

CITY OF PASADENA
City Council Minutes
December 17, 2018 – 5:30 P.M.
City Hall Council Chamber

REGULAR MEETING

OPENING:

Mayor Tornek called the regular meeting to order at 5:33 p.m.
(Absent: Councilmembers Gordo, Madison)

On the order of the Mayor, the regular meeting recessed at 5:33 p.m. to discuss the following closed session:

CITY COUNCIL CONFERENCE WITH LEGAL COUNSEL
regarding pending litigation pursuant to Government Code
Section 54956.9(d)(1)

Name of Case: Shaun Szameit, et al. v. City of Pasadena
LASC Case No.: BC558633

Name of Case: Urgent Care Medical Services Inc., et al. v. City of Pasadena
LASC Case No.: BC606339

Name of Case: Nu Remedy Health Care, et al. v. City of Pasadena
LASC Case No.: BC606861

Name of Case: City of Pasadena, et al. v. Urgent Care Medical Services, Inc.
LASC Case No.: BC607613

Name of Case: Urgent Care Medical Services, Inc., et al. v. City of Pasadena
LASC Case No.: BC610250

Name of Case: City of Pasadena v. Medical Cannabis Caregivers Institute, et al.
LASC Case No.: BC552019

**CITY COUNCIL CONFERENCE REGARDING PUBLIC
EMPLOYEE PERFORMANCE EVALUATION** pursuant to
Government Code Section 54957

Employee Title and Unrepresented Employee: City
Attorney/City Prosecutor
City Representative: Terry Tornek

**CITY COUNCIL CONFERENCE REGARDING PUBLIC
EMPLOYEE PERFORMANCE EVALUATION pursuant to
Government Code Section 54957**

**Employee Title and Unrepresented Employee: City Clerk
City Representative: Terry Tornek**

**CITY COUNCIL CONFERENCE REGARDING PUBLIC
EMPLOYEE PERFORMANCE EVALUATION pursuant to
Government Code Section 54957**

**Employee Title and Unrepresented Employee: City Manager
City Representative: Terry Tornek**

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

On order of the Mayor, the regular meeting reconvened at 6:30 p.m. The pledge of allegiance was led by Councilmember Wilson.

ROLL CALL:

Councilmembers:

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

Staff:

City Manager Steve Mermell
City Attorney/City Prosecutor Michele Beal Bagneris
City Clerk Mark Jomsky

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

The following individuals spoke on future ballot measures and legislation related to sales of medical cannabis in the City, and provided comments on the City's action to stop current unlicensed cannabis operators in the City:

Shaun Szameit, Pasadena resident (distributed a handout and spoke on behalf of a group of 21)
Tim McHugh, Altadena resident
Craig F. Thompson, Golden State Collective
Patrick Morse, Pasadena resident

CONSENT CALENDAR

**AUTHORIZATION TO ENTER INTO CONTRACTS WITH
EBSCO INDUSTRIES, INC.; MIDWEST TAPE, LLC;
PROQUEST; AND CENGAGE LEARNING, INC., TO PROVIDE
ELECTRONIC SERVICES AND INFORMATION TO THE
PASADENA PUBLIC LIBRARY SYSTEM**

Recommendation:

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

(2) Authorize the City Manager to enter into contracts, pursuant to the results of a competitive selection process as set forth in Pasadena Municipal Code Section 4.08.047, as follows for electronic resources ("eResources"):

- a. EBSCO Industries, Inc., for the grand total not-to-exceed \$348,841 over 5 years for the provision of eResources as set forth in the body of the agenda report; (Contract No. 31374)
- b. Midwest Tape, LLC for the grand total not-to-exceed \$137,500 over 5 years for the provision of eResources as set forth in the body of the agenda report; (Contract No. 31375)
- c. ProQuest LP for the grand total not-to-exceed \$153,177 over 5 years for the provision of eResources as set forth in the body of the agenda report; and (Contract No. 31376)
- d. Cengage Learning, Inc., for the grand total not-to-exceed \$134,750 over 5 years for the provision of eResources as set forth in the body of the agenda report. (Contract No. 31377)

EXTENSION OF CONTRACT NO. 30464 WITH NTT DATA, INC., FOR IT TEMPORARY STAFFING SERVICES

Recommendation:

(1) Find that the proposed contract is exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15061(b)(3)(General Rule);

(2) Authorize the City Manager to extend the performance term period on Contract No. 30464 with NTT Data, Inc., to June 30, 2019; and

(3) To the extent this could be considered a separate procurement subject to the Competitive Selection Process, it is recommended that the City Council grant the contract an exemption pursuant to Pasadena Municipal Code (PMC) Section 4.08.049(B), contracts for which the City's best interests are served. (Note to file: this was processed as a Purchase Order)

EXTENSION OF CONTRACT NO. 30472 WITH VPLS SOLUTIONS, LLC FOR THE PURCHASE OF NETWORK DATA COMMUNICATIONS EQUIPMENT AND SERVICES

Recommendation:

(1) Find that the proposed contract is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3)(General Rule);

(2) Authorize the City Manager to extend the performance term period on Contract No. 30472 with VPLS Solutions, LLC to May 31, 2019; and

(3) To the extent this could be considered a separate procurement subject to the Competitive Selection Process, it is recommended that the City Council grant the contract an exemption pursuant to Pasadena Municipal Code (PMC) Section 4.08.049(B), contracts for which the City's best interests are served. (Note to file: this was processed as a Purchase Order)

AUTHORIZATION TO AMEND CONTRACT NO. 30761 WITH HINDERLITER, DE LLAMAS AND ASSOCIATES TO INCLUDE TRANSACTIONS TAX CONSULTING SERVICES AND AUTHORIZATION TO EXECUTE A NEW CONTRACT WITH HINDERLITER, DE LLAMAS AND ASSOCIATES TO PERFORM THIRD PARTY REVIEW AND SCORING OF COMMERCIAL CANNABIS APPLICATIONS

Recommendation:

(1) Find that the actions proposed are exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15061(b)(3), as they will not have a potentially significant environmental effect and, therefore, fall under the General Rule exemption;

(2) Authorize the City Manager to amend Contract No. 30761 with Hinderliter, de Llamas and Associates for transactions tax revenue consulting services to increase the not-to-exceed annual fixed cost amount for the two optional, one-year extension terms from \$10,200 to \$11,400; (Contract No. 30761-1)

(3) Authorize the City Manager to execute a new, separate contract with Hinderliter, de Llamas and Associates for third party review and scoring of commercial cannabis applications as part of the initial cannabis application submittal process, for the not-to-exceed amount of \$250,000; and (Contract No. 31379)

(4) Grant the proposed new contract an exemption from the Competitive Selection Process pursuant to Pasadena Municipal Code (P.M.C.) Section 4.08.049(B), contracts for which the City's best interests are served.

AUTHORIZATION TO ENTER INTO AGREEMENTS WITH THE CALIFORNIA DEPARTMENT OF TAX AND FEE ADMINISTRATION FOR THE COLLECTION AND REVIEW OF TRANSACTIONS AND USE TAX

Recommendation:

(1) Find that the action proposed is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3), as it will not have a potentially significant environmental effect and, therefore, falls under the General Rule exemption;

(2) Adopt a resolution authorizing the City Manager to execute agreements with the California Department of Tax and Fee Administration for the implementation of a local transactions and use tax; and

(3) Adopt a resolution authorizing the examination of transactions (sales) and use tax records. (Resolution Nos. 9696, 9697)

REJECTION OF BIDS FOR RENEWABLE DIESEL FUEL

Recommendation:

(1) Find that the rejection of bids is statutorily exempt from the California Environmental Quality Act ("CEQA") pursuant to the CEQA Section 21080(b)(5) and Section 15270 of the State CEQA Guidelines; and

(2) It is recommended that City Council reject all bids received on October 30, 2018 in response to specifications to provide renewable diesel fuel for the Pasadena Fire Department.

ADOPTION OF A RESOLUTION ADOPTING A CITY-WIDE SALARY SCHEDULE

Recommendation:

(1) Find that the action proposed in the agenda report is not a "project" as defined in the California Environmental Quality Act (CEQA), Public Resources Code Section 21065 and Section 15378(b)(2) of the State CEQA Guidelines, and as such, is not subject to environmental review; and

(2) Adopt a resolution adopting a City-wide salary schedule. (Resolution No. 9698)

ADOPTION OF A RESOLUTION ADOPTING A RETROACTIVE SALARY SCHEDULE FOR THE EXECUTIVE MANAGEMENT CLASSIFICATION OF DIRECTOR OF PUBLIC HEALTH FOR THE PERIOD OF SEPTEMBER 4, 2006 – JUNE 24, 2007

Recommendation:

(1) Find that the action proposed in the agenda report is not a "project" as defined in the California Environmental Quality Act (CEQA), Public Resources Code Section 21065 and Section 15378(b)(2) of the State CEQA Guidelines, and as such, is not subject to environmental review; and

(2) Adopt a resolution adopting a retroactive salary schedule for the Non-Represented Executive Management classification of Director of Public Health for the period of September 4, 2006 – June 24, 2007. (Resolution No. 9699)

Item discussed separately

AUTHORIZATION TO ENTER INTO PURCHASE ORDER WITH PARKHOUSE TIRE SERVICE, INC., TO PROVIDE TIRES, TUBES, AND ACCESSORIES FOR AN AMOUNT NOT-TO-EXCEED \$350,000

CONTRACT AWARD TO SUNWEST ENGINEERING CONSTRUCTORS, INC., FOR FUEL ISLAND MAINTENANCE AND REPAIR SERVICES FOR AN AMOUNT NOT-TO-EXCEED \$214,803

Recommendation:

- (1) Find that this action is exempt under the California Environmental Quality Act (CEQA) in accordance with Section 15061(b)(3), the General Rule that CEQA only applies to projects that may have a significant effect on the environment; and
- (2) Accept the bid dated November 13, 2018, submitted by SunWest Engineering Constructors, Inc., (SunWest) in response to the specifications to furnish labor and materials for fuel island maintenance and repairs; reject all other bids received; and authorize the City Manager to enter into such contract for an amount not-to-exceed \$214,803 for a three-year period, inclusive of Consumer Price Index increases, and two one-year options in an amount not-to-exceed \$71,601 annually, subject to the approval of the City Manager, for a maximum contract length of five years and a total contract amount of \$358,005. (Contract No. 31373)

AUTHORIZATION TO EXTEND CONTRACTS FOR PARKING OPERATIONS INCLUDING OLD PASADENA MANAGEMENT DISTRICT, PARKING CONCEPTS, INC., AND MODERN PARKING, INC., FOR ONE ADDITIONAL YEAR

Recommendation:

- (1) Find that the extensions of Contract No. 18,934 with Modern Parking, Inc. (MPI), Contract No. 31188 with Parking Concepts, Inc. (PCI), and Contract No. 18,938 with the Old Pasadena Management District (OPMD) are exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15061(b)(3)(General Rule);
- (2) Authorize the City Manager to extend Contract No. 18,934 with MPI for the management of the Holly Street, Del Mar, Paseo Subterranean, Los Robles, and Marengo garages through no later than January 31, 2020 for an additional contract amount of \$2,830,000 as detailed in the Fiscal Impact section of the agenda report; (Contract No. 18,934-13)
- (3) Authorize the City Manager to extend Contract No. 31188 with PCI for the management of the Schoolhouse, De Lacey, and Marriott parking garages through no later than January 31, 2020, for an additional contract amount of \$1,436,000 as detailed in the Fiscal Impact section of the agenda report; (Contract No. 31188-1)

(4) Authorize the City Manager to extend Contract No.18,398 with OPMD for assistance with the management of the Schoolhouse, De Lacey, and Marriott parking garages through no later than January 31, 2020, for an additional contract amount as detailed in the Fiscal Impact section of the agenda report; and (Contract No. 18,398-6)

(5) To the extent these transactions could be considered separate procurements subject to competitive selection, grant the proposed contracts with MPI, PCI and OPMD an exemption from the Competitive Selection process set forth in the Competitive Bidding and Purchasing Ordinance pursuant to Pasadena Municipal Code Section 4.08.049(B), contracts for which the City's best interests are served

ECONOMIC DEVELOPMENT AND TECHNOLOGY COMMITTEE: PROPOSED AMENDMENT TO PASADENA MUNICIPAL CODE CHAPTER 5.72 TO COMPLY WITH RECENT STATE LEGISLATION REGARDING TAXICAB REGULATIONS

Recommendation:

(1) Find that the proposed ordinance is exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Sections 15061(b)(3) (General Rule); and

(2) Direct the City Attorney to prepare and return within 60 days an ordinance amending the Taxicab Ordinance, Chapter 5.72 of the Pasadena Municipal Code, to regulate taxicabs, consistent with the provisions set forth in the agenda report.

MUNICIPAL SERVICES COMMITTEE: AUTHORIZATION TO INCREASE AND EXTEND CONTRACT NO. 30133 WITH WATERSMART SOFTWARE, INC., FOR THE PROVISION OF BEHAVIORAL WATER EFFICIENCY AND CUSTOMER ENGAGEMENT PROGRAM SERVICES

Recommendation:

(1) Find that the proposed action is exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15061(b)(3) as it does not have the potential for causing a significant environmental effect and, therefore, falls under the "general rule" exemption;

(2) Authorize the City Manager to extend Contract No. 30133 with WaterSmart Software, Inc., ("WaterSmart") for one year with a one-year optional extension, and increase the value by \$240,000 for a new total not-to-exceed amount of \$727,204 in order to continue offering a behavior-based water efficiency and customer engagement program; and

(3) To the extent this could be considered a separate procurement, grant the proposed contract increase an exemption from the competitive selection process pursuant to Pasadena

Municipal Code (P.M.C.) Section 4.08.049(B), contracts for which the City's best interests are served. (Contract No. 30133-1)

Recommendation of the Municipal Services Committee: The Municipal Services Committee recommended that the City Council approve these recommendations at its December 11, 2018 meeting. The Committee suggested several clarifications that are incorporated into this agenda report.

Item discussed separately

MUNICIPAL SERVICES COMMITTEE: PROPOSED AMENDMENTS TO PASADENA MUNICIPAL CODE CHAPTER 12.22 – TELECOMMUNICATION FACILITIES IN PUBLIC RIGHT-OF-WAY

REVISION OF DESIGNATED CITY OFFICIALS AND EMPLOYEES REQUIRED TO FILE CONFLICT OF INTEREST STATEMENTS

Recommendation: It is recommended that the City Council adopt a resolution updating those employees and appointed individuals who will be required to file conflict of interest statements as pertaining to positions within various City departments, operating companies and commissions. The 2018 Biennial Notice of Amendments to the City's Conflict of Interest Code is submitted for information purposes only. (Resolution No. 9700)

APPROVAL OF MINUTES

December 3, 2018

CLAIMS RECEIVED

Claim No. 13,202	Niel Errickson	\$ 4,000.00
Claim No. 13,203	Timothy Tucker	6,200.00
Claim No. 13,204	Mercury Insurance Company as subrogee of Joshua Gonzalez	16,941.68
Claim No. 13,205 (See original Claim No. 13,068)	Joseph Dale Boren	5,000.00

Councilmember Madison left the dais at 6:42 p.m.

It was moved by Vice Mayor Kennedy, seconded by Councilmember Wilson, to approve all items on the Consent Calendar, with the exception of Item 9 (Authorization to Enter Into a Purchase Order with Parkhouse Tire Service, Inc.), and Item 14 (Proposed Amendments to Pasadena Municipal Code Chapter 12.22), which were discussed separately. (Motion unanimously carried) (Absent: Councilmembers Gordo, Madison)

**CONSENT ITEM
DISCUSSED SEPARATELY**

AUTHORIZATION TO ENTER INTO PURCHASE ORDER WITH PARKHOUSE TIRE SERVICE, INC., TO PROVIDE TIRES, TUBES, AND ACCESSORIES FOR AN AMOUNT NOT-TO-EXCEED \$350,000

Recommendation:

(1) Find that this action is exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15061(b)(3), the General Rule that CEQA only applies to projects that may have an effect on the environment;

(2) Authorize the issuance of a purchase order with Parkhouse Tire Service, Inc., for an amount not-to-exceed \$350,000 over a one-year period with the option for three additional one-year terms in the annual amount of \$350,000 at the discretion of the City Manager, for a maximum total purchase order amount of \$1,400,000. Competitive bidding is not required pursuant to City Charter Section 1002(H), contracts with other governmental entities or their contractors or labor, materials, supplies or services; and

(3) Grant the proposed purchase order an exemption from the Competitive Selection Process pursuant to Pasadena Municipal Code Section 4.08.049(B), contracts for which the City's best interests are served.

Councilmember Hampton requested that the proposed contract term be reduced to one year, in order to provide local vendors additional time to submit bids.

The City Manager stated that staff was supportive of the amendment and will rebid the contract to provide an opportunity for all vendors to submit bids.

Following discussion, it was moved by Councilmember Hampton, seconded by Vice Mayor Kennedy, to approve the staff recommendation, amended to approve the contract for a one-year term only. (Motion unanimously carried) (Absent: Councilmembers Gordo, Madison)

MUNICIPAL SERVICES COMMITTEE: PROPOSED AMENDMENTS TO PASADENA MUNICIPAL CODE CHAPTER 12.22 – TELECOMMUNICATION FACILITIES IN PUBLIC RIGHT-OF-WAY

Recommendation: It is recommended that the City Council direct the City Attorney to prepare an amendment to Chapter 12.22 of the Pasadena Municipal Code (PMC) to streamline permit processing for wireless sites in the public right-of-way (ROW), as well as to address certain state and federal legal requirements.

Recommendation of the Municipal Service Committee: At the Municipal Services Committee meeting of December 11, 2018, staff made several additional recommendations to ensure City meets the new federal "Shot Clock" requirements:

Councilmember Madison returned to the dais at 6:42 p.m.

1. Reduce Residential Districts Comment Period (PMC 12.22.080) from 30 days to 14 days;
2. Reduce Decision Appeal Period (PMC 12.22.100) from 14 days to 7 days; and
3. Change "Appeal the decision of the director to" (PMC 12.22.100) from City Council to City Manager, for Tier 3 of the proposed permit processing.

The revisions are shown on the respective tables on pages 5 and 6 of the agenda report.

Ara Maloyan, Director of Public Works, provided introductory comments, and Kris Markarian presented a PowerPoint presentation on the item, and jointly, responded to questions.

Javan Rad, Chief Assistant City Attorney, responded to questions related to the Pasadena Municipal Code (PMC), Federal Communications Commission (FCC) requirements and license fees. Robert "Tripp" May, Telecom Law Firm, responded to questions related to the various types of telecommunications facilities communications and equipment.

Councilmember Wilson asked staff to have the Design Commission or Historic Preservation Commission review the standards for what staff considers appropriate telecommunications facility design in residential neighborhoods; reconsider the size of tiers in the proposed small-cell permitting process standard, and consider pursuing rental fees for the use of City poles to recover costs.

Councilmember Madison suggested that this item be agendized in closed session to discuss legal issues related to this item; and asked staff to ensure all license agreements between the City and the applicant include provisions that allow, at the City's sole discretion, the removal of poles for undergrounding.

Vice Mayor Kennedy requested that staff provide information on any possible negative impacts related to health concerns associated with the installation of a telecommunications facilities in the public right-of-way; and asked staff to limit the visual blight caused by the installed equipment.

City Manager Mermell stated that the Health Department staff will research the Electromagnetic Fields (EMF) on the proposed installed devices.

The following individuals provided suggestions and/or comments related to telecommunication facilities in the public right-of-way :

Nina Chomsky, Linda Vista-Annandale Association
Michael Farraher, Verizon Wireless
Miriam Nakamura, residence not stated
Joan Chan, Pasadena resident
Ray Quan, residence not stated

In response to public comment, the Mayor clarified that on December 10, 2018 the Municipal Services Committee discussed the concerns noted in correspondence from Mackenzie Albritton, LLP, and stated that staff is addressing those concerns.

Councilmember McAustin, Chair of the Municipal Services Committee, reported on the Committee's discussion. She spoke on the need for staff to notify neighborhoods as soon as possible on future installments and suggested using e-mail as an additional outreach to residents.

Councilmember Wilson asked staff to ensure the appeal procedures are clear in the drafted ordinance.

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

**RECOMMENDATIONS FROM
OFFICERS AND
DEPARTMENTS**

CONSIDERATION OF A CALL FOR REVIEW OF A HEARING OFFICER DECISION TO THE BOARD OF ZONING APPEALS TO APPROVE MINOR CONDITIONAL USE PERMIT NO. 6692 TO ALLOW FOR THE ALTERATION OF A NONCONFORMING USE AT 1070 NORTH LAKE AVENUE (Councilmember McAustin)

Councilmember McAustin summarized the neighborhood concerns related to the alteration of a nonconforming use at 1070 North Lake Avenue.

David Reyes, Director of Planning, summarized the historical variance approval related to the property as part of his PowerPoint presentation and responded to questions.

Following discussion, it was moved by Councilmember McAustin, seconded by Councilmember Madison, to approve the call for review to the Board of Zoning Appeal. (Motion unanimously carried) (Absent: Councilmember Gordo)

OLD BUSINESS

PROPOSED DEVELOPMENT CONCEPT FOR HERITAGE SQUARE SOUTH

Recommendation:

- (1) Find that the proposed action is exempt from the California Environmental Quality Act ("CEQA") in accordance with State CEQA Guidelines Section 15061(b)(3), the "general rule" that CEQA only applies to projects that may have an effect on the environment; and
- (2) Direct staff to pursue the development of a mixed-use project at the City-owned property known as Heritage Square South, as described in the agenda report.

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

Vice Mayor Kennedy thanked Mr. Huang, Mr. Wong, and Councilmember Gordo, Chair of the Economic Development and Technology Committee, for their diligent work, listening to the City Council and community in their recommendations; and spoke in favor of the staff recommendation, specifically providing permanent supportive housing for the homeless.

David Reyes, Director of Planning, and City Manager Mermell, responded to questions related to design, building, financing, and zoning requirements related to a future project located on the Heritage Square South property.

Councilmember Hampton spoke in favor of Concept C, Mixed Use project on the Heritage Square South site; and asked staff to determine if funding is available to house homeless veterans.

The following individuals spoke in favor of the staff recommendation:

Peter Hartgens, Pasadena resident
Craig Thompson, address not stated
McKinley Ross Jr., Los Angeles resident
Loryne Young, Pasadena resident
George Patton, Throop Unitarian Universalist Church
Rev. Mike Kinman, All Saints Church
Adrienne N. Spires, Glendale resident
Carl Selking, Pasadena resident
Georgia Daniels, Make Affordable Housing Happen
Anthony Manousos, Greater Pasadena Affordable Housing Group (GPAHG) (Distributed a handout)

Rev. Connie Missap, First United Methodist Church -
Pasadena

Areta Crowell, Pasadena resident

Bert Newton, Pasadena resident

Faithanne Troung, GPAHG

Brita Pinkston, Pasadena resident

Rev. John Stewart, Pasadena resident

Robert Nolty, Pasadena resident

Dorthea PeGroot, Pasadena resident

Jill Shook, GPAHG

Denise Mourges, Pasadena resident

Donna Sider, LA Voice

Una Lee Jost, Progressive Asian Network for Action

Michelle White, GPAHG

Ralph Frammolino, Pasadena resident, expressed concerns with the over-concentration of Section 8 and affordable housing units in Northwest Pasadena.

The City Council expressed appreciation to staff, community and the EDTech Committee for all their dedicated work and efforts on the matter.

Councilmembers McAustin and Wilson spoke on the need to develop additional and quicker projects for permanent supportive housing, specifically citing hotel conversion opportunities, and to take a second look at City-owned property for supportive housing alternatives.

The Mayor requested that staff submit a proposal on the feasibility of utilizing the YWCA building as permanent supportive housing project.

Following discussion, it was moved by Vice Mayor Kennedy, seconded by Councilmember Hampton, to approve the staff recommendation, Concept C, mixed use development at the Heritage Square South for permanent supportive housing for seniors, taking into consideration the City Council comments as noted above. (Motion unanimously carried) (Absent: Councilmember Gordo)

**RECOMMENDATIONS FROM
OFFICERS AND
DEPARTMENTS**

**APPROVAL OF THE KEY BUSINESS TERMS OF A
DISPOSITION, DEVELOPMENT AND LOAN AGREEMENT
WITH PASADENA RHF HOUSING, INC., FOR THE
REFINANCING, SALE, AND RENOVATION OF THE
CONCORD SENIOR HOUSING PROJECT AT 275 EAST
CORDOVA STREET**

Recommendation:

- (1) Find that the refinancing and renovation of the 150-unit Concord senior housing project at 275 East Cordova Street (the "Project") does not have the potential to cause a significant effect on the environment and is categorically exempt under Class 1 (Existing Facilities) of the State California Environmental Quality Act ("CEQA"), and, specifically, Section 15301 of the State CEQA Guidelines, there are no features that distinguish this project from others in the exempt class and, therefore, there are no unusual circumstances;
- (2) Approve the key business terms of the Disposition, Development and Loan Agreement ("DDLA"), as described in the agenda report, between the City and Pasadena Retirement Housing Foundation; and
- (3) Authorize the City Manager to execute, and the City Clerk to attest to such execution, the DDLA and any other documents required to effectuate the Project. (Contract No. 23,080)

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

Councilmember Madison asked staff to ensure the City is protected if the installment payments are not made; expressed concerns with only a 55-year commitment to use the property for affordable housing, and asked staff to explore options that would ensure that the affordable housing component of the project would continue in perpetuity.

City Manager Mermell responded to questions related to financing of the project.

Anders Plett, Retirement Housing Foundation, responded to questions related to the affordable housing restrictions term of 55 years, their rehab plan on the property and affected tenants, and residual receipts loans.

Jill Shook, Greater Pasadena Affordable Housing Group, spoke in favor of preserving the City's affordable housing.

Following discussion, it was moved by Councilmember Madison, seconded by Councilmember Hampton, to approve the staff recommendation, with staff to research the possibility of tying the affordability component of the project with the land, to ensure affordable housing at that location would continue in perpetuity. (Motion unanimously carried) (Absent: Councilmember Gordo).

ORDINANCE – ADOPTED

Adopt “AN ORDINANCE OF THE CITY OF PASADENA AMENDING VARIOUS SECTIONS OF AND ADDING A NEW CHAPTER 12.10 TO TITLE 12 OF THE PASADENA MUNICIPAL CODE RELATED TO REGULATION OF SIDEWALK VENDORS” (Introduced by Councilmember Hampton) (Ordinance No. 7334)

Nina Chomsky, Linda Vista-Annandale Association, spoke on the need to impose sidewalk vendor restrictions to the surrounding neighborhoods near the Arroyo Seco; and security in crowded areas during Rose Bowl events.

City Manager Mermell spoke on the ample available security in the Rose Bowl area, parking shuttle locations, and the Rose Parade route on January 1st; and stated he would notify the Pasadena Police department of the safety concerns related to push-cart vendors during the various activities and locations on New Year's Day.

Rachel Janbek, Public Health Division Manager, responded to questions related to push-cart vendor health inspection process by City staff.

Following discussion, the above ordinance was adopted by the following vote:

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

COUNCIL COMMENTS

Councilmember McAustin expressed concerns with California Senate Bill 50 - Planning and Zoning: Housing Development: Equitable Communities Incentive. She stated the proposed legislation would rezone areas next to light-rail stations; and asked staff to provide information on how the City should respond to protect local control.

City Manager Mermell stated that he would provide an update on this issue in the City Manager's newsletter.

The Mayor congratulated Greg Afsharian, Sergeant-at-Arms, on his upcoming retirement, and thanked him for his 30 years of dedicated service to the City.

ADJOURNMENT

On order of the Mayor, the regular meeting of the City Council adjourned at 10:29 p.m.



Terry Tornek, Mayor
City of Pasadena

ATTEST:



City Clerk