from scratch. If the issue of substantial remodels is truly significant enough to warrant a further revision to South Pasadena's existing ordinance as well as an additional extended urgency ordinance, then it can certainly be completed with sufficient stakeholder engagement in 3-4 months.

In closing, we ask the Council to help existing mom-and-pop owners and their renters by make minor revision to the draft urgency ordinance to limit its application to substantial remodels only and to reduce the extension of the ban to a maximum of 4 months.

Thank you for your time and consideration. AAGLA looks forward to engaging with staff and the Council as it further reviews the permanent substantial remodel ordinance to share our experience and expertise. I can be reached by phone at (213) 384-4131; Ext. 309 or via email at janet@aagla.org.

Very truly yours,

Janet M. Gagnon

Janet M. Gagnon, Esq.

From: [Shandor Garrison](#)
To: [City Council Public Comment](#)
Subject: extend the Eviction moratorium
Date: Wednesday, June 28, 2023 10:28:23 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.

Hello,
I'm writing in support of the City Council extending the eviction moratorium for no less than ten months. Give yourself time to study the issue.

Residents of South Pasadena must be protected by our Council from predatory new landlords of multi-unit buildings seeking to take advantage of our town's permissive code and enact mass evictions.

Strengthen tenant protections for the good of our community, and listen to your staff and tenants who live here rather than capitulating to special interests.

Regards,
Shandor Garrison



From: [Sean Meyer](#)
To: [City Council Public Comment](#)
Subject: Tenant protections
Date: Wednesday, June 28, 2023 11:04:02 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.

Hello,

I am writing to support a ten month extension of the eviction moratorium in South Pasadena. Anything shorter would be a huge slap in the face to the renting population of our town. As it is, working people can barely afford to live in our city. To threaten them with impending evictions in order for landlords to carry out “renovations” is nothing less than class warfare. Our city needs to be open and inviting to people from all income strata, and not just the one percent. Please consider extending the eviction moratorium for another ten months, if not longer.

Sincerely,

Sean Meyer
South Pasadena resident since 2013

From: [Jake Pierce](#)
To: [City Council Public Comment](#)
Cc: [Angelica Frausto-Lupo](#); [Leah Demarest](#); [Alison Becker](#); [Armine Chaparyan](#); [Anne Bagasao](#); carefirstsouthpas@gmail.com; [Scott Epstein](#)
Subject: Support for Eviction Moratorium Extension and Just-Cause Protections Going Forward
Date: Wednesday, June 28, 2023 11:17:17 AM
Attachments: [062723_South_Pasadena_Eviction_Moratorium_+_Just-Cause_Eviction_Ordinance_Abundant_Housing_LA.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.

Dear South Pasadena City Council and staff,

Please see the attached letter from Abundant Housing LA Executive Director Leonora Camner and Research and Policy Director Scott Epstein.

This letter states support for extending the eviction moratorium (item 2 on tonight's agenda) and for approving the just-cause ordinance previously read at the June 13 meeting.

Thank you,
Jake Pierce

Field Organizer
Abundant Housing LA
[@pierceweekly](#)





June 28, 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 extension of the eviction moratorium before you at the June 28 special meeting. This extension will protect tenants at imminent risk of displacement. However, South Pasadena city leaders, tenants and landlords know full well that this extension is not a long-term solution. As such, Abundant Housing LA urges the South Pasadena City Council to adopt an ordinance that grants the community's renters long-term stability.

As part of its policy agenda, Abundant Housing LA supports laws that address California's housing crisis and reduce its impact on struggling renters. We advocate for reforms focused around building new homes, funding affordable housing, and protecting tenants. We have reviewed the just-cause eviction ordinance considered by the City Council on June 13, and strongly recommend adoption of the ordinance as presented. The June 13 draft ordinance would make for sound policy by preventing unnecessary displacement in South Pasadena, while still allowing landlords to make changes to their properties, if necessary.

As detailed by the Housing Division on June 13, the proposed ordinance aims to "close the loophole that allows property owners to evict tenants for largely cosmetic and unnecessary renovations." This policy would allow property owners to make necessary and substantial repairs to their properties. However, such work would not be grounds for eviction. If the repairs necessitate relocation, the landlord may compensate the individual, based on the formula outlined in the ordinance, to cover the individual's lodging costs.

Community Development employees carefully crafted the thoughtful legislation based on input from community members and stakeholders, including the South Pasadena Tenants Union, Care First South Pasadena, Abundant Housing LA, local renters, landlords, and realtors. The balanced ordinance reflects this community-driven process.

Please extend the eviction moratorium at the June 28 special meeting and take action in the coming weeks to provide stability and protection to those who need it in the majority-renter city of 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: [Andrew Terhune](#)
To: [City Council Public Comment](#)
Subject: Tenant protections comment
Date: Wednesday, June 28, 2023 11:22:08 AM

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We are in support of a ten-month eviction moratorium while the City Council and community determine what tenant protections will help keep people housed. With this, another 45-day eviction moratorium is not adequate to give the Council time to consider more robust tenant protections. Because the City decided to kick the can down the road rather than strengthen tenant protections at the request of the lobbyists for landlords, the least it can do is give itself enough time to study the issue. Going forward, the City should listen to its expert staff and tenants who live here rather than capitulating to special interests. Please extend the eviction moratorium for no less than ten months.

Thank you,
Andrew & Cassie Terhune



From: [Laboni Hoq](#)
To: [City Council Public Comment](#)
Subject: Public Comment to Extend Tenant Protections for 10 Months
Date: Wednesday, June 28, 2023 11:54:37 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.

My name is Laboni Hoq and I have been a resident of South Pasadena for the past 15 years. I also operate a business here.

I am writing to encourage the City Council to extend existing eviction and other tenant protections for the next 10 months. This will provide the City the necessary time to consider long term solutions that are fair to both tenants and landlords. A 45 day extension will be devastating to tenants, particularly given information that certain landlords are preparing for mass evictions as soon as the current moratorium lifts. The City cannot in good conscience let this happen to such a large swath of its residents on its watch.

From: [Sharon Mizota](#)
To: [City Council Public Comment](#)
Subject: Tenant protections, please
Date: Wednesday, June 28, 2023 11:55:17 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.

Hello,

Please preserve the eviction moratorium! It's so important to keep S. Pasadena accessible to renters in order to preserve the beautiful diversity of our community.

Thank you,
Sharon Mizota

[REDACTED]

--

Sharon Mizota (she/her)

[REDACTED]

From: [Megan Adams](#)
To: [City Council Public Comment](#)
Subject: Public Comment Re: Tenant Protections
Date: Wednesday, June 28, 2023 1:23:11 PM

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 my representatives,

I understand the city is considering a 45 day eviction moratorium and I feel like this is such an unnecessary rush to a solution. South Pasadena should take its time to problem solve and review housing protections for residents. The city has an obligation to be thoughtful of its residents, not only land owners. 45 days is a short amount of time if the council spent their time on nothing but this! The city and its residents have existing priorities. While I agree this is an important issue, that's even more of a reason not to push forward to resolve in such a short amount of time. I think a year is a more appropriate time line to investigate and research what is fair for all parties involved.

Please think of our community and make the decision to come to a thoroughly researched conclusion after reviewing all the data.

Megan Adams
South Pasadena Resident

From: [Rachel Hamilton](#)
To: [City Council Public Comment](#)
Subject: Public Comment Special Meeting June 28 Tenant Protections
Date: Wednesday, June 28, 2023 5:48:31 PM

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

Dear Mayor Primuth, Mayor Pro-Tem Zneimer and City Council:

My name is Rachel Hamilton. I am writing today in support of an ordinance that will eliminate all no fault evictions from the City of South Pasadena. It is my understanding that the Housing staff prepared and presented a draft ordinance to the Council on June 13 and that the Council directed staff to go back to the drawing board and do more research. It is my hope that you made the direction to better protect those who are risk of losing their homes.

While I want the strongest tenant protections possible in our City, I am asking you today to vote to extend the no fault eviction moratorium as long as possible. This period will allow staff, community and council to become more educated and aware of the real issues facing renters and the true causes of the homelessness crisis in California. In addition it will give you all more time to obtain accurate information regarding tenant protections in other cities.

It is a known fact that landlords of all types are looking for avenues to increase their profits and have admitted that the only way to increase rents above the already high state cap of 10%, is to evict tenants and put units back on the market at much higher rates. Landlords and their paid representatives have expressed little to no concern as to the fate of 14,000 South Pasadenans, including the elderly, disabled, single parents and children, who they will displace. Those who are most at risk here are not homeowners, landlords or realtors. Those at risk of displacement are renters.

It is your job as Mayor and City Council to protect and defend your citizens against any factors that jeopardize our health and safety. You readily enacted laws to ban gas leaf blowers to protect our health, you have rid our city limits of peafowl to preserve the peace and property of homeowners, and you have invested in the electrification of our police force fleet to further the climate action plan. If you can do these things, you can, and should, pass ordinances to preserve and protect our rental housing!

I, as a resident and voter of South Pasadena, ask that on June 28, you vote unanimously to extend the no fault eviction moratorium for at least six months, if not longer.

Sincerely,
Rachel Hamilton