

CORRESPONDENCE

FROM FEBRUARY 6, 2023

CITY COUNCIL MEETING

Robles, Sandra

From: Robles, Sandra
Sent: Thursday, February 2, 2023 3:41 PM
To: Robles, Sandra
Subject: FW: Pasadena Tourism Business Improvement District as a City Council agenda item
Importance: High

From: Carol Ebbinghouse
Sent: Wednesday, February 1, 2023 7:02 PM
To: Chapman, Justin <jchapman@cityofpasadena.net>; Bell, Cushon <cbell@cityofpasadena.net>; Dyson, Darla <ddyson@cityofpasadena.net>
Subject: Pasadena Tourism Business Improvement District as a City Council agenda item

Council Member Hampton, Chair of the EDTech Committee and member of the Finance Committee
Councilmember Madison, member of the EDTech Committee
Councilmember Williams as my District 2 representative on the Council and member of the Finance Committee

I am writing as a member of Pasadena Homesharing Network. I am asking that the PTBID will not appear on the Agenda for the City Council's February 6 meeting.

There are several issues I would like to raise about the PTBID based on the report it produced for the December 6, 2022 EDTech Committee meeting.

The reason for requesting that it be delayed is because all of the Homesharing Network members will be attending Garry Margolis' funeral on Sunday, February 5th. Garry was a member of PHN and as Lia's boyfriend, Garry's death has hit us hard. We will have a hard time pulling a presence if PTBID is on the agenda the day after Garry's service.

I will be out of town (although available by phone) tomorrow when the City Council Agenda should be released, and can only hope that the PTBID will **not** be on it.

Feel free to give me a call with any questions.

Carol Ebbinghouse

Pasadena, CA 91106

McMillan, Acquanette (Netta)

From: Carol Ebbinghouse
Sent: Sunday, February 5, 2023 3:24 PM
To: PublicComment-AutoResponse
Subject: Agenda Report No. 6, on Monday's City Council Consent Calendar re PTBID

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To: The Honorable Mayor Gordo and members of the City Council

From: Carol Ebbinghouse, Pasadena resident and home sharer

Re: Agenda Report No. 6, on Monday's City Council Consent Calendar re PTBID

Date: February 4, 2023

The proposed resolution of intent to renew the term of the Pasadena TBID would, I believe, **illegally sweep short-term rental (STR) properties into the Pasadena Tourist Business Improvement District (PTBID).**

On pages 21-22 (of 24) of Attachment A, the PTBID Management District Plan dated November 16, 2022, provides the text of the California Streets and Highways Code section 36632(c):

State of Californiaⁱ

STREETS AND HIGHWAYS CODE

Section 36632

...

(c) **Properties zoned solely for residential use**, or that are zoned for agricultural use, are **conclusively presumed not to benefit** from the improvements and service funded through these assessments, and **shall not be subject to any assessment** pursuant to this part.
(Amended by Stats. 2003, Ch. 763, Sec. 13. Effective January 1, 2004.)

Pasadena passed Pasadena Ordinance 7317ⁱⁱ in 2018:

SECTION 2. **Pasadena Municipal Code**, Title 17, Article 5, Chapter 17.50, **Section 17.50.296** (Short-Term Rentals) is added as follows: "17.50.296- **Short-Term Rentals**
A. **Applicability**. The following standards apply to short-term housing rentals whereby a dwelling unit is shared, in whole or in part, for transient occupancy as a way of generating rental income.

Pasadena Ordinance 7317 defines home-sharing:

2/6/2023
Item 6

Home-Sharing. An accessory use of a primary residence for the purposes of providing temporary lodging, for compensation, for periods of 30 consecutive days or less

Since primary residences are in residential zones I respectfully request that the resolution renewing the Pasadena Tourism Business Improvement District (PTBID) exclude any references to short-term rentals or any Pasadena residents that are sharing their homes.

Respectfully,

Carol Ebbinghouse

i You can locate a certified authentic copy of the current California Streets and Highways Code section 36632(c) on the California Legislature's website at: https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?sectionNum=36632&lawCode=SHC or www.leginfo.legislature.ca.gov [Click on the PDF link above the text of the code section for certification of authenticity.]

ii A copy is available at: [image8384.pdf \(cityofpasadena.net\)](#)

Jomsky, Mark

To: Official Records - City Clerk
Subject: FW: TBID Renewal - Contact Request from Website

From: Michael Ross
Sent: Monday, February 6, 2023 2:28 PM
To: Jens Weiden; Jomsky, Mark; Hawkesworth, Matthew; Márquez, Miguel
Cc: Cheung, Lesley
Subject: TBID Renewal - Contact Request from Website

All:

Attached is the response from our consultant that has many years of experience creating TBID's throughout the state. As you can see from her response there is not an issue with the renewal of the Pasadena TBID. Can someone make sure the City Council is made aware of the findings?

Thank you. Mike

Michael W. Ross | CEO

Pasadena Civic Auditorium | Convention Center | Convention & Visitors Bureau

From: Gina Reed
Sent: Monday, February 6, 2023 1:21 PM
To: Kristin McGrath
Cc: Michael Ross
Subject: RE: City Attorney - Contact Request from Website

Hello,

As you know, the Property and Business Improvement District Law of 1994 (94 law) allows for the creation of both property-based and business-based districts.

Section 36632, subsection c, is referring to property-based districts (such as the Playhouse District), where the assessment is levied on real property. The '94 law excludes residential properties from being included in property-based districts.

Because the Pasadena TBID levies an assessment on businesses, this section does not pertain to TBIDs that levy an assessment on businesses.

As an FYI, about 23 other TBIDs in California include STRs in their district.

Let me know if you have any further questions on this matter.

Also, are there any special instructions for the meeting tonight? Should I just listen live?

Thanks,
Gina



Gina Reed
Senior Project Manager
Civitas

From: City Web <cityweb@cityofpasadena.net>
Date: February 5, 2023 at 3:36:46 PM PST
To: "Moya, Jesica"
Cc: [Carol Ebbinghouse](#)
Subject: City Attorney - Contact Request from Website
Reply-To: [Carol Ebbinghouse](#)

Recipient City Attorney

Single Line Text Issue with Renewal of Pasadena's TBID; copy of letter to Mayor and Council

Message
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**Do you
want us to
contact
you
regarding
your
comment?**

Yes - I would like to provide my contact information

NAME Carol Ebbinghouse

Referrer <https://www.cityofpasadena.net/city-attorney/contact/>