

CITY OF PASADENA  
City Council Minutes  
October 28, 2019 – 5:30 P.M.  
City Hall Council Chamber

REGULAR MEETING

**OPENING:**

Mayor Tornek called the regular meeting to order at 5:39 p.m.  
(Absent: Councilmember Kennedy)

**CITY COUNCIL CONFERENCE WITH LABOR NEGOTIATORS  
pursuant to Government Code Section 54957.6  
Agency Designated Representatives: Jennifer Curtis and  
Steve Mermell  
Employee Organization: Non-Represented Executive, Non-  
Represented Management, and Non-Represented Non-  
Management**

**CITY COUNCIL CONFERENCE WITH LABOR NEGOTIATORS  
pursuant to Government Code Section 54957.6  
Agency Designated Representatives: Jennifer Curtis and  
Steve Mermell  
Employee Organizations: American Federation of State,  
County and Municipal Employees (AFSCME), Local 858**

**CITY COUNCIL CONFERENCE WITH LABOR NEGOTIATORS  
pursuant to Government Code Section 54957.6  
Agency Designated Representatives: Jennifer Curtis and  
Steve Mermell  
Employee Organization: International Brotherhood of  
Electrical Workers (IBEW)**

**CONSIDERATION OF INITIATION OF LITIGATION pursuant to  
Government Code Section 54956.9(d)(4) (one potential case)**

The above closed session items were discussed, with no  
reportable action at this time.

On order of the Mayor, the regular meeting reconvened at 6:49  
p.m. The pledge of allegiance was led by Councilmember  
McAustin.

**ROLL CALL:**

Councilmembers:

Mayor Terry Tornek  
Vice Mayor Tyron Hampton  
Councilmember Victor Gordo  
Councilmember John J. Kennedy (Absent)  
Councilmember Steve Madison  
Councilmember Gene Masuda  
Councilmember Margaret McAustin

Councilmember Andy Wilson

Staff:

City Manager Steve Mermell  
Chief Assistant City Attorney Javan Rad  
City Clerk Mark Jomsky

**PUBLIC COMMENT ON  
MATTERS NOT ON THE  
AGENDA**

Emanuel Najera, Pasadena resident, requested an update on the Orange Grove Boulevard traffic calming and street reconfiguration project.

The following individuals spoke in support of affordable housing efforts, and advocated for tenant protection legislation, including a moratorium on evictions:

PJ Johnson, Pasadena resident  
Victoria Ronald, Pasadena resident  
Danielle Cowan, Pasadena resident  
Richard Puglu, Pasadena Tenants Union (PTU)  
Robert Briggs, PTU (distributed literature)  
Jane Panangaden, Pasadena resident  
Allison Henry, PTU

The Mayor announced that staff will agendize tenant protection legislation for consideration at the November 4, 2019 City Council meeting that will include consideration of a moratorium on evictions. Councilmember Madison requested that staff provide an analysis on the state legislation related to statewide rent control and "just cause" evictions. Councilmembers Masuda and Gordo asked staff to provide information on the City's ability to retroactively implement the legislation to provide Pasadena tenants with "just cause" eviction protections. Vice Mayor Hampton asked staff to expedite the proposed legislation.

Miguel, Pasadena resident, expressed concerns with cannabis retail stores conducting business in the City.

On the order of the Mayor, the regular meeting recessed at 7:21 p.m. and reconvened at 7:24 p.m.

**CONSENT CALENDAR**

**CONTRACT AWARD TO FS CONTRACTORS, INC., FOR CITYWIDE SIDEWALK IMPROVEMENTS – 2020 FOR AN AMOUNT NOT-TO-EXCEED \$1,419,000**

**Recommendation:**

(1) Find that pursuant to the provisions of the California Environmental Quality Act (CEQA) and the State CEQA Guidelines that the effects of the Proposed Project are typical of those generated within that class of projects (i.e., Class 1 – Existing Facilities) which consist of, among other things, the

repair, maintenance or minor alteration of existing public or private structures, facilities, or topographical features, involving negligible or no expansion of use beyond that existing at the time of this determination, and that, therefore, pursuant to Section 15301 of the CEQA Guidelines, the Proposed Project will not cause a significant effect on the environment and is, therefore, categorically exempt from the provisions of CEQA; and

(2) Accept the bid dated October 18, 2019, submitted by FS Contractors, Inc., in response to the plans and specifications for Citywide Sidewalk Improvements – 2020; reject all other bids received; and authorize the City Manager to enter into a contract not-to-exceed \$1,419,000, which includes the base contract amount of \$1,134,000, and a contingency of \$285,000 to provide for any necessary change orders. (Contract No. 31603)

**AUTHORIZE THE CITY MANAGER OR HIS DESIGNEE TO APPLY FOR AND EXECUTE A GRANT AGREEMENT WITH THE STATE OF CALIFORNIA, DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR GRANT FUNDING THROUGH THE SENATE BILL (SB) 2 PLANNING GRANTS PROGRAM**

**Recommendation:**

(1) Find that the recommended action is exempt from review pursuant to the California Environmental Quality Act (CEQA), pursuant to the State CEQA Guidelines Section 15061(b)(3), General Rule; and

(2) Adopt a resolution authorizing the City Manager or his designee to apply for and submit an application to the State of California, Department of Housing and Community Development (HCD) for \$310,000 in grant funding through the SB 2 Planning Grants Program, and if the application is approved execute a grant agreement with HCD to receive up to \$310,000 in grant funding through the SB 2 Planning Grants Program. (Resolution No. 9748)

**AMENDMENT TO FIBER LEASE AGREEMENT NO. 17,090-1 WITH TIME WARNER TELECOM**

**Recommendation:**

(1) Find that the following proposed action is exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15301(c) (Existing Facilities); and

(2) Authorize the City Manager to amend fiber lease Agreement No. 17,090-1 with Time Warner Telecom of California, LLP to extend the term of the agreement for one year, and to update the lessee name to Level 3 Telecom LLC. (Contract No. 17,090-2)

**ECONOMIC DEVELOPMENT AND TECHNOLOGY COMMITTEE: APPROVAL OF SECOND AMENDMENT TO CITY AGREEMENT NO. 31111 WITH HHP-DECKER, LLC AND BUDGET AMENDMENT FOR ADDITIONAL FUNDING IN THE AMOUNT OF \$50,000 FOR THE DECKER HOUSE RENOVATION (TOTALING \$2,914,273 FOR THE DECKER COURT PROJECT) AT 1661 NORTH FAIR OAKS AVENUE**

**Recommendation:**

- (1) Find that the proposed action to provide additional City funding for rehabilitation of the Decker House at the Decker Court project, located at 1661 North Fair Oaks Avenue, does not have a significant effect on the environment and has been determined to be categorically exempt under the In-Fill Development Projects exemption under Section 15332 of the California Environmental Quality Act;
- (2) Approve a budget amendment appropriating \$50,000 from the Inclusionary Housing Trust Fund unappropriated fund balance to the Housing Department's Fiscal Year (FY) 2020 Operating Budget for the Decker Court Project;
- (3) Approve the key business terms of a Second Amendment to the Restated Development and Loan Agreement ("Loan Agreement") with HHP-Decker, LLC for the Decker Court Project; and
- (4) Authorize the City Manager to execute, and the City Clerk to attest, any and all documents necessary to effectuate the staff recommendation. (Contract No. 31111-2, Budget Amendment No. 2020-13)

**Recommendation of the Northwest Commission:** At its regular meeting of October 8, 2019, the Northwest Commission considered the subject matter and unanimously recommended City Council approval of the staff recommendation.

Item discussed separately

**FINANCE COMMITTEE: AUTHORIZE THE APPROPRIATION OF \$3,478,000 FROM THE GENERAL FUND TO MAKE THE REQUIRED CITY CONTRIBUTION TO THE FIRE AND POLICE RETIREMENT SYSTEM (FPRS) PER AGREEMENT NO. 20,823**

Item discussed separately

**FINANCE COMMITTEE: CONTRACT AWARD TO CYBERTECH CONSTRUCTION COMPANY, INC., FOR RESTROOM REPLACEMENT AT VICTORY PARK FOR AN AMOUNT NOT-TO-EXCEED \$1,500,000 AND AMENDMENTS TO THE FISCAL YEAR 2020 CAPITAL IMPROVEMENT PROGRAM BUDGET**

**FINANCE COMMITTEE: RECOGNITION AND APPROPRIATION OF DONATED FUNDS FOR THE PASADENA POLICE DEPARTMENT K-9 PROGRAM**

**Recommendation:**

(1) Find that acceptance of this grant is not a project subject to the California Environmental Quality Act (CEQA) pursuant to Section 21065 of CEQA and Sections 15060(c)(2), 15060(c)(3), and 15378 of the State CEQA Guidelines, and as such, no environmental document pursuant to CEQA is required for the project; and

(2) Amend the Police Department's Fiscal Year 2020 Operating Budget by recognizing revenue and appropriating expenditures of \$9,500 in donated funds from the Police Foundation as detailed in the Fiscal Impact section of the agenda report.

Item discussed separately

**FINANCE COMMITTEE: CONTRACT AWARD TO WISS, JANNEY, ELSTNER ASSOCIATES, INC., FOR GARAGE ASSESSMENT SERVICES ON CITY-OWNED GARAGES**

RESIGNATIONS,  
APPOINTMENTS,  
& REAPPOINTMENTS

**APPOINTMENT OF ERICA GUTIERREZ TO THE ARTS AND CULTURE COMMISSION (District 5 Nomination)**

APPROVAL OF MINUTES

October 7, 2019  
October 14, 2019

CLAIMS RECEIVED

Claim No. 13,411	The Law Offices of John Burton, representing Hector Escobedo	Not stated
Claim No. 13,412	Vardan Bezhanyan	\$ 1,297.99
Claim No. 13,413	21 <sup>st</sup> Century Insurance as subrogee for Mark Hess	2,026.03

PUBLIC HEARINGS SET

**November 18, 2019, 7:00 p.m.** – Tax Equity and Fiscal Responsibility Act (TEFRA) Hearing and Resolution for the California Municipal Financing Authority for the benefit of the Sequoyah School

**December 9, 2019, 7:00 p.m.** – Substantial Amendment to the Annual Action Plan (2019-2020) for the Community Development Block Grant Program

The following individuals provided comment on the consent calendar:

Wayne from Encino, residence not stated  
Herman, residence not stated

Following discussion, it was moved by Councilmember Wilson, seconded by Councilmember Masuda, to approve all items on the Consent Calendar, with the exception of Item 5 (Authorize the

Appropriation of \$3,478,000 from the General Fund to Make the Required City Contribution to the Fire and Police Retirement System), Item 6 (Contract Award to Cybertech Construction Company, Inc.), and Item 8 (Contract Award to Wiss, Janney, Elstner Associates, Inc.), which were discussed separately. (Motion unanimously carried) (Absent: Councilmember Kennedy)

**CONSENT ITEMS**  
**DISCUSSED SEPARATELY**

**FINANCE COMMITTEE:** AUTHORIZE THE APPROPRIATION OF \$3,478,000 FROM THE GENERAL FUND TO MAKE THE REQUIRED CITY CONTRIBUTION TO THE FIRE AND POLICE RETIREMENT SYSTEM (FPRS) PER AGREEMENT NO. 20,823

**Recommendation:**

- (1) Find that the proposed action is not a project subject to the California Environmental Quality Act (CEQA) as defined in Section 21065 of CEQA and Section 15378 of the State CEQA Guidelines, and as such, no environmental document pursuant to CEQA is required for this project; and
- (2) Authorize the appropriation of General Fund fund balance in the amount of \$3,478,000 to fund the payment of funds from the City to FPRS per Agreement No. 20,823. (Budget Amendment No. 2020-14)

Matt Hawkesworth, Director of Finance, and City Manager Mermell responded to questions related to FPRS valuation funded status projection, the Concord transaction, and the City's future contributions.

Following discussion, it was moved by Councilmember Wilson, seconded by Councilmember Masuda, to approve the staff recommendation. (Motion unanimously carried) (Absent: Councilmember Kennedy)

**FINANCE COMMITTEE:** CONTRACT AWARD TO CYBERTECH CONSTRUCTION COMPANY, INC., FOR RESTROOM REPLACEMENT AT VICTORY PARK FOR AN AMOUNT NOT-TO-EXCEED \$1,500,000 AND AMENDMENTS TO THE FISCAL YEAR 2020 CAPITAL IMPROVEMENT PROGRAM BUDGET

**Recommendation:**

- (1) Find the contract proposed in the agenda report to be categorically exempt under the California Environmental Quality Act (CEQA) Guidelines in accordance with Title 14, Chapter 3, Article 19, Section 15301, Class 1 – Existing Facilities, and Section 15303, Class 3 – New Construction or Conversion of Small Structures, and that there are no features that distinguish this project from others in the exempt class, and therefore, there are no unusual circumstances;

(2) Amend the Fiscal Year 2020 Capital Improvement Program Budget by appropriating \$140,000 in Residential Impact Fees to the Parking Lot Improvements at City Facilities (71909) project; and

(3) Accept the bid dated August 20, 2019, submitted by Cybertech Construction Company, Inc., in response to the Project Plans and Specifications for the Restroom Replacement at Victory Park Project, reject all other bids received August 20, 2019, and authorize the City Manager to enter into such contract for an amount not-to-exceed \$1,500,000, which includes the base contract amount of \$1,345,777 and a contingency of \$154,223 to provide for any necessary change orders. (Contract No. 31606)

Emanuel Najera, Pasadena resident, made various inquiries related to the restroom replacement project.

Hayden Melbourn, Capital Project Manager, provided information on the restroom replacement project and stated that temporary restrooms will be available for public use during construction.

It was moved by Vice Mayor Hampton, seconded by Councilmember McAustin, to approve the staff recommendation. (Motion unanimously carried) (Absent: Councilmember Kennedy)

**FINANCE COMMITTEE: CONTRACT AWARD TO WISS, JANNEY, ELSTNER ASSOCIATES, INC., FOR GARAGE ASSESSMENT SERVICES ON CITY-OWNED GARAGES**

**Recommendation:**

(1) Find that the project is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Article 19, Section 15306 in accordance with Section 21084 of the Public Resources Code;

(2) Amend the Department of Transportation's Fiscal Year (FY) 2020 Operating Budget with an appropriation of 275,275 from the unappropriated fund balance of the Off-Street Parking Facilities Fund; and

(3) Authorize the City Manager to enter into a contract as a result of a competitive selection process as set forth in the Pasadena Municipal Code (PMC) Section 4.08.047 with Wiss, Janney, Elstner Associates, Inc., to assess the physical conditions of nine City-owned garages in an amount not-to-exceed \$275,275, which includes a contingency of \$36,000. (Contract No. TBD)

Mike Greenspan, residence not stated, spoke in support of the City providing free parking for an allotted amount of time.

Following public comment, it was moved by Councilmember Madison, seconded by Councilmember McAustin, to approve the staff recommendation. (Motion unanimously carried) (Absent: Councilmember Kennedy)

## PUBLIC HEARINGS

### PUBLIC COMMENT ON MULTIPLE PUBLIC HEARINGS

The City Clerk opened the public hearings (additional information for each public hearing is detailed below):

The following individuals provided comments on multiple public hearings:

Wayne from Encino, residence not stated  
Herman, residence not stated

### CONTINUED PUBLIC HEARING: SUBSTANTIAL AMENDMENT TO 2015-2019 (5-YEAR) CONSOLIDATED PLAN

Recommendation: It is recommended that upon close of the public hearing the City Council:

- (1) Find that the recommended action is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines per Section 15061(b)(3), General Rule; and
- (2) Approve the submission to the U.S. Department of Housing and Urban Development (HUD) of Substantial Amendment to the 5-Year (2015-2019) Consolidated Plan.

The City Clerk reported that the public hearing notice was published in the Pasadena Journal and the Pasadena Weekly on September 19, 2019, September 26, 2019, October 10, 2019, and October 24, 2019; no correspondence was received by the City Clerk's office regarding this item.

William Huang, Director of Housing, provided introductory comments, and Randy Mabson, Program Coordinator II, presented a PowerPoint presentation on the item, and jointly, responded to questions.

Vice Mayor Hampton expressed concerns with staff removing the "Increase Jobs to Low-Income Persons" goal/program objective and suggested contacting "Community Arms" and "King's Villages" administration to offer them an opportunity to apply for grants. He also suggested that the City's MASH program apply for the "Business Façade Improvements" program in order to take advantage of available HUD funds.

Following discussion, it was moved by Councilmember Gordo, seconded by Vice Mayor Hampton, to close the public hearing. (Motion unanimously carried) (Absent: Councilmember Kennedy)

Following additional discussion, it was moved by Councilmember Gordo, seconded by Vice Mayor Hampton, to approve the staff recommendation. (Motion unanimously carried) (Absent: Councilmember Kennedy)

**PUBLIC HEARING: DESIGNATION OF THE HOUSE AND GARAGE AT 873 NORTH HILL AVENUE AS A LANDMARK**

**Recommendation:**

(1) Find that the designation of a historic resource is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15308 Class 8 of the State CEQA Guidelines pertaining to Actions by Regulatory Agencies for Protection of the Environment and there are no features that distinguish this project from others in the exempt class and, therefore, there are no unusual circumstances;

(2) Find that main residence and detached garage at 873 North Hill meet landmark designation Criterion C in Pasadena Municipal Code (P.M.C.) Section 17.62.040(C)(2)(c) because they embody the distinctive characteristics of a locally significant property type, architectural style and period and represent the work of an architect whose work is of significance to the City. The house and garage are significant as an intact example of Colonial Revival architecture by significant architect Sylvanus Marston;

(3) Adopt a resolution approving a Declaration of Landmark Designation for 873 North Hill Avenue, Pasadena, California;

(4) Authorize the Mayor to execute the Declaration of Landmark Designation for 873 North Hill Avenue, Pasadena, California; and

(5) Direct the City Clerk to record the declaration with the Los Angeles County Recorder. (Resolution No. 9741)

**Recommendation of the Historic Preservation Commission:**

At its regular meeting of August 20, 2019, the Historic Preservation Commission recommended that the City Council approve the designation of the house and garage at 873 North Hill Avenue as a Landmark under Criterion "C" of PMC Section 17.62.040.

The City Clerk reported that 126 copies of the notice were mailed and 41 copies of the notice were posted on October 14, 2019; and that 1 letter in support of the staff recommendation was received by the City Clerk's office, which was distributed to the City Council, posted online, and made part of the public hearing record.

David Reyes, Director of Planning and Community Development, provided introductory comments, and Rodrigo Pelayo, Associate Planner, provided a PowerPoint presentation on the item, and responded to questions.

Councilmember McAustin spoke in favor of the staff recommendation.

Following a brief discussion, it was moved by Councilmember McAustin, seconded by Vice Mayor Hampton, to close the public hearing. (Motion unanimously carried) (Absent: Councilmember Kennedy)

It was moved by Councilmember McAustin, seconded by Vice Mayor Hampton, to approve the staff recommendation. (Motion unanimously carried) (Absent: Councilmember Kennedy)

**PUBLIC HEARING: DESIGNATION OF THE HOUSE AT 180 SOUTH SAN RAFAEL AVENUE AS A LANDMARK**

**Recommendation:**

(1) Find that the designation of a historic resource is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15308 Class 8 of the State CEQA Guidelines pertaining to Actions by Regulatory Agencies for Protection of the Environment and there are no features that distinguish this project from others in the exempt class and, therefore, there are no unusual circumstances;

(2) Find that main residence, attached accessory structure and garage at 180 South San Rafael Avenue meet landmark designation Criterion C in Pasadena Municipal Code (P.M.C.) Section 17.62.040(C)(2)(c) because they embody the distinctive characteristics of a locally significant property type, architectural style and period. The building and accessory structures are a locally significant, intact examples of a single-family residence property type built in the Mid-Century Modern style house designed by locally significant architects Whitney Smith and Wayne Williams, and retains integrity;

(3) Adopt a resolution approving a Declaration of Landmark Designation for 180 South San Rafael Avenue, Pasadena, California;

(4) Authorize the Mayor to execute the Declaration of Landmark Designation for 180 South San Rafael Avenue, Pasadena, California; and

(5) Direct the City Clerk to record the declaration with the Los Angeles County Recorder. (Resolution No. 9742)

**Recommendation of the Historic Preservation Commission:**

At its regular meeting of August 20, 2019, the Historic Preservation Commission recommended that the City Council approve the designation of the house and accessory structures at 180 South San Rafael Avenue as a Landmark under Criterion "C" of PMC Section 17.62.040.

The City Clerk reported that 62 copies of the notice were mailed and 14 copies of the notice were posted on October 14, 2019; and that 1 letter in support of the staff recommendation was received by the City Clerk's office, which was distributed to the City Council, posted online, and made part of the public hearing record.

David Reyes, Director of Planning and Community Development, provided introductory comments, and Amanda Landry, Senior Planner, provided a PowerPoint presentation on the item, and responded to questions.

Councilmember Madison spoke in favor of the staff recommendation.

It was moved by Councilmember Madison, seconded by Vice Mayor Hampton, to close the public hearing. (Motion unanimously carried) (Absent: Councilmember Kennedy)

Following a brief discussion, it was moved by Councilmember Madison, seconded by Vice Mayor Hampton, to approve the staff recommendation. (Motion unanimously carried) (Absent: Councilmember Kennedy)

**PUBLIC COMMENT ON  
REGULAR BUSINESS ITEMS**

The following individuals spoke on multiple regular business items:

Anthony Manousos, Greater Pasadena Affordable Housing Group (GPAHG)  
Mike Greenspan, residence not stated  
Jill Shook, Pasadena resident  
Wayne from Encino, residence not stated  
Herman, residence not stated

**REPORTS AND COMMENTS  
FROM COUNCIL  
COMMITTEES**

**APPROVAL OF THE KEY BUSINESS TERMS OF AN AFFORDABLE HOUSING LOAN AGREEMENT WITH CNS LA VILLA LAKE, LLC AND A BUDGET AMENDMENT FOR FUNDING IN AN AMOUNT NOT-TO-EXCEED \$580,000 FOR THE REHABILITATION OF THE LA VILLA LAKE PROJECT AT 1070 NORTH LAKE AVENUE**

**Recommendation:**

(1) Find that the proposed rehabilitation of the La Villa Lake Project at 1070 North Lake Avenue does not have a significant effect on the environment and has been determined to be categorically exempt under Class 1 (Existing Facilities) of the State California Environmental Quality Act ("CEQA"), and, specifically, Section 15301 of the State CEQA Guidelines;

- (2) Approve a budget amendment appropriating \$580,000 from the Inclusionary Housing Trust Fund unappropriated fund balance to the Housing Department's Fiscal Year (FY) 2020 Operating Budget for the La Villa Lake Rehabilitation Project;
- (3) Approve the key business terms of an Affordable Housing Loan Agreement with CNS La Villa Lake, LLC for the rehabilitation of the La Villa Lake project at 1070 North Lake Avenue, as described in the agenda report; and
- (4) Authorize the City Manager to execute, and the City Clerk to attest, any and all documents necessary to effectuate the staff recommendation. (Contract No. TBD)

**Recommendation of the Northwest Commission:** The proposed transaction was brought to the Northwest Commission for consideration at its regular meeting of October 8, 2019. The Commission recommended approval of the staff recommendation with the modification that all 114 units at La Villa Lake be restricted with a mixed of Very Low and Low Income units at 50% and 80% Area Median Income ("AMI"), respectively. Under the staff recommendation, all project units would be restricted at the Low Income level.

William Huang, Director of Housing, provided introductory comments, and Jim Wong, Senior Project Manager, presented a PowerPoint presentation on the item, and jointly, responded to questions.

Victor Gordo, Chair of the Economic Development and Technology Committee, summarized the Committee's discussion on the item and the support for the staff recommendation.

The following individuals spoke in favor of the staff recommendation and/or provided comments:

Dr. Julianna Delgado, representing Bungalow Heaven  
Carol Polanskey, Pasadena resident  
Peggy Renner, Pasadena resident  
LaRonda Bowen, Pasadena resident  
Scott Fruin, Pasadena resident  
Dawn O'Keefe, Pasadena resident  
Liliane S. Rogers, Pasadena resident

Shawn Boyd, representing the developer responded to questions related to the project.

Councilmember McAustin spoke in favor of the staff recommendation; but expressed concerns with parking on North Mentor Avenue, and requested staff evaluate the possibility of

temporarily amending the parking restrictions on North Lake Avenue for residents of 1070 North Lake Avenue only, which will alleviate the parking burden on North Mentor Avenue.

Councilmember Gordo spoke in favor of the staff recommendation; and asked staff to make note of the variances made to the original developer that were not recorded; and ensure other projects within the same timeframe do not have similar issues. He also spoke in favor of lifting parking restrictions on North Mentor Avenue, while staff conducts a comprehensive review and develops a plan with feedback from residents in the surrounding neighborhood. He requested Planning and Transportation staff attend a joint community meeting of City Council Districts 2 & 5 to receive community feedback related to parking concerns on Mentor Avenue. In addition, he asked that staff review traffic circulation patterns into Bungalow Heaven in general and consider reopening Boylston Street.

Councilmember Wilson requested the staff distribute to the City Council a list of the preservation projects and properties that are an imminent threat of being converted or losing affordable housing units.

Councilmember Gordo and the Mayor acknowledged and commended the City Manager and Housing and Planning Departments staff for their great work on the project.

Following discussion, it was moved by Councilmember McAustin, seconded by Councilmember Gordo, to approve the staff recommendation. (Motion unanimously carried) (Absent: Councilmember Kennedy)

**RECOMMENDATIONS FROM  
OFFICERS AND  
DEPARTMENTS**

**CONSIDERATION OF A CALL FOR REVIEW OF A PLANNING COMMISSION DECISION TO THE CITY COUNCIL REGARDING CONDITIONAL USE PERMIT NO. 6757 TO ALLOW A RETAIL CANNABIS DISPENSARY USE WITHIN AN EXISTING 5,386 SQUARE FOOT RETAIL BUILDING LOCATED IN THE CENTRAL DISTRICT SPECIFIC PLAN – OLD PASADENA, ALCOHOL DENSITY OVERLAY DISTRICT 1 (CD-1, AD-1) ZONING DISTRICT (Vice Mayor Hampton and Councilmember Gordo)**

David Reyes, Director of Planning and Community Development, summarized the Call For Review, stated that staff has received two appeals and two Calls For Review related to the item; and responded to questions.

Following discussion, the City Council decided not take an action on the Call for Review requests in order to allow the appeals filed to proceed, with the appeal public hearing to be scheduled at a future City Council meeting.

The following individuals provided comment on the item:

Martin Truitt, Pasadena resident  
James Cherry, residence not stated  
Erika Foy, Pasadena resident (distributed information)  
Jordan Ferguson, representing Harvest of Pasadena, LLC  
Dr. Mello R. Desire, South LA Youth

On the order of the Mayor, and by consensus of the City Council, the information was received and filed.

**ORDINANCES – FIRST  
READING**

**Conduct first reading of “AN ORDINANCE OF THE CITY OF PASADENA AMENDING SECTION 17.42.040 AND ADDING SECTION 17.43.050 TO TITLE 17 (ZONING CODE) OF THE PASADENA MUNICIPAL CODE TO INCREASE THE MINIMUM INCLUSIONARY HOUSING UNIT REQUIREMENT, ELIMINATE INCLUSIONARY TRADE-DOWN CREDITS, AND ESTABLISH AN AFFORDABLE HOUSING CONCESSION MENU”**

The following individuals spoke in support of the ordinance and/or provided comment:

Ed Washatka, Pasadenans Organizing for Progress  
Daniel Rodgers, residence not stated  
Burt Newton, Greater Pasadena Affordable Housing Group (GPAHG)  
John Tamkin, GPAHG

Following discussion, the above ordinance was offered for first reading by Councilmember McAustin:

AYES: Councilmembers Gordo, Madison, Masuda, McAustin, Wilson, Vice Mayor Hampton, Mayor Tornek  
NOES: None  
ABSENT: Councilmember Kennedy  
ABSTAIN: None

**INFORMATION ITEM**

**REVIEW OF CALIFORNIA PUBLIC EMPLOYEES RETIREMENT SYSTEM (CALPERS) ANNUAL VALUATIONS FOR THE YEAR ENDED JUNE 30, 2018, CALPERS INVESTMENT PERFORMANCE AS OF JUNE 30, 2019, AND THE SECTION 115 PENSION TRUST**

**Recommendation:** This report is for information only. No City Council action is required

Matt Hawkesworth, Director of Finance, presented a PowerPoint presentation on the item, and responded to questions.

Councilmember Gordo requested that staff provide information when available regarding any changes to the CALPERS' assumption and methodology rate of return on investments in order to prepare for related impact. He requested staff provide an analysis on the rate of retirement and what point the City predicts City employees will be shifting more substantially to the California Public Employees' Pension Reform Act (PEPRA); possible impacts of prepaying Unfunded Accrued Liability (UAL) by utilizing Section 115 funds, and composition of the City's workforce to determine employees' retirement forecast.

Councilmember Wilson spoke in favor of an analysis and spoke on the need for staff to develop a policy framework on how best to optimize City funds for funding pension liability.

Following discussion, by consensus of the City Council, and on order of the Mayor, the information was received and filed.

**RECOMMENDATIONS FROM OFFICERS AND DEPARTMENTS** Continued

**ADOPTION OF RESOLUTIONS RELATED TO THE CALLING AND GIVING NOTICE OF THE CITY OF PASADENA MARCH 3, 2020 PRIMARY MUNICIPAL ELECTION FOR THE OFFICE OF MAYOR AND FOR MEMBERS OF THE CITY COUNCIL IN DISTRICTS 1, 2, 4, AND 6, AND THE SUBMISSION TO THE VOTERS OF AN INITIATIVE PETITION BALLOT MEASURE TO ALLOW OPERATION OF CANNABIS BUSINESSES THAT PREVIOUSLY OPERATED ILLEGALLY, IN VIOLATION OF THE PASADENA MUNICIPAL CODE; AND IF NECESSARY, THE CALLING AND GIVING NOTICE OF THE NOVEMBER 3, 2020 GENERAL MUNICIPAL ELECTION; AND THE CONSOLIDATION OF PASADENA'S PRIMARY AND GENERAL MUNICIPAL ELECTIONS WITH THE STATEWIDE PRIMARY AND GENERAL ELECTIONS; AND OTHER RELATED MATTERS**

**Recommendation:** It is recommended that the City Council take the following actions:

(1) Find that the proposed actions are exempt from review pursuant to the California Environmental Quality Act ("CEQA") in accordance with State CEQA Guidelines Section 15061(b)(3)(General Rule);

(2) Adopt a resolution of the City Council of the City of Pasadena calling and giving notice for the holding of a Primary Municipal Election to be held on March 3, 2020 for the Office of Mayor and for members of the City Council in Districts 1, 2, 4, and 6; the submission of an initiative petition ballot measure to allow operation of cannabis businesses that previously operated illegally, in violation of the Pasadena Municipal Code; and if necessary, the calling and giving notice for the holding of a General Municipal Election on November 3, 2020; (Resolution No. 9743)

(3) Adopt a resolution of the City Council of the City of Pasadena requesting the Board of Supervisors of the County of Los Angeles to approve the consolidation of the March 3, 2020 Primary Municipal Election, and if necessary, the November 3, 2020 General Municipal Election with the Statewide Primary and General Elections, and direct the Los Angeles County Registrar-Recorder/County Clerk to administer said elections on behalf of the City; ; (Resolution No. 9744)

(4) Adopt a resolution of the City Council of the City of Pasadena setting forth regulations relating to candidate statements for the March 3, 2020 Primary Municipal Election and if necessary, the November 3, 2020 General Municipal Election; ; (Resolution No. 9745)

(5) Adopt a resolution of the City Council of the City of Pasadena setting priorities for the filing of written arguments pertaining to an initiative petition ballot measure to allow operation of cannabis businesses that previously operated illegally, in violation of the Pasadena Municipal Code; and directing the City Attorney to prepare an impartial analysis; and ; (Resolution No. 9746)

(6) Adopt a resolution of the City Council of the City of Pasadena providing for the filing of rebuttal arguments for an initiative petition ballot measure to allow operation of cannabis businesses that previously operated illegally, in violation of the Pasadena Municipal Code. ; (Resolution No. 9747)

City Clerk Jomsky, presented a PowerPoint presentation on the item; and responded to questions.

Following discussion, by consensus of the City Council, and on order of the Mayor, to direct staff to authorize the full City Council, with the exception of Vice Mayor Hampton, to prepare and sign the opposition argument on behalf of the City Council.

**PUBLIC COMMENT ON  
MATTERS NOT ON THE  
AGENDA** Continued

It was moved by Councilmember Madison, seconded by Councilmember McAustin, to approve the staff recommendation. (Motion unanimously carried) (Absent: Councilmember Kennedy)

Rev. Dr. Mello R. Desire, South LA Youth, spoke on various matters related to youth programs and Athens library in the City of Los Angeles.

Mike Greenspan, residence not stated, spoke on the need to provide housing for homeless individuals.

Wayne from Encino, residence not stated, spoke on matters related to himself.

Herman, residence not stated, spoke on matters related to himself.

**COUNCIL COMMENTS**

Vice Mayor Hampton reported the Dr. Ying-Ying Goh, Director of Public Health, was presented with the Racial Justice Award for her championing of healthcare access for women of color in Pasadena, at the YWCA Pasadena-Foothill Valley's 17<sup>th</sup> Annual Women for Racial Justice ceremony held earlier today. He also spoke on the well-attended Peace Ride and Rally, to reduce negativity and violence within the community, which was held on October 27, 2019 in front of City Hall; and the celebration of Red Hen Press' 25<sup>th</sup> Anniversary held on October 27, 2019.

The Mayor spoke on Habitat for Humanity's Manzanita Homes Dedication held on October 26, 2019; and thanked Habitat for Humanity and Housing Department staff for their work on the project.

**ADJOURNMENT**

Following comments, on order of the Mayor, the regular meeting of the City Council adjourned at 11:30 p.m.

ATTEST:

\_\_\_\_\_  
Terry Tornek, Mayor  
City of Pasadena

\_\_\_\_\_  
City Clerk