



## Amended Additional Documents Distributed for the City Council Meetings of September 6, 2023

Item No.	Agenda Item Description	Distributor	Document
SPJ. 01	PUBLIC COMMENT	Soma Warna	Email to Council
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SPJ. 01	PUBLIC COMMENT	Patricia Brugman	Email to Council
SPJ. 01	PUBLIC COMMENT	Jana Fain	Email to Council
SPJ. 02	RECEIVE AND FILE THE "ARROYO SECO GOLF COURSE MARKET SUPPORT AND FINANCIAL ANALYSIS REPORT", DISCUSS AND PROVIDE DIRECTION, IF ANY, ON THE NEXT STEPS RELATED TO THE REPORT'S RECOMMENDATIONS AND CONSIDER THE DISSOLUTION OF THE CITY LEASED RECREATIONAL FACILITY AD HOC COMMITTEE	Michael Cacciotti	PowerPoint
SPJ. 02	RECEIVE AND FILE THE "ARROYO SECO GOLF COURSE MARKET SUPPORT AND FINANCIAL ANALYSIS REPORT", DISCUSS AND PROVIDE DIRECTION, IF ANY, ON THE NEXT STEPS RELATED TO THE REPORT'S RECOMMENDATIONS AND CONSIDER THE DISSOLUTION OF THE CITY LEASED RECREATIONAL FACILITY AD HOC COMMITTEE	Sheila Pautsch, Community Services Director	PowerPoint
02.	PUBLIC COMMENT – GENERAL (NON-AGENDA ITEMS)	Chuck Saint	Email to Council
02.	PUBLIC COMMENT – GENERAL (NON-AGENDA ITEMS)	Ella Hushagen (CareFirst)	Email to Council
05.	WESTERN ASSET AND MORGAN STANLEY PRESENTATION	Hsuilee Tran, Deputy Finance Director	PowerPoint
07.	APPROVAL OF PREPAID WARRANTS IN THE AMOUNT OF \$36,057.11; GENERAL CITY WARRANTS IN THE AMOUNT OF \$1,739,042.46; ONLINE PAYMENTS IN THE AMOUNT OF \$17,177.80; TRANSFERS IN THE	John	Email to Council

	AMOUNT OF \$194,951.27; VOIDS IN THE AMOUNT OF (\$220.00); PAYROLL IN THE AMOUNT OF \$805,865.12		
08.	CONSIDERATION OF APPROVAL OF CITY COUNCIL MEETING MINUTES FOR AUGUST 16, 2023, JANUARY 18, 2023, FEBRUARY 9, 2023	Luis Frausto, Management Services Director	Memo for Edits
12.	CONSIDER THE AUTHORIZATION OF APPOINTMENT TO THE PUBLIC WORKS COMMISSION	Yvonne LaRose	Email to Council
14-15.	SECOND AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH ROTH STAFFING COMPANIES, L.P. FOR TEMPORARY STAFFING SERVICES FOR THE EXTENSION OF THE TERM  AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT WITH ROBERT HALF INTERNATIONAL INC., FOR TEMPORARY STAFFING SERVICES IN AN AMOUNT NOT-TO-EXCEED \$89,000	Yvonne LaRose	Email to Council
19.	COUNCILMEMBER COMMUNICATIONS	Michael Cacciotti	PowerPoint

**From:** [Soma Warna](#)  
**To:** [City Council Public Comment](#)  
**Subject:** Arroyo Seco Golf Course Market Support & Financial Report  
**Date:** Friday, September 1, 2023 10:10:50 PM  
**Attachments:** [To SPAS CITY.pdf](#)

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

From Dr. D.M. Somawathie/Aka Soma Warna See attached.  
Thank you

To: The Mayor and the City Council

From: Dr. D.M. Somawathie /aka Soma Warna

Subject: **ARROYO SECO GOLF COURSE MARKET SUPPORT AND FINANCIAL ANALYSIS REPORT**

Dear Sirs and Madams

I read your announcement with mixed feelings.

**We applaud and congratulate the Mayor and City Council for taking steps to enhance the facility.** The upgrades specially to the restrooms are way overdue. A club House, a party room, nice little restaurant, upgraded Driving Range and miniature Golf Course will generate additional income. A banquet or party room or rooms will generate extra revenue from renting them not only to the regular users, locals, but also to other community members, families, and civic organizations for various celebrations such as birthday parties, graduations or even wedding parties.

**I vehemently Oppose the idea of converting the golf course into an Executive 9-hole Course. Currently there is no problem with the 18-hole Par 3 golf course.**

**Reasons:** 1. The proposed plan will destroy the natural beauty of the course.

2. There is not enough room for par 4 holes. Fairways should be wider to accommodate Drivers

3. It will be a dis-service to the community, especially to the seniors who play golf for health and wellbeing.

4. Arroyo Seco golf course is a great place for young children to learn to play golf and become world class golfers. Many junior tournaments including PGA are held at Arroyo Seco.

5. In addition to the residents, there are many people who come from neighborhood cities and even visitors from other states who enjoy a round of golf at Arroyo. The Course is well maintained, and it is a joy to play 18 holes in less than 2 hours and enjoy a round of golf with friends and family.

**So why destroy a place that is useful and so beautiful.**

6. **A parking lot in the middle of nowhere?** There are no commercial or retail business in the immediate neighborhood. A parking lot will not generate any income. Instead, it will be an **EYE-SORE and a waste of public funds.**

Thank you for reading my point of view and posting on your website.

D. M Somawathie/ AA Soma Warna

**From:** [REDACTED]  
**To:** [City Council Public Comment](#)  
**Cc:** [Lela Bissner](#)  
**Subject:** Renovation of the Arroyo Seco Golf Course  
**Date:** Sunday, September 3, 2023 12:10:37 PM

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

Thank you for the opportunity to comment on the redesign of the Golf Course at Arroyo Seco. The City of South Pasadena has traditionally demonstrated strong and successful efforts to preserve the physical and cultural integrity of the community and the revisions to the 18 hole Arroyo Seco Golf Course being considered certainly tie into that tradition.

I understand that proposed changes are being considered as the City hired consulting firm perceives the course is in need of costly upgrades and the historically poor revenues generated by the facility. As I wish to make a number of points, I'll number my comments.

1. As a golfer I will say that the course plays just fine. It is classic William Bell designed course, an architectural integrity that should be maintained.

2. My golf instructor, Joé Cano, who previously instructed at Arroyo Seco, regularly brings his college golf team to Arroyo Seco to practice. So clearly the course presents competitive golf opportunities.

3. Contrary to the perception of the consultant, the classic 18 hole design of Arroyo Seco offers a complete, challenging and satisfying golf experience to golfers of all levels and is anything but boring.

4. There are two 9 hole county-run facilities in the area. Neither is a large revenue producer as is the trend with golf facilities in general.

5. However, when considering the generation of revenue there are alternative ways to consider the revenue produced by Arroyo Seco Golf Course. The unique qualities of the course attracts golfers from all over the area. I do not live in South Pasadena but find myself in South Pasadena several times a week so do all of my grocery shopping, casual dining, dry cleaning, and clothing shopping in the area, generating tax revenue for the City of South Pasadena. The 18 hole Golf Course at Arroyo Seco is a unique magnet drawing people to South Pasadena.

Regarding the Restaurant & accompanying bathroom facilities:

6. Prior to the pandemic the restaurant at Arroyo Seco was extremely popular. Many people in the area regularly went for breakfast, held their events in the party room, or stopped by in the afternoon for a snack or drink. The small, casual environment facilitated easy interaction among the patrons and many friendships were formed there. The music events held in the club room were extremely well attended. No existing facility in the area has filled this gap.

7. The antiquated plumbing and bathroom facilities compromised the integrity of the restaurant facility. It is wise to consider renovation of this infrastructure.

8. With leadership skilled in restaurant and personnel management it is hard to imagine the restaurant would not be profitable.

9. The overflow parking at Arroyo Seco is much closer to the restaurant & golf facilities than the parking at Brookside and that lot is regularly used by golfers & restaurant goers at the Rose Bowl. So I do not perceive the need for additional parking and certainly not at the cost of decimating the classic Arroyo Seco Golf Course.

Nature and Appeal of the Arroyo Seco

10. Researchers of the components contributing to a sense of contentment & wellbeing consistently site spending time in nature as a major contributor.

11. The City of South Pasadena is blessed with a beautiful, unspoiled natural area in the Arroyo Seco, including the natural setting of the Golf Course at Arroyo Seco. It is a resource that few municipalities can boast of. As South Pasadena has always valued and fought for the integrity of the community, so must the Arroyo Seco be preserved.

Again, I thank you for the opportunity to express my opinions and concerns as you consider your next steps.

Christiane Garcia  
[REDACTED]

Chris Garcia



**From:** [Deborah Fox](#)  
**To:** [City Council Public Comment](#)  
**Subject:** Golf Course Proposed Changes!  
**Date:** Tuesday, September 5, 2023 9:00:50 AM

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

## Dear Council and Community Members,

I have lived in South Pasadena for more than 35 years now. My children grew up and graduated from our school system and I took my turn as PTA president and Fun Fair Chair for several years to support our schools. I helped lead the volunteer effort for the first big bond initiative that our town proudly passed and so I know many family names of long-time residents who have also been a part of our town. For the last 10 years I have been a member of the South Pasadena Women's Golf Club, so I believe that I really know our town and have enjoyed and helped support our many amenities through the years.

From our parade to our wonderful library and parks we have a lot to offer, but our Arroyo Seco Golf course is truly a jewel for our town. And I don't think the committee that recommended getting rid of our 18-hole par-3 course understood where our course fits in the world of golf or the demographics of our special community.

An 18-hole 3-par course allows golfers to have a whole golf experience in only 2-3 hours instead of the 4 to 6 hours to play Brookside in Pasadena or Pelican Hill in Newport Beach as my brother does. Our course is the perfect place for children to learn the game of golf and we see many parents and children on our course giving their children the experience of a full course that they can handle. Along with our Golf Academy, our course is training the next generation of golfers to love the game.

Golfers know that as we age the long courses become harder to play and many golfers sadly stop playing by their 50s as their drives and fairway shots begin to slow down the pace of play for younger golfers. At the Arroyo Seco golfers can continue to play our shorter greens. Our team includes members from their 40s to mid-80s, plus new retirees who are beginners at golf who take up the sport!

**We take pride in being a family community, so why would we get rid of our 18-hole par-3 course that will continue to serve the youngest and oldest members of our town, especially when the number of retirees is growing and looking for a healthy activity?\_**The pandemic provided a great example of the viability of our course as people came from all over, looking for an opportunity to stay active and discovered our gem of a course. In fact, we have 7 new members this year.

The proposed Executive Course would appeal to the working community who has more time on weekends to play golf while young and retired players give a steady traffic of participants throughout the week. Plus, the problem with an Executive course is that the longer holes have different safety requirements which I don't think the Committee understood. We don't have space for the suggested 4-par holes that would be included even at our existing footprint. I am worried that we would lose the space for our 18-hole course in phase 1, and when it came time to develop the Executive course developers would be unable to present a viable plan and we

would wind up losing our course completely as Verdugo Hills did.

Years ago, my daughters and I joined in the demonstration to tape off the intended 710 freeway path on Monterey Road to show the effect the freeway would have on our small town. Unfortunately, the effect on our town of losing our 18-hole par-3 course will be felt by many for now and coming generations, but not as easy to see until it is too late to save. Please upgrade the facilities, including driving range, miniature golf, bathrooms and restaurant, but don't eliminate our 18- hole par-3 course for us and future generations.

**Deborah Fox,** 

**From:** [REDACTED]  
**To:** [City Council Public Comment](#)  
**Subject:** City of So. Pasadena Special Session Arroyo Seco Plans  
**Date:** Tuesday, September 5, 2023 9:23:42 AM

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Thank you for accepting my written comments

**Name:** Sue S

**Agenda item:** Proposed changes to Arroyo Seco (Master Plan).

Thank you for allowing me to include my comments:

- The Arroyo Seco Golf Course is a place for all ages and great for families.
- It's a course for all levels of play.
- Losing Arroyo Seco, would be a crime for the So Pasadena community and families that use the facility. Will they have to go elsewhere for family fun?
- Changing the # of holes is a losing solution. Most 3-par players want to play 18 holes. If folks only want to play 9 holes you offer that choice too.
- A master plan is needed to improve the surrounding area , open a restaurant, have outdoor sitting and decent bathrooms.
- If you change the # of holes you risk losing the So. Pasadena Rose Parade Float fundraiser... folks don't want to pay more for less holes.
- I shop and lunch 3 days a week in So. Pasadena because I play at the course. I will be less likely to play at the course if the # of holes reduce.
- Finally the course is like no other 3 par. It's a jewel. The course was designed in 1955, by Bell who developed many courses including La Jolla CG.
- Making a few key changes, to the restaurant and having an outdoor area will bring significant revenue to the park.

**From:** [Dianne Domingo-Foraste](#)  
**To:** [City Council Public Comment](#)  
**Cc:** [Arroyo Seco Stables](#)  
**Subject:** Public Comments for Arroyo Seco Golf Course Proposal Discussion scheduled for 9/6/23--Please see attached letter.  
**Date:** Tuesday, September 5, 2023 11:47:03 AM  
**Attachments:** [20230906ArroyoSecoGolfCourseProposalPublicCommentLetter.docx](#)  
[ATT00001.txt](#)

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

Dear South Pasadena City Council members and City of South Pasadena Staff Members:

I respectfully submit this attached letter regarding the Arroyo Seco Golf Course Proposal for City Council Members before the relevant meeting scheduled on September 6, 2023.

This letter is submitted before the 12 noon deadline of September 6, 2023.

The formatting is optimized on the letter template for easier review. So I appreciate the fact that city Staff can forward the letter to the intended parties.

Please confirm that this e-mail was received, and that the attachment can be opened.

Thanking you in advance for all your time and collaborative efforts in reviewing this letter,

Dianne Domingo-Foraste MD



Board Member Equestrian Trails Incorporated, Corral 2

From: Dianne Domingo-Foraste MD

September 4, 2023

Dear South Pasadena City Council Staff:

**RE: ARROYO SECO GOLF COURSE PROPOSAL**

I respectfully submit some concerns and questions in this communication on the Arroyo Seco Golf Course Proposal. I will itemize my points, and look forward to a response from the Council. I speak from both the perspective of a concerned South Pasadena resident, residing at [REDACTED] for forty years, and long standing board member of Equestrian Trails, Inc., Corral 2.

Equestrian Trails, Inc. is an organization dedicated to the maintenance and improvement of riding and hiking trails throughout the county. Corral 2 is responsible for the trails in the Pasadena, South Pasadena, La Canada Flintridge, and Altadena areas. This organization has been actively involved in all proposed projects within the Arroyo Seco, with a focus on the impacts to the equestrian and hiking trails. We have representatives attend the public meetings for projects, which appear to have impacts to our equestrian and hiking trail systems in the Lower Pasadena Arroyo and South Pasadena.

**Concern #1: Deletion of 2.1 acres of Open Space**

Golf courses are considered open green space in Section 7.1 in the **South Pasadena General Plan** . (Please see the excerpt below)

**“Some 5% of the City are presently devoted to open space uses, including parks, golf courses, and passive open space.** As a built-out city, the challenge facing South Pasadena is to create an open space system that does not solely consist of the unusable spaces leftover from development, but rather one which integrates parks and playgrounds, connecting “corridors,” natural habitats, and natural and cultural resources into a meaningful multipurpose network .”

The Golf Course Proposal has stated 2.1 acres of the Golf Course (open space) will be degraded and utilized as a parking lot. Trees and some wildlife will possibly be affected.

**Question #1: Where will this parking area be located?**

Will it be on the southeast side of Lohman Lane?

As a South Pasadena resident and ETI Board Member dedicated to the preservation of open space, I am inherently opposed to this loss of open space greenery. Some native oak

From: Dianne Domingo-Foraste MD

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trees may be removed as well. Furthermore, this removal of open space, and possibly native trees, appears to violate the General Plan.

Please see the following excerpt from the South Pasadena City General Plan:

***“Preservation of the Open Space***

**POLICY 4: Preserve and maintain public and private open space and natural resources for the enjoyment of the entire community and to encourage a hospitable environment for wildlife.**

*Strategies:*

1. 4.1: Discourage grading of any type of natural feature which could be considered a ridgeline, including but not limited to knolls, ridgetops, or saddles, and treelines or significant stands of trees and natural vegetation.
2. 4.2: Identify key resources and habitats and acquire easements or land title to maintain natural open space “reserves” throughout the City.
3. 4.3: Develop guidelines for dedication of open space and wildlife habitat, payment of in-lieu fees for parkland acquisition, depending upon size and location of development.

***Preservation of Scenic Resources***

**POLICY 5: Preserve and protect the scenic and visual quality of the community.**

*Strategies:*

1. 5.1: Develop a plan for undergrounding utilities and assuring that streetlights are appropriately unobtrusive on designated streets.
2. 5.2: Require all significant impacts of development on sensitive lands such as steep slopes and natural vegetation to be mitigated through the design review process.
3. 5.3: Require that appropriate resource protection measures be prepared and incorporated into development proposals.

VII-24

CITY OF SOUTH PASADENA GENERAL PLAN OPEN SPACE & RESOURCE CONSERVATION ELEMENT “

**Question #2: How does the city reconcile the General Plan Open Space Land Use tenets with the removal of 2.1 acres of open space from the Golf Course? It is my understanding that a General Plan amendment is required.**

**Question(s) #3: What effect will the Golf Course proposal have on the Equestrian/Hiking trail that runs parallel to Arroyo Drive and along the Golf Course from the Nature Park to San Pascual Avenue? How will this trail be preserved.**

From: Dianne Domingo-Foraste MD

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## Concern #2: Environmental Impact

I noticed that there was no reference to the completion of an Environmental Impact Report (EIR) to bring into consideration and be prepared to address and/or mitigate impacts to the hiking and equestrian trails, traffic, and other construction related impacts. I'm not sure if this has yet to be addressed, but there will be increased traffic if the Top Tracer systems are installed. Furthermore, there are safety concerns to take in consideration at both ends of the golf course.

- A) **Southern End Golf Course**—A casual conversation with an avid golfer revealed that Top Tracer Systems attract younger individuals with stronger golf swings. There are errant golf balls in the Nature Park from the driving range, along with some on the adjacent hiking/equestrian trail. The fencing at the south end of the driving range adjacent to the Nature Park and along the trail **must be shored up. Many toddlers and children** now play in the Nature Park during the week (pre-school curriculum) as well as on the hiking/equestrian trails that parallel the driving range. The serious new golfers potentially could drive balls to those areas, potentially inflicting serious injury to these young, as well as regular adult , trail users.

## Question #4: What plans does the City have to repair the fencing to mitigate the potential effects of errant golf balls?

- B) **Northern End Golf Course**—There is a blind curve on Stoney Drive. I have been very careful with that crosswalk between the southern end of the golf course and skatepark, batting cage and dog park.. Many skateboard users careen downhill on their boards. I have observed over the last forty years how casually and rapidly automobile drivers navigate that turn. With a potentially increased volume of golf course attendees, possibly some adversely influenced by alcohol that accompanies the proposed food and beverage proposal, it appears that pedestrians, dog walkers, baseball enthusiasts, skateboarders and equestrians are at even more increased risk from car accidents. **This Crosswalk needs to be made even safer, perhaps with the addition of flashing lights and/or a signal.** *With the addition of outsiders attracted to the new venue, the additional noise, litter, traffic volume; and those not familiar with the geographical layout of Stoney Drive will create a hazardous environment for the regular users of that area and surrounding neighborhoods.*

**Question #5: What plans does the City have to ensure safety of traffic crossing at the base of Stoney Drive, given the almost certain probability of increased golf course attendee volume?**

From: Dianne Domingo-Foraste MD

[REDACTED]

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I noticed there was no inclusion in the Arroyo Seco Golf Course Budget Analysis for the completion of an Environmental Impact Report (EIR). Such an EIR would help address the safety concerns elicited in Questions #3, #4 and #5. Perhaps this was an oversight. I request, pursuant to CEQA guideline 15072, that I be placed on the mailing list for any proposal by the City of South Pasadena to adopt environmental documentation in relation to plans for this project; and future notification of meetings. This would include, but is not limited to, plans related to this project, any notices for public comment opportunities as well as environmental impact reports, Negative Declarations, Mitigated Negative Declarations and / or approval requests for categorical or statutory exemptions under CEQA.

Please e-mail such documentation to:

Dianne Domingo-Foraste MD  
ETI Board Member

[REDACTED]

Also please e-mail such documentation to the adjacent stakeholder,

Arroyo Seco Stables

[REDACTED]

I much appreciate your consideration to my concerns outlined in this letter, and look forward to the replies to my 5 questions.

Yours truly,

Dianne Domingo-Foraste MD

Cc: Arroyo Seco Stables



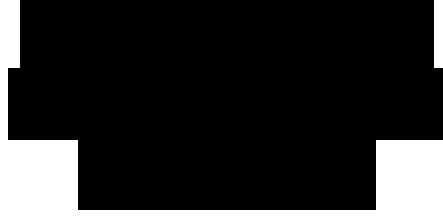
**From:** [REDACTED]  
**To:** [City Council Public Comment](#)  
**Subject:** Arroyo Seco Golf Course  
**Date:** Tuesday, September 5, 2023 12:56:37 PM  
**Attachments:** [9 5 23 Memo to The City Council.docx](#)

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Please add this comment to the file.  
Linda Fuller

Linda Murray Fuller



September 5, 2023

To: The City Council

Re: Converting the Par 3 Arroyo Seco Golf course from an 18 Hole Course to an Executive 9 Hole Course with Par 3's and Par 4's.

From: Linda M. Fuller, a new member of the Arroyo Seco Women's Golf Club

I am new to the sport of golf as well as a new member of the Arroyo Seco Women's Golf Club. While I am excited to hear about the needed renovations to the existing Arroyo Seco Course, I am distressed to learn about the plan to move from an 18 Hole Course to an Executive 9 Hole Course.

As a newcomer to the sport of golf, I appreciate the opportunity to practice with an 18 Hole Course. The course as it is now, is pristine and a wonderful example of nature at its best. I enjoy continuing the play after completing 9 Holes. It is a great way for me to practice with the goal of improving my game.

Please consider leaving the 18 Hole Course as it is. I support the efforts to open the restaurant and patios and the renovation of the Clubhouse area. These improvements will generate revenue for the City of South Pasadena as well as encourage more use of the 18 Hole Course.

*Linda . Fuller*

**From:** [Robert Flores](#)  
**To:** [City Council Public Comment](#)  
**Subject:** Status of Arroyo Seco Golf Course  
**Date:** Tuesday, September 5, 2023 12:57:21 PM

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To All Members of the City Council. The golf course should remain in its present condition as a premiere par 3 golf course. I've been playing here for over 40 years and the course is in the best condition of any other local course. I've played both the Eaton Canyon Golf Course and Altadena Golf Course and these two courses have never been maintained as the Arroyo. I do understand the need to generate more income and suggest the following:

As a Senior player, I pay \$16 for 18 holes and would be willing to pay \$20 for 18 holes.

Reopen the restaurant/bar and provide a quality food product at competitive prices.

I've used a Top Tracer and this could be a very nice addition and replace some of the existing driving bays.

Advertise/Promote more tournaments/fund raisers such as the existing annual South Pasadena Tournament of Roses to raise money for the float.

It would be a shame to lose such a gem of this local golf course.

Thank you for this consideration.

Robert Flores  


**From:** [James Hardy](#)  
**To:** [City Council Public Comment](#)  
**Subject:** Arroyo Seco golf course  
**Date:** Tuesday, September 5, 2023 1:05:30 PM

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This course has been a favorite in my family for so many years. Always a fun outing for all ages, but if it shrinks down to just 9 holes we will go elsewhere. Some well placed renovation would be nice but let's leave the course layout as it is please. Future generations will thank you!

James Hardy

[REDACTED]

[REDACTED]

**From:** [ronald caldwell](#)  
**To:** [City Council Public Comment](#)  
**Subject:** Arroyo golf course  
**Date:** Tuesday, September 5, 2023 1:16:31 PM

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The renovations are a good idea .But turning that beautiful space into a 9 hole executive is a terrible idea.Leave that historic gem alone.Open the coffee shop again and people will show up and spend money.

**From:** [Chichester, Teddi](#)  
**To:** [City Council Public Comment](#)  
**Subject:** Arroyo Seco Golf Course renovations  
**Date:** Tuesday, September 5, 2023 4:35:17 PM

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

Dear City Council Members:

I am very concerned about possible encroachments on, and even destruction of, critical wildlife habitat as the Arroyo Seco Golf Course renovations get underway. Specifically, the beautiful, ecologically rich equestrian/hiking trail running alongside the course must remain intact. It's most crucial that the well-established native oaks—each and every one of these noble trees—remain protected. An individual oak tree actually comprises a micro ecosystem, sustaining native insects, birds, and mammals and helping combat climate change. These trees also, of course, provide a shady haven for all of us who venture into their world.

Open space is disappearing so rapidly, and you have the opportunity to preserve the little that remains here in South Pasadena. We all, especially the wild creatures that call these pockets of habitat home, so desperately need these green places—much more precious than that other sort of green, a golf course fairway, could ever be.

Sincerely,

Dr. Teddi Lynn Chichester (she/her)  
Continuing Lecturer, UCLA Writing Programs  
105 Kaplan Hall

**From:** [Katie Nocht](#)  
**To:** [City Council Public Comment](#)  
**Subject:** Arroyo Seco Golf Course  
**Date:** Tuesday, September 5, 2023 4:39:00 PM

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

To Whom It May Concern:

I vote YES on much needed renovations to our existing Arroyo Seco Course and NO to 18 hole course conversion to 9 holes. Thank you.

Sincerely,

Kate Nocht  
South Pasadena resident

**From:** [mike padula](#)  
**To:** [City Council Public Comment](#)  
**Subject:** Arroyo Seco Golf facility proposed changes  
**Date:** Tuesday, September 5, 2023 5:59:13 PM

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

On behalf of myself, my family and my 12 senior golf buddies I stand for a YES on much needed renovations to our beautiful Arroyo Seco golf course.

NO on the conversion to 9 holes PLEASE. As a lifetime golfers and Baby Boomers who has now passed the 7 century mark, a course like Arroyo is all we really have left to be able to get some great exercise enjoying the wonderful game of golf. Our bodies deceive us into thinking we can still hit that 270 yard drive but Arroyo allows us to continue to enjoy the game with all its health benefits, social interface and competitive drive opportunities.

We play Arroyo three times a week and would rather you doubled the green fee rate than convert to a 9 hole course. Upgrades to the driving range and other amenities would be welcomed but giving up precious green space for asphalt parking lots is the wrong direction to go.

Arroyo golf is the perfect outlet for us old timers who cherish the comradery of friends and the thrill of playing with our grandchildren. A 9 hole conversion is short sighted and really dwindles the opportunities for we seniors. It was bad enough losing the verdugo hills par three years ago. To lose Our gem of Arroyo Seco would be devastating. You are all intelligent people. There is a way to keep Aroyo whole and make more money which I am sure is the end game here.

Whatever you do please no skateboard parks. South Pasadena is a unique, special place. Let's work hard to keep it that way.

Sincerely,

Mike Padula  


Sent from [Outlook](#)



**From:** [Briar Corder](#)  
**To:** [City Council Public Comment](#)  
**Subject:** Arroyo Seco Golf Course Renovations Public Comment  
**Date:** Tuesday, September 5, 2023 7:15:43 PM

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

Hello South Pasadena City Council,

This is a submission of public comment regarding the proposed renovations of the Arroyo Seco Golf Course.

My name is Briar Corder and I own a home and a business in South Pasadena. I am a small animal veterinarian, and I have a degree in ecology. My business, Arroyo Seco Stables LLC, is the oldest family owned business in the city of South Pasadena.

As you know, the horseback riding and hiking trail that terminates at my stable, runs directly adjacent to the Arroyo Seco Golf Course. This trail is the only path available for the horses boarded at my stable to access the hundreds of miles of horse trails that continue through South Pasadena, into Pasadena and eventually into the Angeles Forest and beyond. It is therefore vitally important to me, to my boarders, and to my business that this horseback riding and hiking trail be carefully considered in the plans that are being made for the Arroyo Seco Golf Course. Not only does the end result need to preserve the safety of the trail and retain the natural beauty that it currently has, but it is extremely important that the proposed multi-year project plan for keeping the trail safely accessible during the construction of the Golf Course renovations. It is particularly challenging to maintain a safe horseback riding trail with adjacent construction because horses are prey animals that will become frightened by loud, sudden noises and objects that flap or move unexpectedly. Please consider consulting an experienced equestrian organization such as Equestrian Trails Inc, before making plans on how to keep the trail safe and accessible during and after construction. In the past when this section of the trail was closed (for still undisclosed reasons), horses and hikers were diverted onto a dangerous area adjacent to Pasadena Avenue. This is NOT an acceptable solution, as the cars and trucks are frightening for horses and there is no physical barrier between the horses and the street.

Secondly, but even more importantly, the horseback riding and hiking trail that travels along the edge of Arroyo Seco Golf Course is a vitally important piece of natural habitat in a city with very little remaining wild land. This trail is enjoyed by many of the city's residents on a daily basis. This is the ONLY horseback riding and hiking path in South Pasadena that is still quite wild and forest-like. The oak trees in particular in this section of the trail MUST be carefully protected and preserved as they provide essential habitat for wildlife, shade for trail users, and contribute an immeasurable benefit to the environment.

Please provide me with information on future environmental impact reports, master plans, and opportunities for public comment on this project at [REDACTED]

Thank you,  
Briar Corder, DVM  
[REDACTED]

**From:** [Chris Friedman](#)  
**To:** [City Council Public Comment](#)  
**Subject:** Arroyo Seco Golf Course  
**Date:** Tuesday, September 5, 2023 7:31:15 PM

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It was with some dismay that I learned of plans to alter the Arroyo Seco Golf Course from an 18 hole par 3 course to a 9 hole executive course.

I have been playing at Arroyo Seco since the 1980's and continue to play there at least once a week. I have watched prices increase over the years, more so than other courses yet I continue to patronize the course. There are very few 18 hole par 3 courses left in the Los Angeles area and none (IMO) with as much charm.

If (as it seems) there is money available to invest in the course, I might suggest a few things...

open the restaurant

add shot tracer technology to the driving range

rebuild the clubhouse

makeover the mini-golf course

There are more than a few things that money can improve at Arroyo Seco but the concept of an executive course seems to me to be unneeded and, quite frankly, a poor business idea. I know I don't need (nor want) an executive course there

Thank you for your consideration,  
Chris Friedman

**From:** [joy.padula](#)  
**To:** [City Council Public Comment](#)  
**Subject:** Arroyo Seco Golf Course facility changes  
**Date:** Tuesday, September 5, 2023 7:58:22 PM

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Today was a wonderful day. I played Arroyo Seco and enjoyed the beautiful course. Then I got a notice of the proposed changes by the city! Oh no!!!

My vote is a definite YES on the much-needed renovations to the existing course. The bones are there to make the facility awesome. I like the idea of the miniature golf course becoming 18 holes, modernizing the driving range and opening the restaurant. The location is fantastic and is just screaming to be renovated!

I see nothing but problems if the course is changed to an executive 9 hole course. Most people like playing 18 holes. If that's the case, once they finish 9 holes and want to continue there will be a lot of waiting at the tee to continue on. Who goes first....the people just starting or the ones that want to continue playing another 9? I fear there will be a lot of frustrated people waiting. I think people will just get fed up and go to another course. Why put up with slow play on only 9 holes, when there are other courses that have 18 holes, even if it's slow there too.

And if making more money is the object....what kind of return is a parking lot going to bring?

Please, please....leave the 18 holes and make the beautiful Arroyo Seco gem of a course even better.

Thank you.

Joy Padula  
Independent Consultant  
Rodan & Fields



**From:** [Thomas Neuberger](#)  
**To:** [City Council Public Comment](#)  
**Subject:** Preserving Our Beloved Arroyo Seco Golf Course  
**Date:** Tuesday, September 5, 2023 9:05:05 PM

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

Subject: Preserving Our Beloved Arroyo Seco Golf Course

Dear South Pasadena City Council and Respected Community Members,

I trust this message finds you all in good health and spirits. I am Thomas Neuberger, a devoted resident of South Pasadena. During my time in this vibrant community, I have watched it grow and evolve, and I am deeply connected to the fabric of our town. I am compelled to voice my strong support for the preservation of our cherished Arroyo Seco Golf Course.

South Pasadena is a place we are proud to call home, characterized by its rich history, thriving neighborhoods, and strong camaraderie among its residents. Its commitment to slow street and cycling. Our city boasts remarkable attributes such as our iconic parade, our exceptional library, and the beautiful parks that make South Pasadena a unique and welcoming place to live. Among these treasures, the Arroyo Seco Golf Course holds a special place, and I firmly believe it is an essential part of our community's identity.

The Arroyo Seco Golf Course has been a sanctuary for golf enthusiasts like myself, offering a unique 18-hole par-3 course that allows players to enjoy a complete golfing experience in just 2-3 hours. This accessibility is a rarity in the world of golf, where many courses demand a substantial time commitment. Our course has been a welcoming haven for children and beginners, providing them with a whole golf course experience tailored to their skill level.

Additionally, the Arroyo Seco Golf Course and the Golf Academy have played a pivotal role in nurturing the next generation of golfers in our community. It has been heartwarming to witness parents and children bonding over golf on our course, fostering a love for the sport that will endure for years to come.

The COVID-19 pandemic demonstrated the tremendous value of our golf course as people flocked from various places, seeking an opportunity to remain active and discovering the hidden gem that is our Arroyo Seco Golf Course. In fact, this year alone, we have welcomed seven new members who recognized the unique appeal of our course.

I would like to express my concerns regarding the proposal to replace our 18-hole par-3 course with an Executive Course. While an Executive Course may attract weekend players from the working community, it poses several challenges, including safety requirements for longer holes that our current footprint cannot accommodate. There is a genuine risk that we might lose our beloved 18-hole course in the initial phase, and if the development of the Executive Course encounters insurmountable obstacles, we could find ourselves facing the complete loss of our course, as tragically witnessed in the case of Verdugo Hills.

Years ago, we united as a community to oppose the intended 710 freeway, recognizing the profound impact it would have on our small town. We are currently also making positive

decisions regarding transportation solutions. Similarly, the consequences of losing our 18-hole par-3 course may not be immediately evident but will be deeply felt by generations to come. This is a legacy we must protect.

I urge you to consider an alternative approach that upgrades our facilities, including the driving range, miniature golf, bathrooms, and restaurant while safeguarding our 18-hole par-3 course for the enjoyment of current and future generations. This course is more than just a part of our town; it is a piece of our shared history and a source of unity and recreation for our community.

In closing, I implore the City Council to take into account the genuine concerns of long-standing residents like myself and countless others who cherish our Arroyo Seco Golf Course. Let us not trade away this invaluable asset for a vision that may not fully align with the needs and wishes of our community.

Thank you for your attention and dedication to our wonderful city. I am confident that, together, we can ensure that South Pasadena continues to thrive as a place we are all proud to call home.

Sincerely,  
Thomas Neuberger

[REDACTED]

--  
THOMAS NEUBERGER (he/him)  
OWNER / COO

[REDACTED]

[REDACTED]

**From:** [Lawrence Grey Berkowitz](#)  
**To:** [City Council Public Comment](#)  
**Subject:** Save Arroyo Seco!!  
**Date:** Tuesday, September 5, 2023 9:05:09 PM

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

To whom it may concern,

I'm new to golf and I found a home at the Arroyo Seco golf course. I'm not a good golfer yet and the course serves as a perfect place to practice and have a good time with friends. Please don't allow it to be taken over by folks who already have the means to golf at a variety of nice courses. I'm terrible but having the time of my life. Please reconsider!!

Thank you!  
LAWRENCE

**From:** [Philipp Knopf](#)  
**To:** [City Council Public Comment](#)  
**Subject:** Arroyo Secco Golf Course  
**Date:** Tuesday, September 5, 2023 9:43:36 PM

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Dear ladies and gentlemen,

The Arroyo Secco Golf Course is a unique gem in the greater Los Angeles area. It provides a **public space** where anyone who is willing to try, can enjoy the game of golf. Too much space in LA county is being claimed by private courses and developing the Arroyo Seco Golf Course into an executive Course is a step in that direction. It will make the game less accessible, especially for families. I always see grandparents take their grandchildren out for a round. This is possible because the course is easy enough for kids, yet it can present some challenges for the adults.

As a resident of more than eight years I ask you to not turn the arroyo into a fancy-ish golf thing. We have plenty of those in the area. But instead, keep it a family friendly sanctuary for those who want to learn the game. My 7 year old son loves going there.

Thank you for considering my position on this matter.

Best,  
Philipp Knopf

**From:** [Jama Meyer](#)  
**To:** [City Council Public Comment](#)  
**Subject:** Public Comment INPUT to Arroyo Seco Golf Special City Session Sept 6, 2023  
**Date:** Tuesday, September 5, 2023 10:24:33 PM  
**Attachments:** [Jama Meyer Comment to City South Pasadena meeting 9-6-23 Arroyo Seco Golf Course.pdf](#)

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

September 5, 2023

To: City Council Members

Subject: Public Input to CITY OF SOUTH PASADENA SPECIAL JOINT MEETING OF THE CITY COUNCIL AND THE AD HOC CITY LEASED RECREATIONAL FACILITIES COMMITTEE AGENDA WEDNESDAY, SEPTEMBER 6, 2023, AT 6:01 P.M.

My name is Jama Meyer. I live in Pasadena. I am one of your biggest customers. I play multiple times a week at the Par 3 course over the last 6 years. I believe The Arroyo Seco course and its' amenities are a precious gem to the City of South Pasadena. The beauty of the park-like setting and abundance of surrounding nature is breath taking. The Course provides relaxation and enjoyment to countless citizens of South Pasadena and the surrounding area. This asset is a true jewel to the City of South Pasadena.

I have read Market Support & Financial Analysis Arroyo Seco Golf Course prepared by Pro Forma Advisors, dated November 2022.

I whole heartedly agree with the recommendations to upgrade all the facilities: the range, miniature golf, bathrooms, restaurant, and event space. All of these amenities to the golf course are in serious need of repair and upgrade, and the neglect in upkeep of these assets are probably the single biggest contributor to growing profits. A professional restaurant manager and event manager would also be a big plus to driving revenue. The setting is beautiful, and with more upgraded facilities the venue should be consistently booked with business. There is no other place in South Pasadena, or the surrounding area, where



people can go sit in a park like setting and have a quiet dinner or drink under the stars, surrounded by nature.

I completely **disagree** with the proposal to convert the course from an 18 hole par 3 to an 'Executive' golf course. This makes no sense and will ruin the heart and soul of what makes the area so special and historically significant. In fact, I don't believe anyone who wrote the report seriously plays golf.

The Arroyo Seco 18 hole, par 3 course is an historically significant, classical William Bell designed course. William Bell designed over 300 golf courses; including the famous Torrey Pines, Rose Bowl, La Jolla, Bel Air, Pacific Palisades & Riviera, just to name a few. South Pasadena is blessed and should be honored to have an outstandingly beautiful course, masterfully laid out and designed, which is in complete harmony with the surrounding nature.

It is not boring, or 'redundant' as the report likes to point out. Quite the contrary, it is very challenging.

The report also refers to the concept of a par 3 course as an 'anomaly', and states that there is only one other par 3 course in southern California; Long Beach. This simply is not true. There are many par 3 courses in Southern California! (Arcadia is 20 minutes to the East, and Los Feliz is 20 minutes to the West).

So what is a par 3 course, this 'redundant anomaly' referred to in the report? A par 3 course by definition is a **family oriented** course where **beginners** are welcomed. At the same time, they are excellent golf courses for intermediate to advance players to practice. 70% of all shots in a golf game, are within 100 yards of the hole. If you hone your chipping and putting skills, you will master the game of golf. You will never be an intermediate, advanced or professional player without this skill set. So in essence, A par 3 is for EVERYONE!

If you read Golf.com, Golf Magazine or Golf Week, you will see that Par 3 courses are making a resurgence in popularity. Golf Week stated in December 2020, "Par 3 Courses hit the Big time in popularity at top golf resorts." Golf.com published a list of the 'Twenty Five Most Famous 18 Hole Par 3 Courses in the World' in September 2020. Eight of these courses were built in the past 5 years making them the hottest trend in golf. California's only entry in the top 25, is 'The Quarry' located in La Quinta. "They're all about fun, families, friends and inclusiveness. Their

ability to include all players make them the ideal place to enjoy the game no matter one's age or ability”.

The plan for a so-called Executive course 'makes no sense'. The typical acreage required for a 9 hole Executive course is around 40 acres, Arroyo only has 27.8 acres available. Approximately 28% less space than your average Executive size course. So you can't really create anything close to an Executive course at Arroyo Seco. The definition of an Executive course, is a short course which an Executive could leave for lunch and play a quick game and get back to work. An Executive course, is NOT family friendly, just like a 9 and 18 hole course, players have little tolerance for unskilled players. By definition, it does not fit the goal to make the Arroyo Seco area family friendly. The proposed 4 par fairways on the course, will require much wider fairways, which means the elimination of dozens of trees. Because the overall course is so narrow, fencing will very likely be needed between the fairways, and much higher fencing will be required along the perimeters of the course. It will feel more like being in a cage.

The existing park like 18 hole course, which magically seems to be in perfect balance with the surrounding nature will be destroyed. The heart of what makes Arroyo Seco golf complex so special will be gone. You will need to check with your City arborists to confirm what I'm about to say, but I believe this course and surrounding area has the most diverse varieties of trees and plants than anywhere in South Pasadena. South Pasadena's course is by far the nicest Par 3 in San Gabriel Valley.

It is my opinion, if you go forward with the Executive 9 hole you will not improve revenue, but instead lose most of your current players, the magic will be gone from the course, and there are other 9 hole courses close by.

The City of South Pasadena refers to itself as The City of Trees. “More than 100 acres of parks and playgrounds blanket its landscape and more than 21,000 trees adorn its streets. The quiet, historic character of its attractive neighborhoods is a testament to the preservationist efforts of residents in protecting both its architectural and natural beauty.”

I contend, this Arroyo Seco course is the poster child of South Pasadena's City Mission statement and vision for what it wants to be, and the City attributes it takes prides in.

Do ALL the other proposed upgrades, and with the proper marketing and management the people and revenue will come, and the spillover effect to your local businesses will be noticed.

I would like to thank the City Council for taking the time to review this important City issue and thank the Ad Hoc committee for their 18 months of effort.

Please take full advantage of your precious asset.

Sincerely,

Jama Meyer

[REDACTED]

[REDACTED]

[REDACTED]

September 5, 2023

To: City Council Members

Subject: Public Input to CITY OF SOUTH PASADENA SPECIAL JOINT MEETING OF THE CITY COUNCIL AND THE AD HOC CITY LEASED RECREATIONAL FACILITIES COMMITTEE AGENDA WEDNESDAY, SEPTEMBER 6, 2023, AT 6:01 P.M.

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I completely **disagree** with the proposal to convert the course from an 18 hole par 3 to an 'Executive' golf course. This makes no sense and will ruin the heart and soul of what makes the area so special and historically significant. In fact, I don't believe anyone who wrote the report seriously plays golf.

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The existing park like 18 hole course, which magically seems to be in perfect balance with the surrounding nature will be destroyed. The heart of what makes Arroyo Seco golf complex so special will be gone. You will need to check with your City arborists to confirm what I'm about to say, but I believe this course and surrounding area has the most diverse varieties of trees and plants than anywhere in South Pasadena. South Pasadena's course is by far the nicest Par 3 in San Gabriel Valley.

It is my opinion, if you go forward with the Executive 9 hole you will not improve revenue, but instead lose most of your current players, the magic will be gone from the course, and there are other 9 hole courses close by.

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I contend, this Arroyo Seco course is the poster child of South Pasadena's City Mission statement and vision for what it wants to be, and the City attributes it takes prides in.

Do ALL the other proposed upgrades, and with the proper marketing and management the people and revenue will come, and the spillover effect to your local businesses will be noticed.

I would like to thank the City Council for taking the time to review this important City issue and thank the Ad Hoc committee for their 18 months of effort.

Please take full advantage of your precious asset.

Sincerely,

Jama Meyer

[REDACTED]

[REDACTED]

[REDACTED]

**From:** [Christine Kong](#)  
**To:** [City Council Public Comment](#)  
**Subject:** 18 Hole Course  
**Date:** Tuesday, September 5, 2023 11:12:46 PM

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

Good Evening to Whom It May Concern,

I am writing to you today to ask to keep the 18 hole course and utilize those funds to renovated to make it a go to place for families. It's is rare to have 18 hole course in LA County and it is extremely important for our community to have this for our next generations to come. By renovating the area it will generate more money for the city as well including tourists, family events, etc.

Thank you for your time.  
Christine



**From:** [A3boymommy](#)  
**To:** [City Council Public Comment](#)  
**Subject:** Arroyo Seco Golf Course  
**Date:** Wednesday, September 6, 2023 7:29:23 AM

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

I am writing this to Vote NO on changing the 18 hole golf course to a 9 hole course. It is important to keep the few existing Par 3 courses we have for several reasons. Short courses appeal to beginning golfers as well as senior golfers of which there are many. Please keep this course an 18 hole short course. Why not reopen the restaurant with the funding instead?

Ruann McGuinness

**From:** [L.B](#)  
**To:** [City Council Public Comment](#)  
**Subject:** Public Comment: Special Joint Meeting CC & Ad HOC City Leased Rec Fac Committee 9/6/2023  
**Date:** Wednesday, September 6, 2023 8:11:31 AM

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

Action/Discussion Item: **RECEIVE AND FILE THE “ARROYO SECO GOLF COURSE MARKET SUPPORT AND FINANCIAL ANALYSIS REPORT”, DISCUSS AND PROVIDE DIRECTION, IF ANY, ON THE NEXT STEPS RELATED TO THE REPORT’S RECOMMENDATIONS AND CONSIDER THE DISSOLUTION OF THE CITY LEASED RECREATIONAL FACILITY AD HOC COMMITTEE**

Public Comment for Submission Wednesday, September 6, 2023

Honorable Mayor and Members of City Council,

I am a resident and business owner of property adjacent to the historic Arroyo Seco. I have learned of the above referenced agenda item on which I wish to comment for the record.

I have read the Special Joint Meeting Agenda Packet, am troubled by the direction Pro Forma and the Committee have taken, and interpret the proposal to be undesirable and unwelcome commercialization of the historic Arroyo. As a resident and business owner, my opinion is that the impact of the Master Plan proposal on the culture, character, and environment of South Pasadena and surrounding patron communities of Pasadena, San Marino, and Garvanza would be immensely negative.

In evaluating next steps, I urge members of City Council to NOT accept the Pro Forma Report (the “Report”), its findings, or its recommendations, and NOT accept the recommendation of the Ad Hoc City Leased Recreational Facilities Committee (the “Committee”) to pursue the Master Plan as outlined in the Report.

Instead I urge members of City Council to exercise their wisdom and better judgement to seek as next steps community awareness and involvement in exploring alternatives for enhancement, versus commercial redevelopment, of the existing Arroyo recreational facilities and more specifically the Arroyo Seco Golf Course.

Sincerely,

Linda E.G. Ballesteros

**From:** [Natalie McKenna](#)  
**To:** [City Council Public Comment](#)  
**Subject:** Arroyo Seco Golf course  
**Date:** Wednesday, September 6, 2023 9:17:05 AM

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

To whom it may concern,

Reconfiguring the 18 hole golf course would be a travesty. This course is utilized by an array of individuals in the area. Seniors, teens, grammar school students play together making it a true neighborhood milling area. The idea of making it into a 9 hole with larger parking area and higher fees would be so sad. The size allows for camaraderie for the players, beginners, decades old players helping one another as neighbors do!

Please do not destroy this gem!

Natalie

**From:** [Glendale McKennas](#)  
**To:** [City Council Public Comment](#)  
**Subject:** Arroyo Seco Golf Course Conversion  
**Date:** Wednesday, September 6, 2023 9:19:26 AM

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What a shame it would be to lose a lovely, 18 hole walkable par 3 to be replaced by an executive nine hole course. I remember fondly being able to bring my friend, who suffered from very advanced Alzheimer's disease, to walk the Arroyo Seco course. Physical therapy such as golf is an extremely beneficial activity for Alzheimer's sufferers who have or are losing mental memory, but still have their muscle memory. He was able to enjoy the activity literally until he needed to enter a 24 hour care facility.

My wife and her friends currently enjoy being able to walk the par three course. I wouldn't want her to know it, but a par three course very much suits their golfing capabilities, as compared to what in executive course would.

Thank you for listening,  
James O. McKenna

Sent from my iPad

**From:** [Beatrice Harendza](#)  
**To:** [City Council Public Comment](#)  
**Subject:** YES to renovations, NO to 18 hole conversion to 9 holes  
**Date:** Wednesday, September 6, 2023 9:19:27 AM

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Hello,

I've been enjoying the 18 hole course since 2020. It is a special place because the course is fun, I hit my first and only hole in one there, the staff is friendly, and it is manageable for working people.

I strongly encourage you to make improvements to the 18 holes since there are areas that can certainly use it, and not convert it to a 9 hole executive course. Bringing back the cafe would also be a great option. The time lost and the cost of the conversion would certainly impact many regular players' ability to play locally, not to mention the lost revenue stream for quite a while.

Thank you for your consideration.

Best wishes,  
Beatrice  
**Beatrice Harendza, MBA**  
Broker Associate | DRE# 01063963  
COMPASS  
964 Foothill Blvd  
La Canada Flintridge CA 91011  
m: 818.427.0308



Become a Fan: [www.facebook.com/BeatriceHarendzaRealEstate](https://www.facebook.com/BeatriceHarendzaRealEstate)

Twitter: [@beatrice4homes](https://twitter.com/beatrice4homes)

Website: [beatrice-realestate.com](https://beatrice-realestate.com)

Instagram: [beatriceharendza\\_realestate](https://www.instagram.com/beatriceharendza_realestate)

***Your Referrals Are Always Appreciated!***

**From:** [Richard Freeman](#)  
**To:** [City Council Public Comment](#)  
**Subject:** Golf Course Plan  
**Date:** Wednesday, September 6, 2023 9:50:05 AM

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The proposal hinges an assumption of an increased number of golfer rounds. The market research on this key assumption is too shallow. Before spending 3 to 4 million dollars, this key assumption needs to be better researched.

BTW: If dog park parking is the driver, there is room at the end of hole 14 for 5 or ten parking places, and the batting cages look unused, so there may be enough places to address that issue.

Improvement to the driving range, restaurant and putt-putt are fine if the business case proves them in, but getting rid of the putting green is not a good idea.

I think once you do deeper research on the number of 18 hole par threes nearby you'll find that you have a diamond in the rough here that attracts those 40k annual rounds. I'm against the 18 to nine hole conversion without greater substantiation of the plan's key assumption. (Very high fencing will be needed for a par four course also.)

Sincerely,

Richard Freeman  


**From:** [James Marcotte](#)  
**To:** [City Council Public Comment](#)  
**Cc:** [Richard Freeman](#); [David Tickner](#); [REDACTED]; [Larry Reed](#); [Art Leos](#)  
**Subject:** NO - to the Arroyo Seco 18 hole Golf Course Conversion  
**Date:** Wednesday, September 6, 2023 10:00:35 AM

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

To South Pasadena City Council,

My name is James Marcotte, residing on Abbott Place in nearby Highland Park. I have been a weekly golfer at the Arroyo Seco Golf Course for 10+ years. I am also a recent member of the course's Men's Club, playing weekly on Tuesday mornings, as well as a frequent user of the range, at least 2-3 days weekly.

I believe this course to be a unique and extraordinary amenity to the surrounding community, enabling the public of all recreational, social, and economic backgrounds to initiate and enjoy the game of golf in the inimitable, idyllic environment of the South Pasadena Arroyo. It's our great fortune to have such a remarkable resource within our community. The presence of this place has enhanced my life greatly through the many life-long friendships I've cultivated here and will continue to do so. I've no doubt countless others would say the same.

All this said, I agree the course is due for upgrades to its facilities. However any upgrades should take into account the unique culture this particular facility has established by virtue of its accessibility. While the scale of the facility structures are modest, they support the intimacy of the experience offered - of an accessible neighborhood course where all can gather and feel welcome, regardless of skill level. Such accessibility to those new or irregular to the game should not be under-appreciated, and the Arroyo course, despite its moderate but correctable deficiencies, is a great example of a neighborhood course.

I Do Not support the conversion of this course to a 9-hole format. I Do Not support the area reduction of the golf range. I Do support the upgrade of the structures including, most importantly, the food/bar/clubhouse concession, which competently executed, will enhance the facility as a unique destination for the local public to gather and meet. Incidentally, **at the very least, starting today, more seating should be available in the public areas as there is No seating for anyone at any time at the present, and I see no reason for this not to happen now.** This is a small but meaningful gesture that should be inherent in what the course intends to be for the public, and costs nothing to execute.

Thank you for the opportunity to comment on this most important project.

- James Marcotte

**From:** [Harry How](#)  
**To:** [City Council Public Comment](#)  
**Subject:** Arroyo Seco Golf Renovation Proposal  
**Date:** Wednesday, September 6, 2023 10:11:53 AM

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Dear City Council,

I'm an avid golfer. I live in South Pas and play twice a week on average. I go to Brookside driving range in Pasadena virtually everyday after dropping off my son at school and have been doing this for the past several years. I occasionally go to the Arroyo Seco golf as it's only 5 minutes from my house, but I choose to go to Brookside because the facilities are much better.

The discussion between whether to renovate the course from an 18 to a 9 hole course masks the real question of why the current management has NEGLECTED the property for years from the miniature golf, to the empty unused rooms, to the currently closed cafe, to the disgusting bathrooms. These signs of neglect have been obvious for years.

I believe the current 18 hole par 3 is fine the way it is. The space is narrow and squeezing in par 4 holes in a 9 hole design only invites amateur golfers to play driver leading to unsafe conditions for all.

Renovation of the facility is an absolute given. Leaving the course the way it is will leave more time, energy and money to focus on how to better use the entire property to benefit the city and even turn a profit.

Redesign of the restaurant and how to better use it and the vacant rooms is where the discussion should start, followed by replacing the current management who have for years, shown they lack competence and vision and have run the property to its current state.



**From:** [Jessica Bradford](#)  
**To:** [City Council Public Comment](#)  
**Subject:** Arroyo Seco Golf Course  
**Date:** Wednesday, September 6, 2023 10:16:30 AM

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Good day,

I am writing to voice my opposition to the proposed plan to alter the Arroyo Seco Golf Course by turning it into a 9-hole course. Our golf course, and all of South Pasadena's green spaces, are part of what makes this community so special among Southern California's cities. We are a community that is committed to historic preservation, and the Arroyo Seco Golf Course is a historic- and well-loved, part of what makes South Pasadena a great place to live.

This proposal is catching a lot of my friends by surprise (I just found out about this yesterday), and I'm sure there are a lot of South Pasadena citizens who need to- and deserve to- learn more about what is proposed so that their opinions can be voiced before any regrettable decisions are made.

Thank you,  
Jessica Bradford

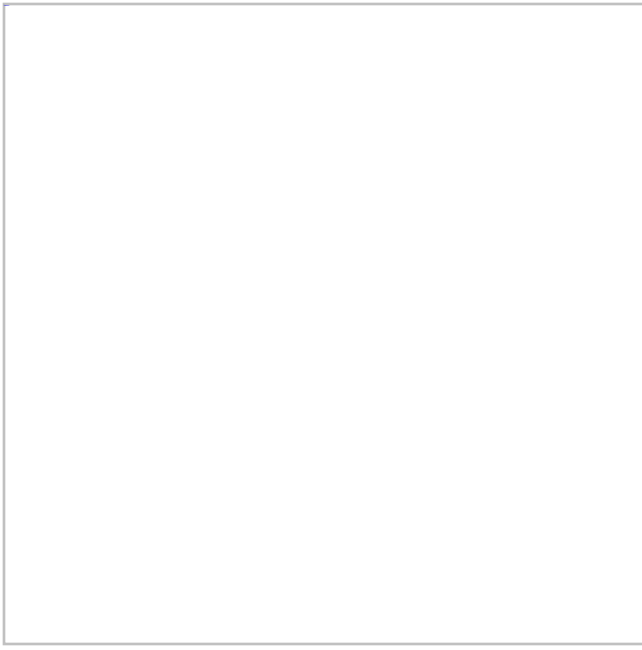


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Jessica Bradford  
President, 2BPR  
**phone** (626) 379-2381  
**email** [jessica@2bprinc.com](mailto:jessica@2bprinc.com)  
**web** [www.2bprinc.com](http://www.2bprinc.com)





**From:** [Mellette Hawksley-Smith](#)  
**To:** [City Council Public Comment](#)  
**Subject:** Par 3 Arroyo Seco conversion to Executive Course  
**Date:** Wednesday, September 6, 2023 10:58:53 AM

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I am a member of the women's par three golf group. My name is Mellette Hawksley-Smith. Last year I was president of pa 3 women's golf which represents nine clubs. Please do not convert this course. There are so few Par 3 courses which are ideal for women and children. Thank you

Sent from my iPhone

**From:** [Shawn McMenemy](#)  
**To:** [City Council Public Comment](#)  
**Subject:** Proposal to convert Arroyo Seco 18 hole Golf Course into an executive course  
**Date:** Wednesday, September 6, 2023 11:10:07 AM

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### **"They Take Paradise and Put Up a Parking Lot"**

The 18 hole course has mature Sycamores and other tree varieties nestled into the hillside with a small running creek. It is beautiful just the way it is. Please don't touch it. The 18 hole 3 par course offers a unique short game golf challenge. It is where Grandparents can first teach their Grandchildren to play and then a few years later compete against them competitively in a short game match. This is unique to the area. Nobody else provides an 18 hole 3 par course.

**So what is wrong with a nine hole executive course?** First, it will require the removal of trees and open spaces and negatively impact the natural beauty and tranquility of what we now enjoy. I want to walk through nature without hearing cars and looking at parking lots.

Secondly, an 18 hole course is not the same competitive experience as a 9 hole course. Nobody who actually plays golf will question that statement. A 9 hole match played in less than an hour will leave the players unfulfilled. I believe this is one reason why many golfers prefer the Arroyo Seco course over 9 hole courses in nearby Monterey Park and Altadena. And I note these nearby course are exactly what you are proposing - executive courses with two four par holes. The four pars will change the "short game" nature of the golf challenge and rendered it too difficult for many beginners, favor long hitters over short ones for more experienced players, and perhaps add an element of potential danger arising from mishit balls on a narrow course that was designed to be a short game experience. Beginners should not be attempting 250 yard drives on narrow courses.

On a final note, many of the older golfers that I know play the course as a form of healthy exercise. An 18 hole walk is preferable to a 9 from a physical standpoint and the beauty of the now tranquil setting clearly helps with mental health. Again, please don't touch our course. You do not want to hear people say 10 years from now - "remember how beautiful it was before the changed it" and I fear that is exactly what is going to happen.

Shawn McMenemy

**From:** [Sean Malatesta](#)  
**To:** [City Council Public Comment](#)  
**Subject:** Comments re: the ARROYO SECO GOLF  
**Date:** Wednesday, September 6, 2023 11:13:45 AM

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Hello Ad Hoc Committee:

I hope you are well.

I'd like to send in some quick comments re: the ARROYO SECO GOLF COURSE MARKET SUPPORT AND FINANCIAL ANALYSIS REPORT.

I just don't think we should cut into any of the golfcourse land for additional parking. There is plenty of additional parking across the street put in a few years ago during the Bike Path extension. I would not support any taking of GREEN for cement. We need all the golf course we have land for. You can lengthen some holes in the NorthWest corner of the course.

Players like the course as it is; they don't want less holes. Table IV-1 shows that the regular course is seeing good attendance and an upswing as it is; golfers like 18 holes. Of course it could be spruced up a bit, but no need to cut it down and change drastically. And note: the course already has night lights and has had them for years. That is nothing NEW.

What Golfers really want is food and beverage down at Arroyo Seco ASAP. The restaurant closed because of COVID, not because it was out of style. Opening of restaurant asap should be endorsed.

Table IV-4 clearly shows that the mini golf course has been losing attendance. This is obviously because it is old and needs to be updated to garner more revenue. Also Top Tracer will Add revenue to the driving range but it may be muted as they are already in Alhambra and as you know, TOP GOLF is opening in Montebello, CA by Q3 2024. Know this: Top Tracer does not work well without the food and beverage.

Thus, please do not take land from the golf course for more parking; Dumb move.

And bring back the SAND TRAP for practice!

Thanks and best,

Sean Malatesta

**From:** [Sheila Ballesteros](#)  
**To:** [City Council Public Comment](#)  
**Subject:** Public Comment Input to Arroyo Seco Golf Special City Session Sept 6, 2024  
**Date:** Wednesday, September 6, 2023 11:18:04 AM  
**Attachments:** [Sheila Ballesteros input.docx](#)  
[ATT00001.txt](#)

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Sheila Ballesteros

President South Pasadena Golf Club

Arroyo Seco Golf Course -Home Base

Regular play days Wednesday, but members frequent the course 1 – 5 times per week. My Mission has been to build its membership. This year we have increased it by 20 percent. I am here with great concern, primarily the proposed desecration of the 18 hole course. The SPWGC has been functioning since 1995 at Arroyo Seco golf course, and our bylaws and tournaments are based on 18 hole 3 par format. Coming from an actual user/golfer, who loves and appreciates and learns from this course this beautiful setting. It does not get any better than this. A 9 hole Executive course will never hold a candle to this jewel the City already has. This jewel needs to be polished.

**ACTION/DISCUSSION Item:**

**RECEIVE AND FILE THE “ARROYO SECO GOLF COURSE MARKET SUPPORT AND FINANCIAL ANALYSIS REPORT”, DISCUSS AND PROVIDE DIRECTION, IF ANY, ON THE NEXT STEPS RELATED TO THE REPORT’S RECOMMENDATIONS AND CONSIDER THE DISSOLUTION OF THE CITY LEASED RECREATIONAL FACILITY AD HOC COMMITTEE**

Honorable Mayor, Members of City Council and Ad Hoc City Leased Recreational Facilities Committee,

In connection with the action/discussion item, I urge members of City Council to NOT accept the recommendation of Committee to pursue the Master Plan provided by Pro Forma for a full renovation of the golf course facility in two phases as outlined in the Report. I receive the direction of the Report as undesirable and an unwelcome deviation from the 2021-2026 Strategic Plan.



I urge City Council to please proceed with judgement and wisdom towards maintaining independence, exploring alternatives for enhancement instead of redevelopment and with the community's awareness and involvement.

I would like to propose to City Council, in your next step moving forward, to please consider another alternative, beyond the 4 options you have been presented with.

1. Do nothing, which is where we are today post covid
2. Prepare and implement an RFP to reopen the restaurant only. 4.
3. Proceed and prepare an RFP Master Plan submitted by Pro Forma Advisors LLC
4. To prepare an RFP for potential new operator for the golf course.

which includes:

#1 repair and upgrade the existing 18 hole, par-3 course

#2 renovate buildings' infrastructure, Clubhouse and restrooms, Re-open the Cafe and patio areas

#3 repair and upgrade driving range adding no more than 8 Top Tracer Bays

#4 upgrades to existing Miniature Golf

The Pro Forma Master Plan Report falls short in it's study, not factoring in the human aspect- actual users and the regular golfers-customers that frequent the Arroyo Seco Course to golf, practice at the driving range and putting green, 1 to 5 days weekly averaging 20 times monthly.

The conversion and desecration of the 18 hole, par-3 golf course to a 9 hole Executive course is not creative, not a good idea but a Repeat of very near by 9 hole courses within 10 miles (Altadena and Eaton Canyon) which puts Arroyo Seco golf course in direct competition with their established courses and customers.

Giving priority to the construction of an additional overflow parking lot, which is not presently necessary but appears to be the culprit of the destruction to this pristine 18 hole par 3 course. This will lead to a noticeable adverse environmental impact to the area.

The City of South Pasadena refers to itself as The City of Trees. “More than 100 acres of parks and playgrounds blanket its landscape and more than 21,000 trees adorn its streets. The quiet, historic character of its attractive neighborhoods is a testament to the preservationist efforts of residents in protecting both its architectural and natural beauty.”

To move forward with awareness to the environmental impact to 50 + year old trees, replacing green earth with more cement and asphalt?

**From:** [Alisa Diez](#)  
**To:** [City Council Public Comment](#)  
**Subject:** Proposal regarding Arroyo 18 hole 3-par course  
**Date:** Wednesday, September 6, 2023 11:26:03 AM

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As a 27 year resident, I am strongly against any plan to reduce our 18 hole course into a 9 hole course and creating a larger parking lot. No one asked for this. No one. No citizen who lives here. We all love the Arroyo Seco Golf Course as a lovely, unspoiled place of recreation. We all would love to see improvements to what is already there like renovating the club house and restaurant and expanding the miniature golf to make it an even more appealing place for families to go. And of course it is the site for the wonderful SPEF Parti Gras each year and what makes it such a great venue is the expansive, beautiful course. We do not want it reduced in any way and certainly not to make room for an asphalt parking lot.

Alisa Diez

Sent from [Mail](#) for Windows

**From:** [Stephanie Stein](#)  
**To:** [City Council Public Comment](#)  
**Subject:** Arroyo  
**Date:** Wednesday, September 6, 2023 11:54:34 AM

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Hello,

I am a homeowner in South Pasadena and my family and I have been a member of this community for the past 11 years.

We have strong concerns about the proposal to pave over parts of the Arroyo Seco Golf Course in order to make a parking lot.

This idea is the absolute antithesis of what our town stands for. We are a community - a Tree City, in fact! - that prides itself on its charm, green space, and small-town feel. Paving over green space, especially a space that allows people to congregate outside for a healthy activity, is just ridiculous.

Please do not allow this idea of paving over the golf course to proceed any further.

Thank You,  
Stephanie Stein  


**From:** [Carol](#)  
**To:** [City Council Public Comment](#)  
**Subject:** Item #2 Don't sell out our charming town to developers  
**Date:** Wednesday, September 6, 2023 11:57:48 AM

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Dear City Council,

Don't sell out our charming town to developers. What makes this town valuable won't be able to withstand overcrowding.

Our infrastructure can't handle the vast increase that you are planning via zoning.

Thank you,

Carol Kramer

**From:** [Anthony Lai](#)  
**To:** [City Council Public Comment](#)  
**Subject:** Objections to the Proposed Parking Expansion at Arroyo Vista Golf Course  
**Date:** Wednesday, September 6, 2023 12:28:46 PM

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

Dear Members of the South Pasadena City Council,

I am writing to you as a concerned citizen, to voice my opposition to the current proposal to expand parking at the Arroyo Vista Golf Course.

The Arroyo Vista Golf Course is a significant part of South Pasadena's limited green space, a vital component of our town's character and aesthetic. The proposed expansion threatens to reduce this precious green space significantly, which not only affects the visual appeal but can have detrimental effects on the local ecosystem and the overall quality of life for South Pasadena residents.

Moreover, it is crucial to consider the potential precedents this project might set. It may pave the way for more extensive developments in the future that could further encroach upon our green spaces. While it is clear that addressing parking issues is important, it should not come at the expense of the natural spaces that contribute greatly to South Pasadena's uniqueness and charm.

We are at a critical juncture where the decisions we make today will shape the legacy we leave for future generations. It is our responsibility to ensure that we pursue development strategies that are both sustainable and in alignment with the values and preferences of our community members. This involves seeking alternatives that don't entail sacrificing our remaining green spaces.

I urge you to reconsider the proposed parking expansion at the golf course and to explore other avenues that can address parking concerns without undermining the integrity and beauty of our town. It is possible to achieve a balance between development and preservation, but it requires a commitment to innovative solutions and a willingness to prioritize the long-term well-being of our community over short-term gains.

Thank you for your attention to this important matter. I trust in your commitment to making decisions that are in the best interest of our community.

Sincerely,

Anthony Lai  
Resident

**From:** [Barbara Unger](#)  
**To:** [City Council Public Comment](#)  
**Subject:** Arroyo parkway  
**Date:** Wednesday, September 6, 2023 12:59:55 PM

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Please, please leave the gold course open! I am now 67 but played night golf there in the 80's when I was in law school (I lived and still vote in Pasadena) and it was an amazing balance to my crazy life.

Please keep this green space from futuristic generations!

Thank you  
Barbara Unger

Sent from my iPhone

**From:** [TED TRZYNA](#)  
**To:** [City Council Public Comment](#)  
**Cc:** [Steven Lawrence](#); [Felix Gutierrez](#); [Lawrence McHargue](#); [Trzyzna, Tom](#)  
**Subject:** Support protection of Arroyo Park - Oppose more paving for parking  
**Date:** Wednesday, September 6, 2023 1:46:48 PM

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

Dear Council Members:

When I was growing up in South Pasadena in the 1950s the Arroyo was the place where my friends and I could experience nature and open space nearby simply by riding our bikes or walking there. It was our connection to the wider natural world.

My teenage Arroyo experiences were one reason I have spent much of my professional life writing about and promoting ways of protecting nature in cities, both in this country and around the world.

South Pasadena's Arroyo Park dates from 1922, when the city's voters approved a \$100,000 bond measure to acquire an initial 100 acres for parkland in the Arroyo Seco. What would those voters think about paving more of that parkland for parking lots?

I urge the City Council to protect Arroyo Park from more pavement and look at ways of restoring more of the park to green and natural areas as it has done in the woodland and wildlife park at its west end.

Best wishes,

**TED TRZYNA**

President

[InterEnvironment Institute](#)

Claremont, California US





**From:** [Fife, Elizabeth](#)  
**To:** [City Council Public Comment](#)  
**Subject:** Arroyo Seco Golf Course  
**Date:** Wednesday, September 6, 2023 5:12:06 PM

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

I write to express my concern regarding proposed plans to diminish the Arroyo Seco Golf Course for the addition of more parking. This course is beautiful, historic and should not be reduced into a smaller course. It is an integral part of the community – many residents have played on this course their entire lives and appreciate its uniqueness. Having played on this course myself many, many times over the past few years, I have never had a problem parking. I additionally use the dog park that is adjacent and again have also not experienced parking issues although the lot is sometimes full. Please do not compromise this course – it is perfect and should be left as is for all to enjoy.

Thank you,  
Elizabeth Fife (local resident)

**From:** [Patricia Brugman](#)  
**To:** [City Council Public Comment](#)  
**Subject:** Arroyo Seco Golf Course plans  
**Date:** Wednesday, September 6, 2023 6:46:35 PM

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

Dear Council:

I am completely against any changes to the golf at Arroyo Seco Golf Course. What a perfectly beautiful little course it is. Among the many famous golfers who cherished this course, Colin Morikawa learned here, Paul Runyan (PGA Champion twice) taught here, and Civil Rights activist and champion golfer, Horace Evans, also taught here. Families gather and fundraisers use this course. It's a great place for retired folks to enjoy a great sport.

Any suggestion to remodel this course will be destructive and expensive. An executive course takes 80-100 acres. Every green costs at least tens of thousands of dollars to move, plus the cost of a golf course architect. Arroyo Seco sits on 48 acres. Remodeling it should be off the table. Don't let what happened in Tujunga happen here— bad ideas became weeds and an eye s.

In order to boost profitability, remodel the clubhouse and restaurant with new bathroom facilities instead. Restore the practice area and advertize extensively. Then money will flow in again.

Use any allotted funds wisely and without destruction. Restore and rebuild so that all 18 holes of this lovely course can shine again!

Thank you for your consideration,

Patricia Brugman

Sent from my iPhone

**From:** [Jana Fain](#)  
**To:** [City Council Public Comment](#)  
**Subject:** Save the Par 3 Arroyo Seco Golf Course  
**Date:** Wednesday, September 6, 2023 7:14:53 PM

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

Writing to you as a concerned citizen who lives in highland park but frequents the Par 3 Course and all of South Pasadena. South Pasadena is where we shop and eat.

This golf course is vital to many families not only in South Pasadena but families surrounding South Pasadena. There are very, very few options for families, for young and aspiring golfers and for kids in general to participate in activities that are positive and provide positive experiences to kid who may not get many of those.

The trees, the river, the playground, the mini golf course, the driving range, the course in general is a wonderful respite and should be saved. My daughter attends a local public school and the Arroyo Seco is crucial to the kids being able to practice and play nearby! Please save the course and vote to renovate and upgrade the course NOT destroy it.

--

honey do?

honey done.

[thehoneydewdad.com](http://thehoneydewdad.com)

# Arroyo Seco Golf Course

**September 6, 2023**

**Prepared By: Community Services, Sheila Pautsch**

**Consultants: Gene Krekorian, Pro Forma Advisors LLC**

**David Sams, Consultant**

A.D. - 68

# Current Operator

Donovan Bros Golf, Inc. started managing the facility in July 2011

First Amendment	January 2013	Extended term for 72 months with an option to extend an additional five-years
Second Amendment	August 2016	Extended the term to an additional three years
Third Amendment	April 2022	Continue a month-to-month basis until terminated

# Property Description

## SOUTH PASADENA CITY HALL

- Arroyo Seco Land Area: 27.8 acres
- Project Opened: 1955 (68 years old)
- Project Components
  - 18-Hole Par-3 Golf Course (1,960 yards)
  - 9-Hole Miniature Golf Course
  - 34-Tee Golf Practice Range
  - 4,500 Square Foot Clubhouse/Restaurant
  - Maintenance Yard
  - Parking: 135 Spaces

# 18 Hole 3- Par Golf Course



# Driving Range



A.D. - 72



# Clubhouse



A.D. - 73

# Clubhouse



A.D. - 74

# Maintenance Yard



A.D. - 75



# Recent History

- Golf Course Restaurant Closed in 2020 Due to the Pandemic
- Recreation Leased Facilities Ad Hoc Committee was formed in April 2021
- City Initiated Process to Solicit a Restaurant Operator in Fall 2021
- A Consultant was Retained in December 2021 to Assist in the Process

# Ad Hoc Committee

- Restaurant Opportunity Needs to be Evaluated in the Context of a Conceptual Master Plan for Arroyo Seco
- Viability of Restaurant Dependent on Improving On-Site Demand
- Preliminary Concept, Market, and Financial Analysis for Property Redevelopment Prepared
- Forwarding Plan to Council for Direction

# Land Use Plan

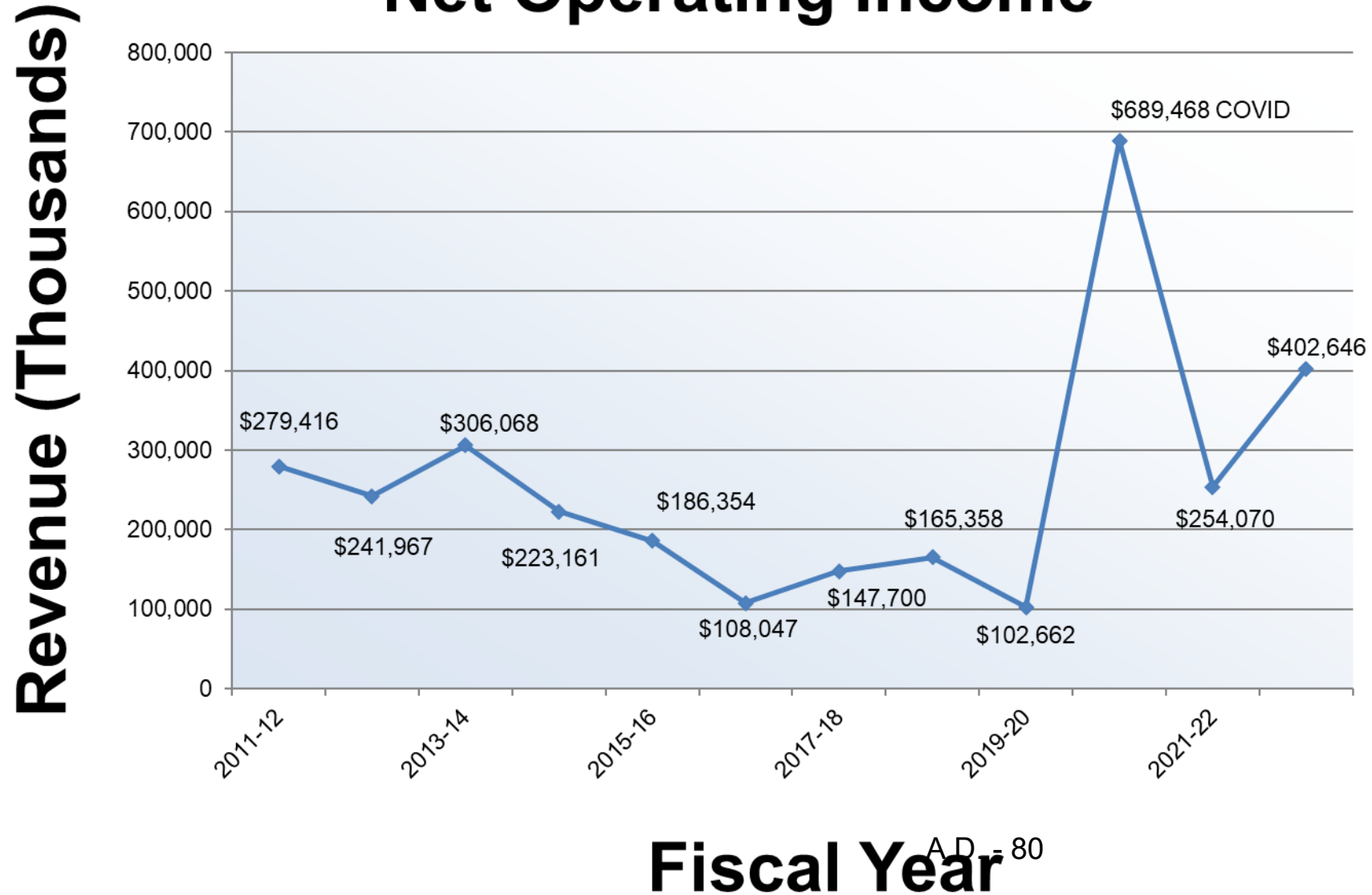
Land Use Distribution		
Element	Net Acres	
	Existing	Proposed
Golf Course	19.6	17.5
Maintenance Yard	0.5	0.7
Miniature Golf	0.3	1.0
Practice Range	5.0	5.0

# Land Use Plan

Land Use Distribution		
Element	Net Acres	
	Existing	Proposed
Club House	0.4	0.6
Practice Putting/Chipping	0.3	0.0
Parking	0.7	2.0
Circulation/Buffer Area	1.0	1.0
Total	27.8	27.8

# Net Operating Income

## Net Operating Income





# Property Performance

## SOUTH PASADENA CITY HALL

	FY18/19	FY19/20	FY20/21	FY21/22	FY22/23
Gross Revenue			(Pandemic)	(Pandemic)	
Golf Course	\$527,8	\$485,4	\$927,7	\$738,2	\$800,4
Miniature Golf	\$210,3	\$156,8	\$183,8	\$207,6	\$243,6
Practice Range	\$351,5	\$312,2	\$564,9	\$359,5	\$545,0
Food & Bev	\$146,1	\$97,0	\$10,0	\$8,8	\$33,2

# Property Performance

## SOUTH PASADENA CITY HALL

	FY18/19	FY19/20	FY20/21	FY21/22	FY22/23
Gross Revenue			(Pandemic)	(Pandemic)	
Pro Shop Sales	\$79,0	\$70,4	\$86,1	\$83,0	\$80,1
Misc.	\$28,4	\$27,4	\$10,0	\$8,8	\$16,3
Total	\$1,343,0	\$1,149.1	\$1,812,5	\$1,431,2	\$1,663,0
Less: COS/ Expenses	\$1,177,6	\$1,046.4	\$1,123,0	\$1,177,1	\$1,173,9
NOI	\$165,4	\$102,7	\$689,5	\$254,1	\$402,6

# Preliminary Concept

- Convert Golf Course From 18-Hole Par-3 to Modern Day 9-Hole Executive/Par-3
  - substantially broadens market appeal
- Modern Day 18-Hole Miniature Golf Attraction
  - profitable component, family-oriented, supports food & beverage
- Introduce TopTracer Technology to Practice Range
  - monitoring displays, TVs, tee line cover, quality furniture, improved landing area

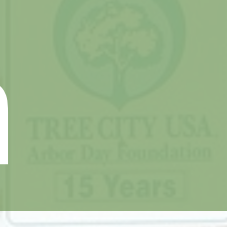
# Preliminary Concept

- Redevelop Maintenance Facility
- Upgrade Food & Beverage
  - Focus on Upscale Outdoor Patio Facilities
- Add Parking
- Renovate Clubhouse/Support Facilities

# Market Opportunity

- Industry trending toward golf-oriented entertainment
  - Examples: Top Golf, Top Tracer, Tiger Woods Pop Stroke, Simulators, miniature golf resurgence, exciting short course
- Integral component to success: Food & Beverage facilities
- Golf Course Food & Beverage – Focus on outdoor facilities
- Components: Umbrellas/Shade Covers, quality furniture and lighting, sound system, fire pits/heaters, televisions, entertainment staging area

# Golf Course Vision



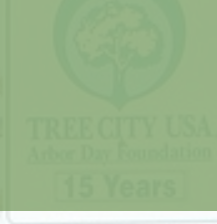
A.D. - 86



# Miniature Golf Vision

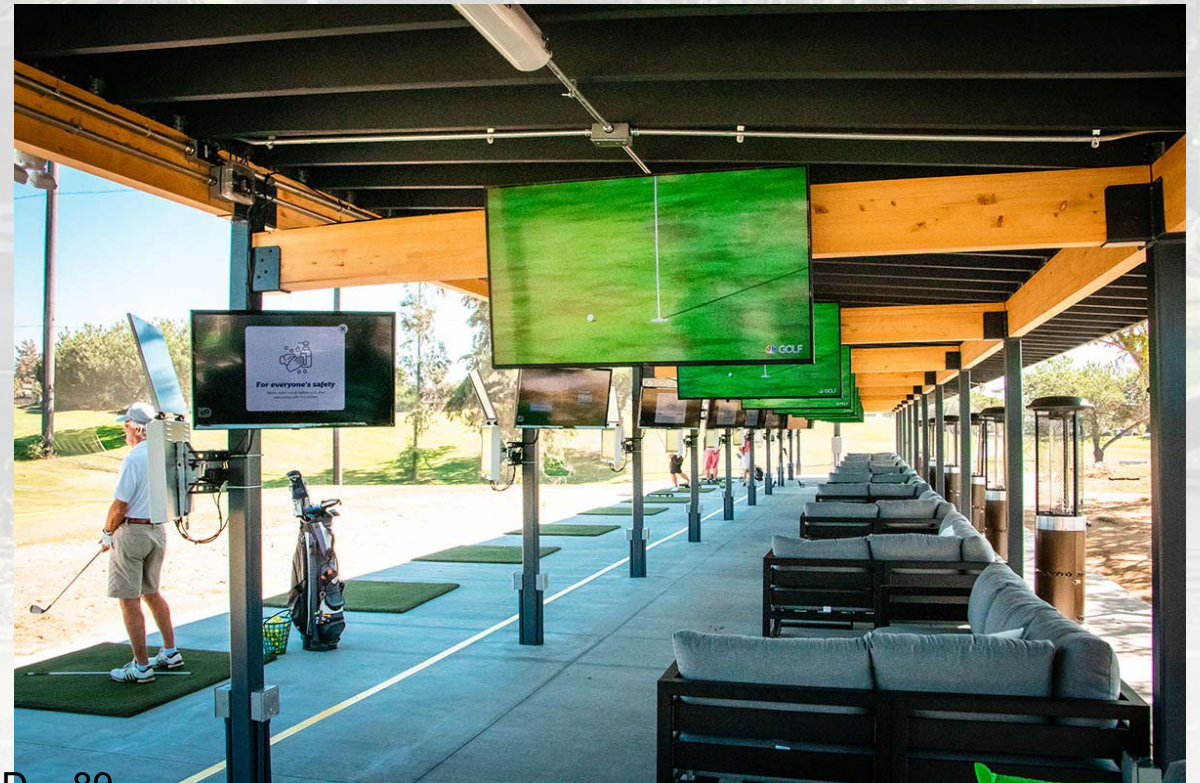


# Pop Stroke





# Top Tracer



A.D. - 89

# Glen Oaks TopTracer

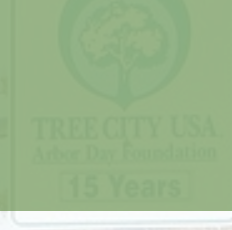


A.D. - 90

# Top Tracer Technology

INTRODUCING  
 **TOPTRACER  
RANGE™**

# Clubhouse Vision



# Projected Annual Performance

## Arroyo Seco Projected Projectwide Stable Year Net Operating (constant 2022 dollars)

### EBITDA Contributions (Earnings Before Interest, Taxes, Depreciation and Amortization)

	Phase 1	Total Project
Golf Course	\$7,500	\$350,000
Practice Range	\$793,000	\$793,000
Miniature Golf	\$423,400	\$423,400
Food and Beverage	\$272,700	\$371,450
Other (advertising, sponsorships, equip rentals, other)	\$20,000	\$25,000
Total EBIDTA Contributons	\$1,516,600	\$1,962,850

A.D. - 93

# Projected Annual Performance

	Phase 1	Total Project
<b>General &amp; Administrative / Projectwide Expenses</b>		
Management Staff--Payroll & Benefits	\$225,000	\$225,000
Common Area/ Parking Maint. Expenses	\$100,000	\$100,000
Institutional Advertising	\$60,000	\$60,000
Legal & Accounting	\$50,000	\$50,000
Other Services & Supplies	\$75,000	\$75,000
Management Fees (4% of gross revenue)	\$152,100	\$177,900
Total G & A/Projectwide Expenses	\$662,100	\$687,900
<b>EBITDA</b>	\$854,500	\$1,274,950

A.D. - 94

# Capital Cost

## Arroyo Seco Conceptual Redevelopment Cost by Phase (constant 2022 dollars)

Component	Phase I	Phase II	Total
Demolition/Site Preparation	\$150,000	\$150,000	\$300,000
Modification of 18-Hole Par-3 Golf Course (15 Holes)	\$500,000	0	\$500,000
Executive 9-Hole Golf Course (17 acres)	0	\$3,000,000	\$3,000,000
Maintenance Yard	0	\$500,000	\$500,000
Miniature Golf Course (18 holes)	\$1,000,000	0	\$1,000,000

# Capital Cost

## Arroyo Seco Conceptual Redevelopment Cost by Phase (constant 2022 dollars)

Component	Phase I	Phase II	Total
Practice Range Improvements	\$1,000,000	0	\$1,000,000
Clubhouse/Patio Renovation/ Expansion (5,000 sq. ft. \$400)	\$2,000,000	0	\$2,000,000
Parking (100 Spaces @ \$2,500)	\$250,000	0	\$250,000
Soft Costs (@15%)	\$735,000	\$547,500	\$1,282,500
Contingency (@10%)	\$563,500	\$419,750	\$983,250
<b>Total</b>	<b>\$6,198,500</b>	<b>\$4,617,250</b>	<b>\$10,815,750</b>



# Development Option

- Development Options
  - City Development
    - City Operation
    - Management Contract
  - Ground Lease (private development)
  - Public-Private Partnership

# Funding Source

- Funding Sources
  - City General Fund
  - Public Tax-Exempt Financing
  - Private Capital (ground lease)
  - Public/Private Combination (public/private partnership)

# Timeline

- Solicit feedback from City Council
- Launch Community Engagement efforts
- Develop RFP for Master Plan
  - Explore Funding Options
  - Analyze Development Costs
  - Initiate Environmental Impact Studies

**RECEIVE AND FILE THE “ARROYO SECO GOLF COURSE MARKET SUPPORT AND FINANCIAL ANALYSIS REPORT”, DISCUSS AND PROVIDE DIRECTION, IF ANY, ON THE NEXT STEPS RELATED TO THE REPORT’S RECOMMENDATIONS AND CONSIDER THE DISSOLUTION OF THE CITY LEASED RECREATIONAL FACILITY AD HOC COMMITTEE**

**September 6, 2023**

**Councilmember Michael A. Cacciotti**

A.D. - 100

# ARROYO SECO GOLF COURSE MARKET SUPPORT AND FINANCIAL ANALYSIS REPORT

SOUTH PASADENA CITY HALL



A.D. - 101

# ARROYO SECO GOLF COURSE MARKET SUPPORT AND FINANCIAL ANALYSIS REPORT

SOUTH PASADENA CITY HALL



A.D. - 102

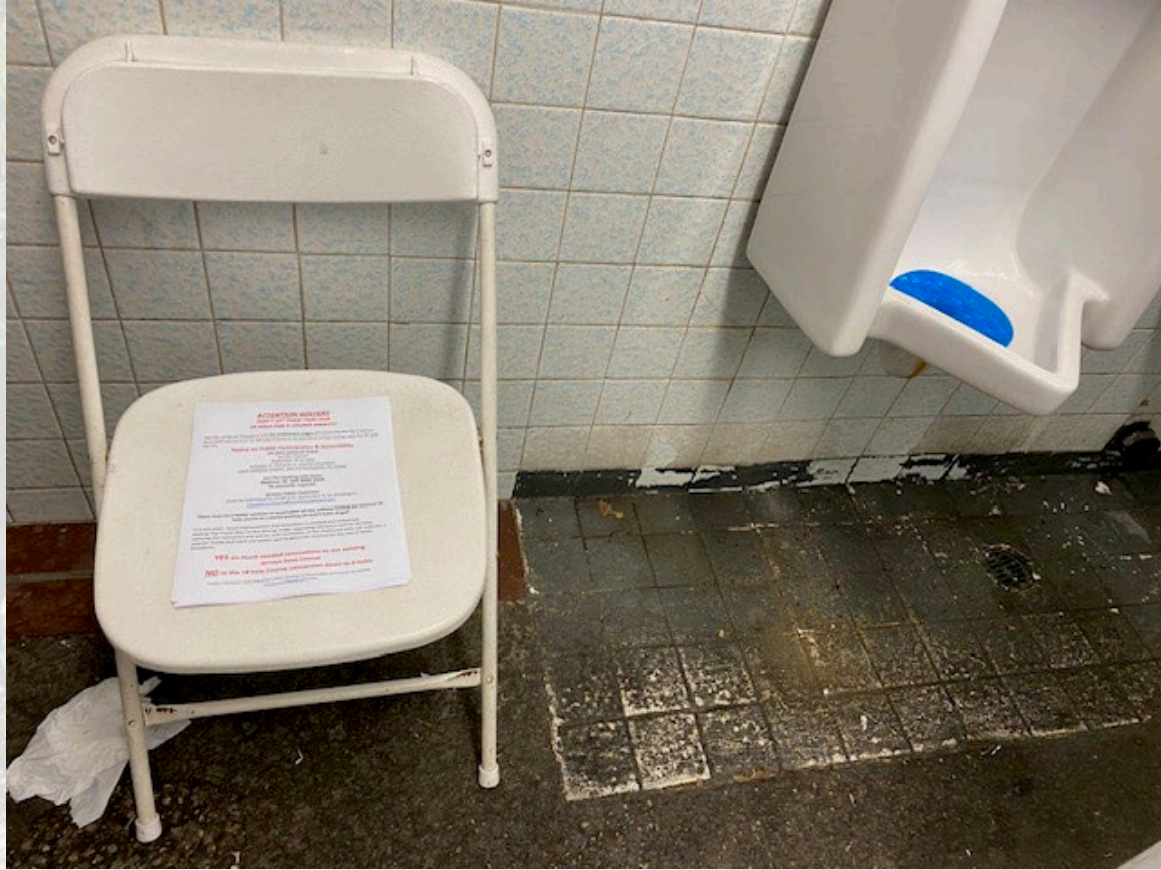
# ARROYO SECO GOLF COURSE MARKET SUPPORT AND FINANCIAL ANALYSIS REPORT



A.D. - 103

# ARROYO SECO GOLF COURSE MARKET SUPPORT AND FINANCIAL ANALYSIS REPORT

TREE CITY USA  
Arroyo Seco Foundation  
15 Years



A.D. - 104



**From:** [Chuck Saint](#)  
**To:** [City Council Public Comment](#)  
**Subject:** Public Comment Documents for 9.6.23 Council Meeting  
**Date:** Tuesday, September 5, 2023 1:49:22 PM  
**Attachments:** [23 Short Way Work Stoppage report.pdf](#)

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

Please distribute copies of the attached geotech engineers report to each council member to be referred to during Public Comment in tomorrow's meeting.

Please label the topic, "Expanding Work Stoppage Order at 23 Short Way"

Thank you



August 6, 2023  
IC 23070-I

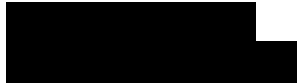
Chuck & Lisa Saint



PJ & Craig Atterbery



Andrew & Alexandra Ward



### **Subject**

Limited Geologic and Geotechnical Engineering Report  
Updated Site Conditions & Damage Resulting from Construction



### **References: Report by Irvine Geotechnical, Inc.:**

*Geologic and Geotechnical Engineering Report, Site Conditions & Damage Resulting from Construction, APN 5312-030-008, 21 Short Way, South Pasadena, California 91030, dated May 3, 2019*

### **Reports by Calland Engineering Inc.:**

*Report of Geotechnical Engineering Investigation, Proposed Residential Development, 23 Short Way, APN 5312-030-007, South Pasadena, California 91030, dated February 11, 2021 and*

*Visual Inspection of Rear Yard Slope, Proposed Residential Development, 23 Short Way, APN 5312-030-007, South Pasadena, California 91030, dated June 26, 2023*

Dear Gentle Persons,

Irvine Geotechnical has prepared this report to present the findings of our ongoing evaluation of geologic and soils engineering conditions as it relates to evolving ground movement and damage to neighboring properties resulting from grading and construction activities at 23 Short Way. This report follows a site observation by the undersigned on July 15, 2023, review of geotechnical reports for the house under construction at 23 Short Way, and review of permitted plans on file at the City of South Pasadena.

## Evolving Site Conditions

The ground on the properties adjoining the 23 Short Way property is continuing to deform and cause damage to improvements alter drainage conditions.

Settlement and creep of the ground along the southern portion of 21 Short Way is more than 2 inches along the property line. The post supporting the trellis is no longer plumb and the base of the post has moved toward the slope 2/3 of an inch.

Near vertical slopes were created along the boundary between 23 and 25 Short Way as a consequence of construction activities and failures of the back-cuts. These near vertical slopes are unstable and pose safety and liability hazards to the property owners. The approved grading and building plans for 23 Short Way do not mitigate the hazards. Rather, fences are being constructed along the toe of the vertical slopes to “mask” the conditions.

Also, ground near the top of the common slope between 23 Short Way and 6316 Lomitas Drive is settling and creeping toward the slope. Cracks are developing in the planter walls along the east side of the parking area of 6316 Lomitas Drive. The settlement appears to be altering drainage patterns.

## Permitted Grading & Building Plans - 23 Short Way

Permitted plans for the residential structures and appurtenances that are under construction at 23 Short Way were reviewed on July 31, 2023. The foundation plans were prepared by Peter Chao and Associates and the Grading Plans and topographic survey were prepared by Tritsch Engineering Group. Both the grading and foundation plans indicate the geotechnical report by Calland Engineering, dated February 11, 2021, form the basis for design.

August 6, 2023

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The permitted residential building is two-story and contains an attached garage and accessory dwelling unit. The foundation plans indicate a hybrid mat/spread footing system was permitted to support the residence. The “mat slab” is shown to be 12 inches thick and reinforced with an upper and lower layer of #4 bars located on 16-inch centers. Conventional continuous and pad foundations were used to support the mat. The pad footings range from 24 inches square to 194 inches by 51 inches. The footings are 24-inches deep and sized using an allowable bearing pressure of 2,000 psf. The shallow foundations were confirmed by photos taken of the construction process.

However, Calland Engineering only recommended supporting new structures in the bedrock and concluded that the existing fill was not compacted or suitable to support foundations or slabs. Also, the native colluvial soils were not uniform and deemed not suitable to support new structures. Caissons were recommended to support new structures in the bedrock. It is not known how or why conventional foundations and a “mat slab” were used and permitted to support the new building. It is not known if Calland Engineering reviewed and approved the plans and inspected foundations during construction.

The topographic survey of 23 Short Way also shows the grades and conditions along the common boundaries of the 21 and 25 Short Way properties. The ground surface sloped uniformly from the residence at 25 Short Way to the former canyon in the rear yard of 23 Short Way. There are no vertical slopes or cuts shown on the common slope. The survey also shows an existing small retaining wall along the common property line between 21 and 23 Short Way.

The permitted grading plan shows two retaining walls supporting excavations into the hillside to support excavations. At the transition from the double rear retaining walls to the single retaining, the grading plan indicates a 7-foot-high retaining condition. This area also coincides with the section of the 21 Short Way property with the most ground movement and damage. The grading plan does not show shoring and/or sequencing of construction where excavations would remove sub adjacent support from property lines. The only note on the plans regarding excavation near property lines is “existing retaining wall is to be protected in place.” The grading plan does not show grading and excavations being made upslope from the retaining walls.

According to the structural engineering plans, the lower wall was to have a maximum height of 4.5 feet and a level backslope. The upper wall was to be up to 6 feet and have a backslope of 3:1. The plans do not contain details or design for the 7-foot-high wall shown on the civil engineering plan.

Based on the plans, excavations to construct the retaining wall along the 21/23 Short Way property line would have been 11 feet high along the location of the ground movement and damage observed at 21 Short Way. Including the keyway for the retaining wall, the total vertical

August 6, 2023

IC 23070-I

Page 4

height of the excavations would have been up to 13.25 feet within 1 to 2 feet of the property line.

As of July 15, 2023, the retaining walls have not been completely backfilled, and there does not appear to be evidence of compaction of the backfill.

The civil and structural engineers of record for 23 Short Way should provide a finding that the as-built conditions of the retaining walls and as-graded slope elevations conform to their respective designs and plans. The response provided by Calland Engineering is completely inadequate and has not addressed any of the non-conforming conditions and concerns.

## Geotechnical Findings

It is clear from the site observations, photographs, and experience in the Monterey Hills Landslide, that the earth materials are subject to creep and deformation when exposed in steep and vertical excavations. The property lines around 23 Short Way remain unsupported and there is evidence that the permitted plans do not match current site conditions. Ground deformation has damaged a patio, steps, trellis structure, and fences at 21 Short Way. Ground deformation has damaged a fence at 25 Short Way and near vertical excavations along the property line are unstable and unsafe. Deformation and ground settlement at 6316 Lomitas Drive has damaged landscape walls and altered drainage patterns.

Ground deformation and damage to all three properties are expected to continue and worsen until lateral support is reestablished, and the soils reach an equilibrium condition.

The property owner/developer of 23 Short Way and the engineers of record for the project should be compelled to reevaluate site conditions and provide plans and recommendations to properly re-support the property lines. This could include adding one or more retaining walls, making the existing retaining walls taller, and/or performing restorative grading. Any mitigation techniques and devices should also be visually acceptable to the adjoining property owners. All work should stopped at 23 Short Way until proper analysis has been completed and plans can be developed.

Once the property lines have been properly supported, the damaged structures can be repaired and/or replaced. Ideally, the owner/developer should work with the affected property owners to reestablish support of property lines and repair/restore the compromised earth. This would consist of removing existing fences and damage improvements, exhuming the compromised earth, placing an adequate subdrain, and then properly compacting the backfill to create a structural fill to support new hardscaping, fences, and the trellis. Otherwise, deepened foundations and structural slabs that derive support in the soils below the offsite retaining walls

145 N. Sierra Madre Blvd., Suite #1 • Pasadena • California • 91107 • Phone: 626-844-6641/Fax: 626-604-0394

August 6, 2023

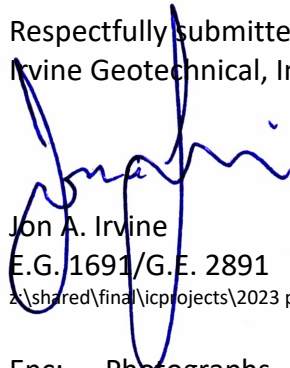
IC 23070-I

Page 5

will be required to remedy the distress.

We would be happy to work with the owner/developer and their engineers to affect a reasonable solution and repair. Any questions regarding this report should be directed to the undersigned.

Respectfully submitted,  
Irvine Geotechnical, Inc.



Jon A. Irvine  
E.G. 1691/G.E. 2891

Z:\shared\final\icprojects\2023 projects\ic23070 saint short\ic23070 23 short way geotechnical findings report2.docx

Enc: Photographs



23 Short Way & Adjoining Properties  
South Pasadena, CA  
Site Conditions 7-15-2023

## 23/21 Short Way Property Line

View from 25 Short Way looking west at retaining wall between 21 and 23 Short Way properties. Excavations for the retaining wall would have been more than 11 feet high and not supported by shoring. The distressed trellis and patio are on other side of fence at the locations of the highest excavations. Retaining walls still not completely backfilled.





## 21 Short Way

View looking of continuing ground settlement and creep of patio and trellis area at in yard of 21 Short Way.



Base of the post supporting the trellis has moved toward the property line about  $\frac{2}{3}$  of an inch.

## 6316 Lomas Drive

Cracks developing in relatively new landscape walls near northeast corner of lot



The ground to the left (north) of photo is settling relative to the right (south).

## Unsupported Property Line 25 Short Way

Views looking northeast at unsupported excavations into landslide debris, fill, and colluvium that remove support from 25 Short Way. A fence is being constructed in front of vertical slope that is not shown on plans. The cuts, failures, and vertical slopes all created by 23 Short Way project.





## Unsupported Property Line 25 Short Way

Photos from 25 Short Way showing fence being constructed in front of vertical slope created at property line. Unstable and unsafe conditions.



## Unsupported Property Line 25 Short Way

View looking south at vertical cuts and failures along common property line. The new retaining walls are too short for current site conditions. The conditions are unsafe and not in conformance with approved plans, the Building Code, and the standard of care.



## Unsupported Property Line 25 Short Way

View looking south at vertical cuts and failures along common property line. The new retaining walls are too short for current site conditions and the backslopes steeper than shown on plans. The conditions are unsafe and not in conformance with approved plans, the Building Code, and the standard of care.



**From:** [Ella Hushagen](#)  
**To:** [City Council Public Comment](#)  
**Subject:** General public comment from Care First & South Pasadena Tenants Union  
**Date:** Wednesday, September 6, 2023 11:24:43 AM  
**Attachments:** [2023-09-06 CF + SPTU general comment re renters survey.pdf](#)

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

Hello,

Please find attached a general public comment for tonight's City Council meeting.

Thanks!

Ella



September 6, 2023

#### General Public Comment

The City went to great lengths to put a survey regarding eviction protections directly into the hands of 600 “landlords.” Meanwhile, you have placed the burden of reaching out to those most impacted by your upcoming decision regarding tenant protections—*tenants*—onto local advocates, like the South Pasadena Tenants Union.

Your efforts will ensure that every landlord and property manager, the majority who do not live or vote in South Pasadena, will be able to come out in opposition to ordinances to protect South Pasadena renters from eviction.

But the City’s outreach to tenants has been tepid, at best. The residential renters survey was posted online several weeks after the landlord survey was mailed. The City posted it once to Facebook and left fliers at the library. City Manager Chaparyan proposed that SPTU, a volunteer organization with no funding, organize and host a community meeting. According to CDD staff, *“With over 50% of South Pasadenans being renters, it would be costly and time consuming to send a direct mailer to each South Pasadena tenant.”* This is not fair or practical.

With the City making minimal effort to outreach to South Pasadena residents who rent their homes, we question the Council’s commitment to serving renters and landlords equally. We are not confident that this “study” will demonstrate accurate data representing the needs and fears of thousands of South Pasadena households.

We also remind you of the commitment that the city had made to consider racial disparities in Resolution 7750. City Council has directed staff to study economic impact of renters’ protections, but it has not directed staff to study the impact on communities of color.

On behalf of Care First and South Pasadena Tenants Union, we request that the City increase efforts to seek the input of those who are most vulnerable to eviction, permanent dislocation from this community, and homelessness: South Pasadena renters. You have made a great investment of time and staff resources to study the impact on property owners and very little to study the impact on your constituents. **The City—or one or more of its Councilmembers who represent renters using discretionary funds—should send mailers or postcards with QR codes to South Pasadena tenants before the end of September.**



# Investment Presentation

**September 6, 2023**

**Prepared By: Albert Trinh, Finance Manager**

**Presented By: Bryan Longpre, Morgan Stanley**

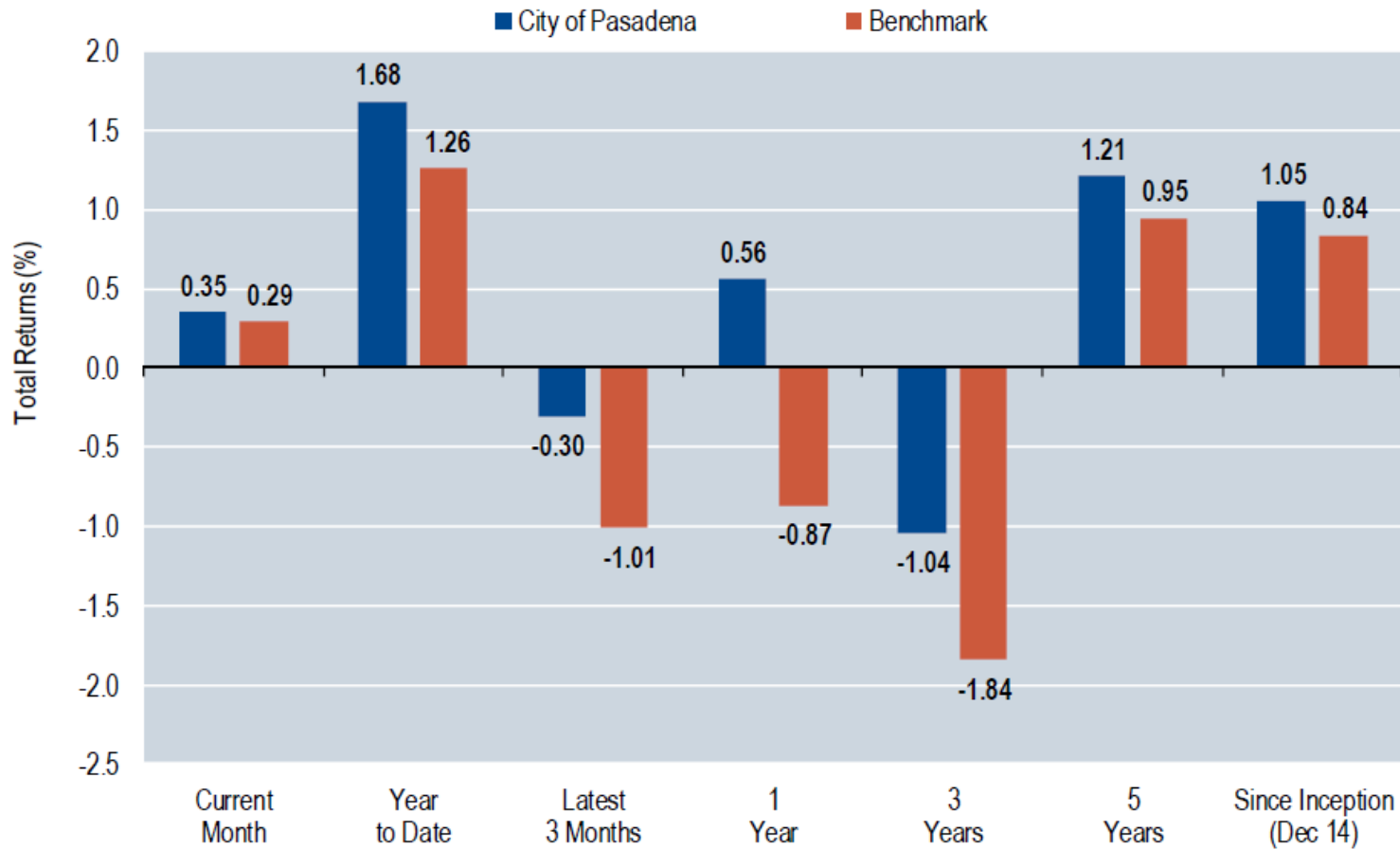
**David Paulus, Western Asset Management**

A.D. - 121

# Investment Results

## City of Pasadena vs. Bloomberg 1-5 Year Government Bond Index

July 31, 2023



A.D. - 122

# Characteristics

## City of South Pasadena vs. Bloomberg 1-5 Year Government Bond Index

August 31, 2023

Client Account	
Sector	% Held
USD	100.00
Cash	1.32
U.S. Government	70.40
Treasury	64.86
Nominal Pay	64.86
Agency	5.54
Credit	28.28
Corporate	28.28
Industrial	14.34
Finance	13.94

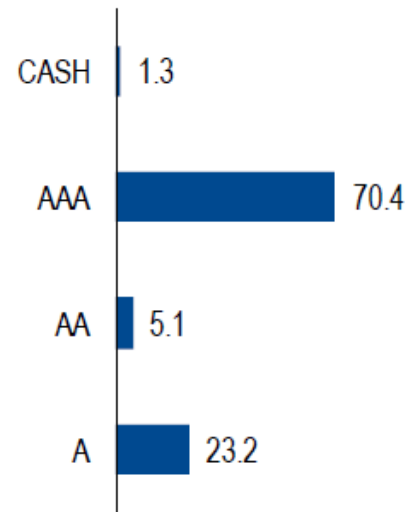
Benchmark	
Sector	% Held
USD	100.00
Cash	
U.S. Government	100.00
Treasury	96.47
Nominal Pay	96.47
Agency	3.53
Credit	
Corporate	
Industrial	
Finance	

# Characteristics, cont.

## City of South Pasadena vs. Bloomberg 1-5 Year Government Bond Index

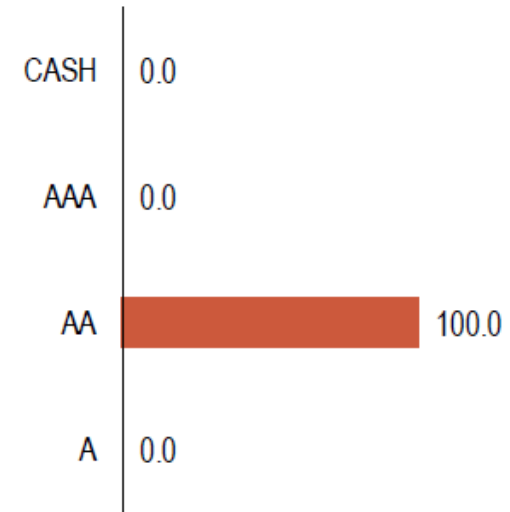
August 31, 2023

Client Account (%)



Client Account	
Duration (yrs)	2.41
Average Maturity (yrs)	2.61
Yield to Worst (%)	4.87

Benchmark (%)



Benchmark Characteristics	
Duration (yrs)	2.61
Average Maturity (yrs)	2.78
Yield to Worst (%)	4.74

# Strategies

- Investment Strategies
- Reinvestment

# QUESTIONS?

A.D. - 126

**From:** [John C.](#)  
**To:** [City Council Public Comment](#)  
**Subject:** Email Public Comment for Agenda Item 7 for South Pasadena City Council Meeting for September 6, 2023  
**Date:** Friday, September 1, 2023 10:44:12 AM

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

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

Please Approve Agenda Item 7. Especially this city prepaid warrant below:

**ENTERPRI - Enterprise FM Trust**

317267 8/17/2023  
Inv FBN4802721

Line Item Date	Line Item Description
8/13/2023	Monthly Tesla Lease Payment - August 2023
1263.16	

Inv FBN4802721 Total  
1263.16

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1263.16

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317268 Total:  
1263.16

Also, the comment below was submitted for May 3, 2023, May 17, 2023, June 21, 2023, and August 16, 2023. This comment has been updated because the City of Long Beach has renew the Enterprise Leases contract again for the Long Beach Police Department on June 20, 2023. This comment is for the South Pasadena City Council to stop questioning the Enterprise Lease contract.

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

May 12, 2015

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

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

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

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

	Votes
Councilwoman Gonzalez	Yes
Vice Mayor Lowenthal	Yes
Councilwoman Price	Yes
Councilman Supernaw	Yes
Councilwoman Mungo	Yes
Councilman Andrews	Yes
Councilmember Uranga	Yes
Councilmember Richardson	Yes

October 20, 2020

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

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

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

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

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

June 20, 2023

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

RECOMMENDATION: Adopt a Resolution authorizing the City Manager, or designee, to execute a contract, and any necessary documents, including any necessary subsequent amendments, with Enterprise FM Trust, dba Enterprise Fleet Management, Inc., of St. Louis, MO to lease vehicles for various Long Beach Police Department operations, on the same terms and conditions afforded to



Sourcewell, in a annual amount \$170,000, and authorize a ten percent contingency if \$17,000, for a total annual contract amount not to exceed \$187,000, for a period of three years, with the option to renew for an additional one-year period, at the discretion of the City Manager. (Citywide)

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

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

	Votes
Councilwomen Zendejas	Yes
Vice Mayor Allen	Yes
Councilmember Duggan	Yes
Councilman Supernaw	Yes
Councilwomen Kerr	Yes
Councilwomen Saro	Yes
Councilmember Uranga	Yes
Councilman Austin	Yes
Councilmember Ricks-Oddie	Yes

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

From South Pasadena Resident,  
John



## City of South Pasadena Management Services

# Memo

**Date:** September 6, 2023  
**To:** The Honorable City Council  
**Via:** Arminé Chaparyan, City Manager *AC*  
**From:** Luis Frausto, Management Services Director

September 6, 2023, City Council Meeting Item No. 8 Approval of City Council Meeting Minutes for August 16, January 18, and February 9, 2023

The memo provides edits to Item 8:

- Page 8 – 13: Additional language under Councilmember Communication on the August 16, 2023, City Council Meeting Minutes.

**“Councilmember Cacciotti with a second from Councilmember Braun directed staff to refer the issues raised by Margaret Prieto to the Natural Resources and Environmental Commission, the Festival of Balloons Committee, and the Public Safety Commission for recommendations, specifically consideration of substituting a drone show in place of the fireworks show at the City July 4th of July festivities. The advisory bodies are directed to discuss cost in their deliberations.**

**Councilmember Cacciotti with a second from Mayor Primuth directed staff to bring for discussion before the City Council for the allocation of TCP (1,2,3-Trichloropropane) related settlement proceed funds to the Water Enterprise ‘500’ Fund, to be used to pay for the Wilson Reservoir Carbon Filter remediation. The staff report is to include the attachment of interest to the specific fund.”**

**From:** [Yvonne LaRose](#)  
**To:** [City Council Public Comment](#)  
**Subject:** Amended Agenda Item 12: Appointment to Commission  
**Date:** Wednesday, September 6, 2023 11:11:28 AM

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

Below is an amended and corrected Public Comment related to Agenda Item 12. Please substitute it with the originally submitted comment.

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

----- Forwarded Message -----

**From:** Yvonne LaRose [REDACTED]  
**To:** City Council Public Comment <ccpubliccomment@southpasadenaca.gov>  
**Sent:** Wednesday, September 6, 2023 at 10:43:11 AM PDT  
**Subject:** Agenda Item 12: Appointment to Commission

There is a proposed appointment to the Public Works Commission that will fill the vacancy in that body until December 2024. The candidate is among "The Invisible 3%" to which I called attention in November/December 2022. I am elated that this candidacy is under serious consideration so that it comes before the Council tonight. It means we, as a city, are unearthing ourselves from the long-held traditions and attitudes of being a Sundown Town. It means the door is being opened to embrace the concepts and practices of the [Civil Rights Act](#) under [Title VI and Title VII](#), and the [Fourteenth Amendment](#), of the [U.S. Constitution](#).

There are standards to which our local governing bodies must adhere. Civility is one of them. However, there are times when (like the Pledge of Allegiance) we take the words for granted with little thought to the depth of meaning they convey. Example:

### **South Pasadena City Council Statement of Civility**

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

Some of the matters to which I would like to remind us are the importance of civility and courtesy. Those extend to not only speech but also to openness to have respectful communication. Communication involves not only words that are spoken in exchange with another. Communication involves careful listening, speaking verbally as well as in body and

facial language. Also important to communication exchanges is to treat others with respect so that one does not have a seeming superior position to the other. Each party has impressions and interpretations to bring to the table that derive from different experiences, awareness, and education. Listening (without unduly interrupting) to these impressions is important.

Likewise, some form of acknowledgement deserves to be given. One party should not be treated in a subservient manner. Even treatment of the administrative assistant, or even the maintenance staff, deserves to be treated with due regard and not made to feel they need to stay in their place.

So, I am overjoyed at the prospect of finally having a member of The Invisible 3% before us who will become the first such person to sit on a city governing board.

I look forward to our adhering to not only the written but the implied concepts of the Civility Statement but also adhering to them on a daily basis as we conduct our civic business and community participation and business.

Viva

Yvonne LaRose, CAC

Organization Development Consultant: Diversity/Title VII, Harassment, Ethics

**From:** [Yvonne LaRose](#)  
**To:** [City Council Public Comment](#)  
**Subject:** Agenda Items 14 and 15: Temporary Staffing Services  
**Date:** Wednesday, September 6, 2023 11:39:45 AM

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

On tonight's agenda are two requests for authorization of expenses related to services of two different temporary staffing agencies, Roth Staffing Company (to extend the contract and relationship) and Robert Half International (to extend the contract, and additional funds required, to the end of the year).

- Robert Half International specializes in finance, law, technology (and additional professions) for temporary personnel as well as both staff and contractor / consultant positions.
- Roth Staffing Company specializes in careers in administrative, finance, accounting, IT, technology for temporary, temporary to hire, and direct hire positions.

The two firms may seem to be equal as far as services that are provided yet each has specialty focuses that somewhat overlap. My concern is predicated on several statements made during Council sessions that indicate some issues.

- One is the difficulty of identifying an agency that is willing to work with the city in making searches and placements.
- Another is the high amount of turnover (80%) the city has endured over the past two years.
- Still another is the quality of hires that have been made by the city over the past two years and the loss, misplacement, and lack of action on civil matters in relation to addressing citizen matters.

Thus, it makes me wonder whether we actually need the services of two different staffing agencies. Perhaps the two are being used in order to compensate for the type of talent the other does not handle.

After reviewing the specialties of the two agencies, there are certain classifications that I did not see specified but the city requires in order to deliver services to the community. How are those vacancies being handled? An example is being able to schedule ride services through Dial a Ride is many times fettered by the fact that two or more drivers are out ill, on vacation, or not available. But there are no temporary drivers provided. The citizens are then required to use an alternative transportation service, or do without, or wait several days for transportation.

Likewise, there have been many instances when (again, as an example) Dial a Ride scheduling cannot be done because the reservationist is not familiar with the equipment, city logistics, and various other (sometimes subjective) issues. These are also positions that at times require temporary staffing.

These are just a few of the types of services not enumerated as specialties of either staffing agency. There are some non-contractual city services that occasionally need temporary staff in order to keep the wheels of government turning but go unaddressed.

An additional concern is the necessity of the expense of two contractual staffing services. This is in addition to the concern previously expressed about creating new positions for the city when the complaint was expressed that there was little to no budget for the additional proposed personnel.

Viva

Yvonne LaRose, CAC

Organization Development Consultant: Diversity/Title VII, Harassment, Ethics

# City Council Communications

**September 6, 2023**

**Councilmember Michael A. Cacciotti**

A.D. - 135

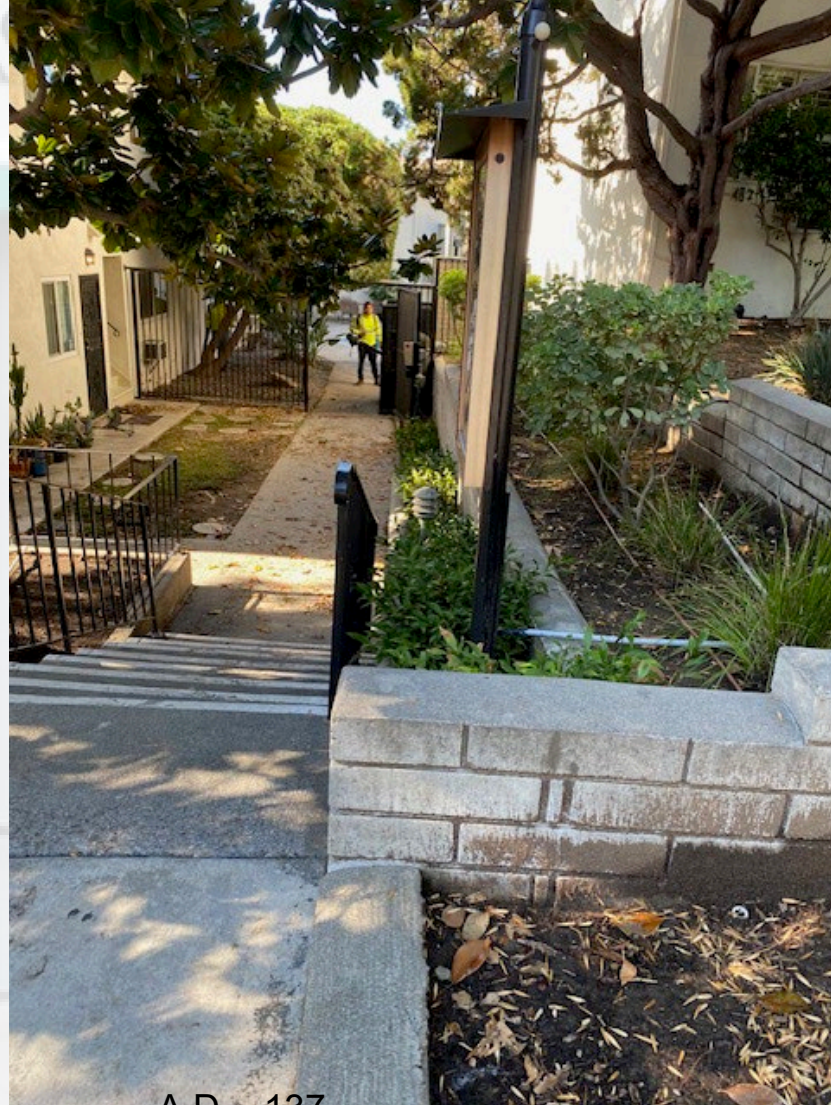
# Recent Meetings



A.D. - 136

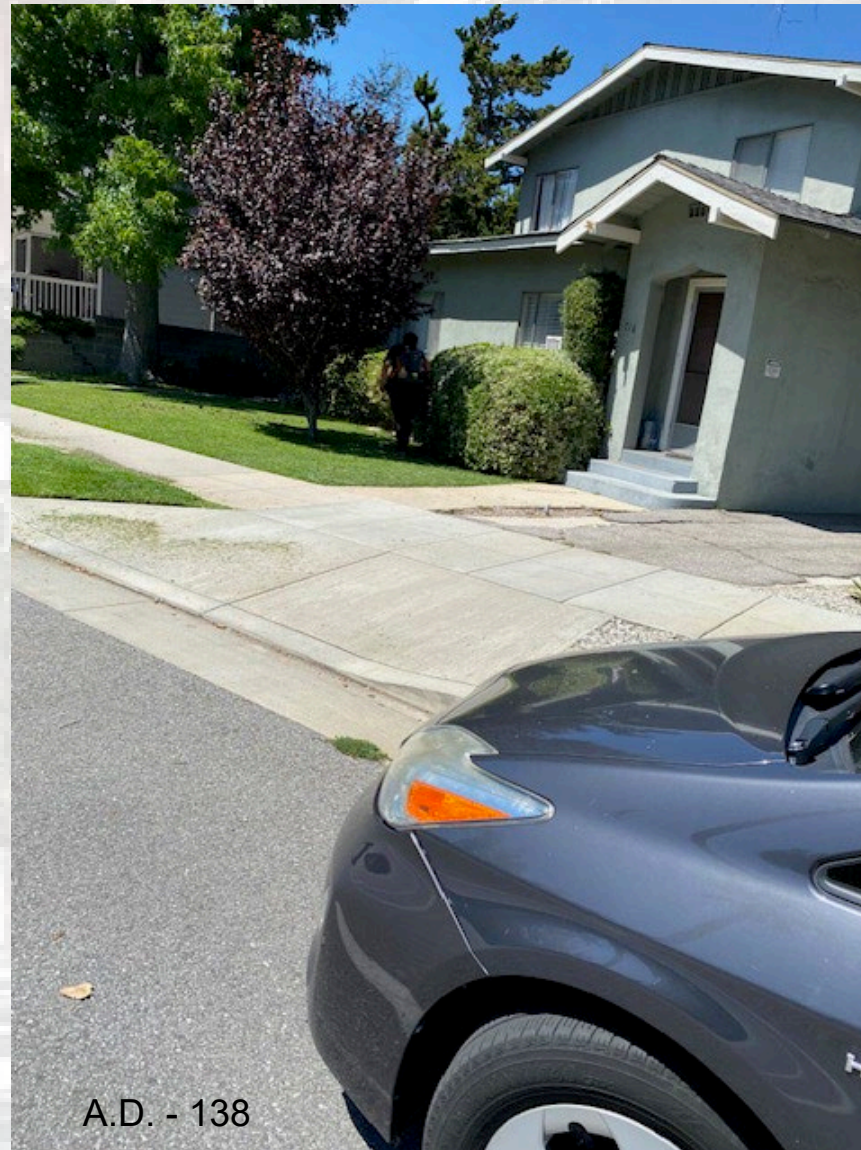
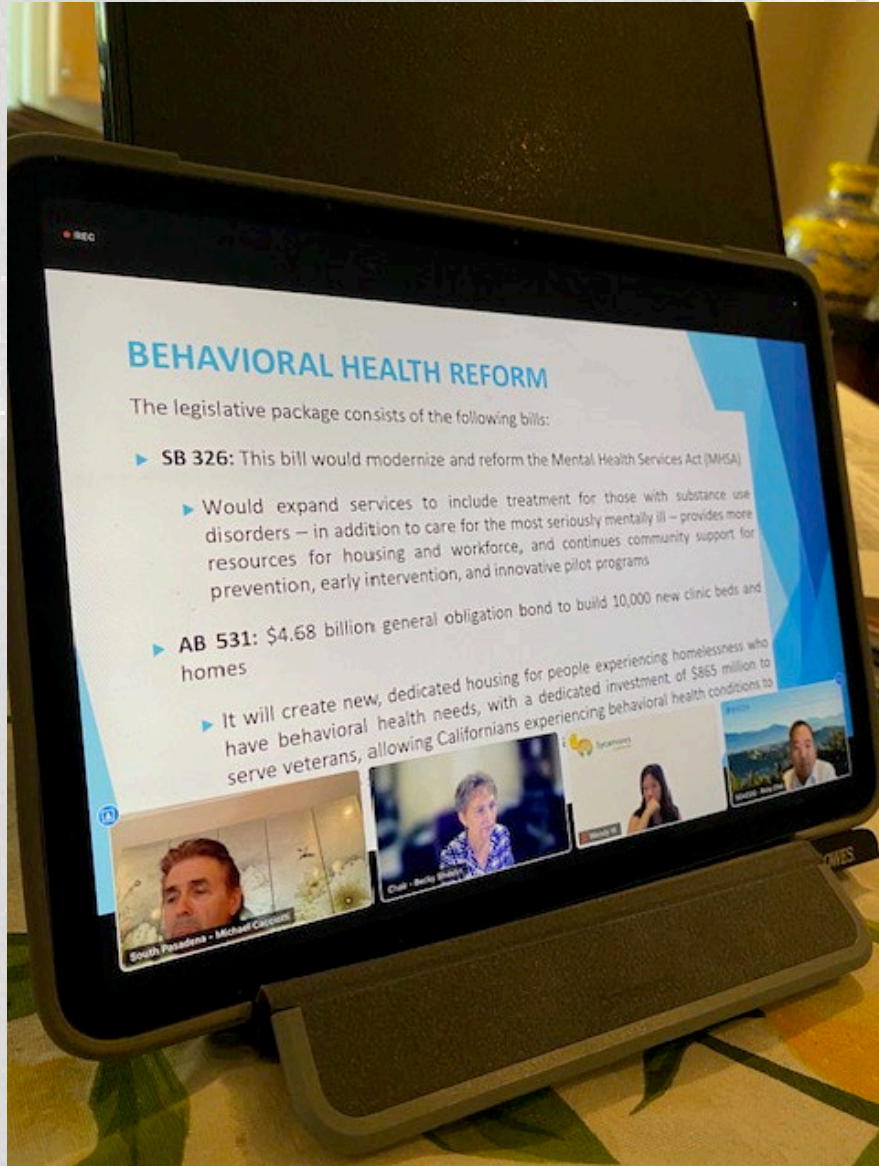


# Community Highlights



A.D. - 137

# Recent Meetings/Community Highlights



# Community Highlights



A.D. - 139

# Recent Meetings



A.D. - 140