



**CITY OF SOUTH PASADENA  
CITY COUNCIL  
AND  
HOUSING AUTHORITY - BOARD OF DIRECTORS**

**AMENDED AGENDA**

**JOINT SPECIAL MEETING  
CLOSED SESSION**

**WEDNESDAY, MARCH 20, 2024, 5:00 P.M.**

**AMEDEE O. "DICK" RICHARDS JR. COUNCIL CHAMBERS  
1424 MISSION STREET, SOUTH PASADENA, CA 91030**

**NOTICE ON PUBLIC PARTICIPATION & ACCESSIBILITY**

The South Pasadena City Council Meeting will be conducted in-person from the Amedee O. "Dick" Richards, Jr. Council Chambers, located at 1424 Mission Street, South Pasadena, CA 91030 and the teleconference location. Pursuant to Assembly Bill 361 Government Code Section 54953, subdivision (e)(3), the City Council may conduct its meetings remotely and may be held via video conference.

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

Public participation may be made as follows:

- In-Person – Council Chambers, 1424 Mission Street, South Pasadena, CA 91030.
- Live Broadcast via the City website – [http://www.spectrumstream.com/streaming/south\\_pasadena/live.cfm](http://www.spectrumstream.com/streaming/south_pasadena/live.cfm)
- Via Zoom – **Meeting ID: 226 442 7248**
- Written Public Comment – written comment must be submitted by 12:00 p.m. the day of the meeting by emailing to [ccpubliccomment@southpasadenaca.gov](mailto:ccpubliccomment@southpasadenaca.gov).
- Via Phone – +1-669-900-6833 and entering the Zoom Meeting ID listed above.

Meeting may be viewed at:

1. Go to the Zoom website, <https://zoom.us/join> and enter the Zoom Meeting information; or
2. Click on the following unique Zoom meeting link: <https://us06web.zoom.us/j/2264427248?pwd=aEFuSGszQ2I5WjJkemoTms0RTIVUT09>; or
3. By calling: +1-669-900-6833 and entering the Zoom Meeting ID listed above; and viewing the meeting via [http://www.spectrumstream.com/streaming/south\\_pasadena/live.cfm](http://www.spectrumstream.com/streaming/south_pasadena/live.cfm)

**CALL TO ORDER:**

Mayor/Chair

Evelyn G. Zneimer

**ROLL CALL:**

Mayor/Chair

Evelyn G. Zneimer

Mayor Pro Tem/Vice Chair

Jack Donovan

Councilmember/Authority Member

Jon Primuth

Councilmember/Authority Member

Michael A. Cacciotti

Councilmember/Authority Member

Janet Braun

**PUBLIC COMMENT****CLOSED SESSION AGENDA ITEMS****A. CONFERENCE WITH LEGAL COUNSEL: EXISTING LITIGATION**

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

1. *Knighton v. City of South Pasadena, (LASC Case No. 23AHCV00740)*
2. *Bejarano v. City of South Pasadena, (LASC Case No. 23AHCV02111)*

**B. CONFERENCE WITH LABOR NEGOTIATORS:**

(Government Code Section 54957.6)

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

Employee Organization: South Pasadena Police Officers' Association

City Negotiators: Arminé Chaparyan, City Manager; Luis Frausto, Management Services Director, Tina Lopez, Human Resources and Risk Manager

**C. CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

(Government Code Section 54956.8)

1. Housing Authority Property Address: 1503 El Centro (APN: 5315-003-903), 1507 El Centro (APN: 5315-003-904), and APN 5315-003-902

Agency Negotiator: Arminé Chaparyan, Housing Authority Executive Director/City Manager

Negotiating Parties: Clifford Beers Housing, Inc., DBA Holos Communities; Homes & Home, LLC and Develop With Skill, LLC; Jamboree Housing Corporation; Pacific Southwest Community Development Corporation and Gangi Development Company, Inc.; The Related Companies of California, LLC; and West Hollywood Community Housing Corporation

Under Negotiation: Price and Terms of Payment

**2. Property Addresses:**

- a. 216 Fairview Avenue, APN 5317-012-906
- b. 217 Fremont Avenue, APN 5317-012-901
- c. 225 Fremont Avenue, APN 5317-012-902
- d. 1131 Columbia Street, APN 5317-012-900
- e. 1707 Meridian Avenue, APN 5310-031-903
- f. 1008 Hope Street & 1002 Hope Street/726 Meridian Avenue, APN 5315-013-906
- g. 215 Fairview Avenue, APN 5317-007-903
- h. 302 Fairview Avenue, APN 5317-012-903
- i. 529 Prospect Avenue, APN 5317-036-904
- j. 530 Orange Grove Avenue, APN 5317-036-900
- k. 534 Orange Grove Avenue, APN 5317-036-903
- l. 535 Meridian Avenue, APN 5317-036-903
- m. 540 Prospect Avenue, APN 5317-035-901
- n. 901 Bonita Drive, APN 5310-020-903
- o. 885 Oneonta Drive, APN 5310-022-902; 5310-022-901; 5310-022-903
- p. 1037 & 1039 Grevelia Street, APN 5315-012-903
- q. 808 Valley View Road, APN 5310-020-901

r. 822 Valley View Road, APN 5310-020-902

Agency Negotiator: Arminé Chaparyan, City Manager  
Negotiating Party: State of California, Department of Transportation  
Under Negotiation: Price and Terms of Payment

**D. PUBLIC EMPLOYEE PERFORMANCE EVALUATION**  
(Government Code Section 54957)

Title: City Manager  
Title: City Attorney

**E. CONFERENCE WITH LEGAL COUNSEL: ANTICIPATED LITIGATION-SIGNIFICANT EXPOSURE TO LITIGATION**

(Government Code Section 54956.9(d)(2))  
Number of Potential Cases: 1

The City has received correspondence concerning an alleged Brown Act violation. A copy of this correspondence is available from the City Clerk's Office.

**CERTIFICATION OF POSTING**

*I declare under penalty of perjury that I posted this notice of agenda for the meeting to be held on **March 20, 2024**, on the bulletin board in the courtyard of City Hall located at 1414 Mission Street, South Pasadena, CA 91030, and on the City website as required by law, on the date listed below.*

**3/19/2024**

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Date

Mark Perez, Deputy City Clerk