

CITY OF PASADENA  
City Council Minutes  
May 11, 2020 – 2:00 P.M.  
City Hall Council Chamber

SPECIAL MEETING

The virtual meeting was convened pursuant to Executive Order N-29-20 issued by Governor Gavin Newsom on March 17, 2020, and was held solely by videoconference/teleconference.

**OPENING:** Mayor Tornek called the special meeting to order at 2:00 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  
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

**CONSENT CALENDAR**

**CONTRACT AWARD TO GOLDEN GATE STEEL, INC., DBA GOLDEN GATE CONSTRUCTION FOR INSTALLATION OF BALLISTIC PANELS AT VARIOUS LOCATIONS CITYWIDE, FOR AN AMOUNT NOT-TO-EXCEED \$204,000**

**Recommendation:** It is recommended that the City Council:

(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, minor alterations of existing public facilities involving negligible or no expansion of use beyond that previously existing at the time of the lead agency's determination, and that there are no features that distinguish this project from others in the exempt class, and therefore, there are no unusual circumstances; and

(2) Accept the bid dated May 1, 2020, submitted by Golden Gate Steel, Inc., dba Golden Gate Construction in response to the Project Plans and Specifications for the Installation of Ballistic Panels at Various Locations – Citywide, reject all other bids received May 1, 2020, and authorize the City Manager to enter into such contract for an amount not-to-exceed \$204,000, which includes the base contract amount of \$169,825, and a contingency of \$34,175 to provide for any necessary change orders. (Contract No. 31714)

Mark Jomsky, City Clerk, read aloud the comments of William Papanian, Pasadena resident, expressing concerns with the recommended expenditure for ballistic panels.

Ara Maloyan, Director of Public Health, provided information on the level 1 ballistic panel storefront system installation and schedule; and responded to questions.

Councilmember Gordo requested that staff research other City expenditures that may be eligible for federal reimbursement.

**AUTHORIZE PURCHASE ORDER WITH WAXIES ENTERPRISES, INC., DBA WAXIE SANITARY SUPPLY TO FURNISH RESTROOM SUPPLIES FOR AN AMOUNT NOT-TO-EXCEED \$200,224**

**Recommendation:** It is recommended that the City Council:  
(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 an effect on the environment; and  
(2) Accept the bid dated March 3, 2020, submitted by Waxies Enterprises, Inc., dba Waxie Sanitary Supply (Waxie) in response to the specifications to furnish restroom supplies for city buildings; reject all other bids received; authorize the City Manager to enter into a purchase order with Waxie in an amount not-to-exceed \$100,112 over a one-year period with the option for a one year extension in the amount of \$100,112, at the discretion of the City Manager, for a maximum contract length of two years and a total contract amount of \$200,224, inclusive of Consumer Price Index increases.

**RESIGNATIONS,  
APPOINTMENTS, &  
REAPPOINTMENTS**

**APPOINTMENT OF JAN SANDERS TO THE PASADENA COMMUNITY ACCESS CORPORATION BOARD** (District 2 Nomination)

**APPOINTMENT OF DAVID CUTTER TO THE ENVIRONMENTAL ADVISORY COMMISSION EFFECTIVE JULY 1, 2020** (District 3 Nomination)

**APPOINTMENT OF SANDRA LINDOERFER TO THE COMMISSION ON THE STATUS OF WOMEN EFFECTIVE JULY 1, 2020** (District 4 Nomination)

**APPROVAL OF MINUTES**

March 30, 2020

**CLAIMS RECEIVED**

Claim No. 13,521	Francesca Rhodes	\$	140.26
Claim No. 13,522	SoCalGas, a Sempra Energy Utility		450.00
Claim No. 13,523	Ethan Falk		1,398.29

Claim No. 13,524	United Financial Casualty Company as subrogee for Vardan Bezhanyan	6,134.41
Claim No. 13,525	Jonathan W. Douglass, Esq., Parris Law Firm, representing Mark Jungwon Pak	25,000.00+

Following discussion, It was moved by Councilmember Kennedy, seconded by Councilmember McAustin, to approve all items on the Consent Calendar:

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

**OLD BUSINESS**

**HOSPITALITY WORKPLACE PROTECTIONS**

**Recommendation:** It is recommended that the City Council receive information on the draft Hospitality Workplace Protections Ordinance provided by Unite Here Local 11, and consider whether to provide further staff direction

Steve Mermell, City Manager, summarized the staff report as part of the oral presentation; and responded to questions.

Councilmember Madison spoke in favor of adopting a Hospitality Workplace Protection Ordinance that will protect the City’s most vulnerable workforce, excluding the California Institute of Technology and Pasadena Center Operating Company.

Councilmember Kennedy spoke in favor of workplace protection without impinging on existing contracts or hotel operations

Vice Mayor Hampton spoke on the need to provide workforce protection to all employees in all businesses in the City; and expressed concerns with the lack of input from hoteliers prior to making a decision on the item.

Councilmembers Wilson and McAustin expressed concerns with a Hospitality Workplace Protections Ordinance, as they do not believe the City should be involved in such matters between labor unions and hoteliers.

City Clerk Jomsky read aloud comments in opposition to a Hospitality Workplace Protections Ordinance and/or provided comments related to the item, from the following individuals:

Paul Little, representing Pasadena Chamber of Commerce  
Richard A. McDonald, Pasadena resident  
Mike Owen, representing The Courtyard Pasadena  
Joe Titizian, representing The Hilton Pasadena  
Paul Leclere, representing the Langham Huntington  
Siamak Nassipour, representing The Westin Pasadena  
Dianne Philiposian and Thomas D. Seifert, Pasadena residents

He also read aloud comments in support of a Hospitality Workplace Protections Ordinance and/or provided comments related to the item from the following individuals:

Alice Stanford, Pasadena resident  
Grace Dyrness, Pasadena resident  
Edward J. Washatka, member of Pasadenans Organizing for Progress (POP!)

City Clerk Jomsky reported that 3 letters in support, and 5 letters in opposition to this item were received, distributed to the City Council, posted online, and made part of the record.

Councilmember Masuda spoke on the importance of protecting hotel workers, however, noted that it appeared to unfairly single out one industry.

Councilmember Gordo asked staff to provide additional information on how the "Just Cause" provision is enforced in other municipalities (including the cities of Oakland and Los Angeles), who pays for a neutral fact finder, how the operation is operated, and provisions on recall and retention of employees. He recommended that this item be agendized at a future Economic Development and Technology (EDTech) Committee meeting for further discussion; and to determine if the proposed Hospitality Workplace Protection provisions can apply to other platforms of employment that provide the same services. In addition, he asked staff to work with hoteliers to develop reasonable Health Protection and Virus Prevention Guidelines (i.e. handwashing) in order for employees to work safely during COVID-19.

Following discussion, by consensus of the City Council, and on order of the Mayor, the item was forwarded to the EDTech Committee for further discussion.

**REPORTS AND COMMENTS  
FROM COUNCIL  
COMMITTEES**

**APPROVAL OF THE KEY BUSINESS TERMS OF A DEVELOPMENT, LOAN AND LEASE AGREEMENT WITH BRIDGE HOUSING, INC., AND A BUDGET AMENDMENT FOR FUNDING IN AN AMOUNT NOT-TO-EXCEED \$4,992,683 FOR THE DEVELOPMENT OF THE MIXED-USE HERITAGE SQUARE SOUTH PERMANENT SUPPORTIVE HOUSING AND**

**COMMERCIAL PROJECT AT 710-738 NORTH FAIR OAKS AVENUE AND 19-35 EAST ORANGE GROVE BOULEVARD**

**Recommendation:** It is recommended that the City Council:

- (1) Find that the proposed development of the mixed-use Heritage Square South permanent supportive housing and commercial project at 710-738 N. Fair Oaks Ave. and 19-35 E. Orange Grove Blvd. (the "Heritage Square South" project) is categorically exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Public Resources Code Section 21080(b)(9); and California Code of Regulation, Title 14, Division 6D, Chapter 3, State CEQA Guidelines Section 15332, Class 32, In-Fill Development Projects, and that there are no features that distinguish this project from others in the exempt and, therefore, there are no unusual circumstances;
- (2) Approve a budget amendment appropriating \$3,468,834 in expenditures from the Housing Successor Low Income Housing Asset Fund unappropriated fund balance and \$1,523,849 from the Inclusionary Housing Trust Fund unappropriated fund balance to fund the proposed City loan in the total amount of \$4,992,683 through the Department's Fiscal Year (FY) 2020 Operating Budget for the Heritage Square South project;
- (3) Approve the key business terms of a Development, Loan and Lease Agreement with BRIDGE Housing, Inc., for the development of the Heritage Square South project, 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.

William Huang, Director of Housing, provided introductory comments, and Jim Wong, Senior Project Manager, presented a PowerPoint presentation on the item; and responded to questions. City Manager Mermell provided information and requirements for this project related to the First Source Local Hiring ordinance; and responded to questions. Kimberly McKay, Executive Vice President, and Anna Slaby, Senior Project Manager, representing the developer, BRIDGE Housing, provided information related to the project's schedule, and responded to questions.

Councilmember Kennedy spoke in favor of the project; and asked the developer to expedite the start date for construction to occur in the year 2021.

Councilmember Wilson suggested amending the retail mix project, due to the current economic circumstances, to include additional residential units.

Councilmember Gordo echoed comments related to adding additional residential units to the project. He asked staff to determine if the City can proceed with the project, with the ability to transition the project as needed due to the COVID-19 pandemic. He reiterated his request that staff provide the total amount of City subsidies provided per unit for the proposed project, which should include the land costs, as he believes it is misleading the public to provide the data as presented.

Following discussion, the City Manager Mermell noted that the staff report did not include required environmental documentation, and recommended that item be held to the May 18, 2020 City Council meeting to avoid litigation concerns, which will also allow staff to update the data as requested by Councilmember Gordo.

In response to the request to hold the item, Councilmember Kennedy stated the following for the record, "I am somewhat disappointed that we don't have this information [environmental documentation]."

Following discussion, it was moved by Councilmember Kennedy, seconded by Vice Mayor Hampton, to table the item until May 18, 2020, with staff to provide the environmental documents and additional information as requested above:

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

**RECOMMENDATIONS FROM OFFICERS AND DEPARTMENTS**

**COVID-19 UPDATE FROM CITY MANAGER - ORAL REPORT REGARDING RESULTS OF PAST WEEKEND'S SOFT RE-OPENING AND UPDATE ON POTENTIAL FUTURE ACTIONS RELATED TO STAGE 2 RE-OPENING:**

**REVIEW OF ACTIONS RELATED TO SOFT RE-OPENING OF PASADENA BUSINESSES**

City Manager Mermell provided an oral update, summarizing Governor Newsom's actions allowing all retail business that can provide curbside service be allowed to operate; information on Health Orders issued by Public Health Officers from Pasadena, Los Angeles, and Long Beach to allow businesses to operate; and information on Pasadena businesses that opened for operation; and responded to questions.

Mayor Tornek expressed concerns with Governor Newsom's announcement, as well as the related documentation that follow his announcements, which do not correspond to prior statements made by the Governor, which creates a confusing situation.

Councilmember Gordo spoke on the need for staff to be prepared for the re-opening of Pasadena businesses, and stated he is not satisfied in waiting for the County or Governor Newsom to take next steps. He urged City staff to communicate and work collaboratively with businesses in the City in developing re-opening and operating regulations/guidelines. Councilmember Gordo asked staff to provide stage-by-stage framework on the steps needed for the City to move further into Stage 2, as well as into Stage 3 of the reopening process for the City's economy, taking into account the perspective of City's businesses, community needs, resident safety, and Public Health.

Dr. Ying Ying Goh, MD, Director of Public Health, provided information on COVID-19, including the number of deaths, onsite visits related to skilled nursing facilities in the City; and responded to questions. Michele Beal Bagneris, City Attorney/City Prosecutor, provided information on the Health Officer's authority under State law with respect to health issues and orders for quarantine; and responded to questions. City Manager Mermell stated that staff is developing a timeline report related to the Pasadena Public Health Department's response to skilled nursing facilities; and will also outline the legal authorities related to the Health Officer. Eric Duyshart, Economic Development Manager, provided information on the businesses staff contacted to provide information on the City's curbside operating requirements as part of the Phase 2 soft re-opening; and responded to questions. Manuel Carmona, Deputy Director of Public Health, provided information on the Department's tracking of COVID-19 indicators and metrics at the state and local level that will modify the Stay-at-Home order; and responded to questions.

Vice Mayor Hampton expressed strong concerns related to the number of deaths at skilled nursing facilities due to COVID-19 pandemic and stated that he believes City staff fell short in taking appropriate action to protect those residents.

Councilmembers Madison and Wilson advocated for the opening of pet grooming businesses, as they believe those businesses are low risk (COVID-19 exposure) operators.

City Manager Mermell stated that the Health Officer will allow curbside retail and will promulgate the City's business protocols to the business community.

Councilmembers Wilson and McAustin spoke on the need to further provide COVID-19 data to the public and expedite the "Pasadena COVID-19 Dashboard."

City Clerk Jomsky reported that 1 letter advocating for the re-opening of salon studios was received, distributed to the City Council, posted on-line and made part of the public record; and read aloud comments from Lois Billings, Pasadena resident, advocating for the reopening of pet groom facilities.

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

### **REVIEW OF PLANS RELATED TO RE-OPENING ROSE BOWL LOOP, AND OTHER RECREATIONAL AREAS IN THE CITY OF PASADENA**

City Manager Mermell provided introductory comments, and Brenda Harvey-Williams, Director of Parks, Recreation and Community Services, summarized the staff report as part of the oral presentation on the item, with both responding to questions. Joaquin Siques, Engineer with Transportation Department, provided information on the City's costs related to staffing the Rose Bowl Loop (Loop) and implementing traffic controls at intersections; and responded to questions.

Councilmember Madison spoke in favor of re-opening the Loop with constraints and safe guards. He also spoke in support of limiting the parking lot spaces to 90 minutes; and asked staff to make efforts to avoid traffic congestion and parking spill-over that might impact surrounding neighborhoods.

Vice Mayor Hampton spoke in favor of re-opening the Loop and requested a traffic pattern map of the area. He expressed concerns with limiting the time of parking allowed in the parking lots, which may impact surrounding neighborhoods with spill-over parking.

Councilmember McAustin stated that staff should consider restricting parking in surrounding neighborhoods to avoid congestion of parked vehicles.

Councilmember Wilson expressed concerns with staff only allowing parking at Lot I, and spoke on the need for adequate parking for Loop users. He asked staff, to the extent possible, to re-employ unassigned City employees to assist with the re-opening of the Loop.



Councilmember Gordo asked staff to provide a timeframe and information on the City's ability to legally deputize City staff who are not assigned due to COVID-19 facility and program closures, to monitor parking lots and parking enforcement on City owned parking lots to mitigate costs. He suggested that staff contact the City of Los Angeles' Transportation Department, which has a certified training program as a way to cross-train and repurpose staff working for the City, Rose Bowl Operating Company (RBOC), and Pasadena Center Operating Company (PCOC), and report back to the City Council. He asked that the staff open two parking lots during peak use hours at the Loop to avoid spill-over parking in the surrounding neighborhoods. In addition, he asked staff to consult with RBOC and Brookside Golf Course operations to ensure the ability to move traffic in/out of the area.

In response to Councilmember Wilson's concerns related to parking, Director Harvey-Williams stated that staff has the option of opening additional parking lots as needed to accommodate vehicles. She stated that staff's recommendation is to close off the Loop to vehicular traffic, with all lanes available for walkers, bikers and joggers to maximize social distancing opportunities.

Following discussion, Councilmember Gordo stated that based on City Council's discussion, staff is being asked to move forward in a safe and efficient manner in re-opening the Rose Bowl Recreation Loop minimizing impacts to operations in the Arroyo and residents. He noted that the longer term objective is to cross train existing staff that is currently unassigned due to COVID-19 facility and program closures, in order to increase staff available for safety and parking lot enforcement, and determine if it is possible to implement a certification program for traffic enforcement in order to avoid impacting the Pasadena Police Department.

In response to Mayor Tornek's inquiry on the staff's recommendation related to other recreational uses (i.e. tennis, pickle ball, archery, disc golf), Director Harvey-Williams stated that she is scheduled to participate in a conference call with the Los Angeles County Parks and Recreation Department, together with officials from other cities, to determine a regional approach to re-opening recreational activities, and stated that staff will return to report out on the discussion in the future after the conference call.

City Manager Mermell reported that the County of Los Angeles is planning on opening archery and tennis courts this week. Dr. Ying Ying Goh, Director of Public Health and Health Officer, provided information on the difficulties of supervising recreational activities in relation to social distancing and public safety; and responded to questions.

Mayor Tornek requested that recreational areas and activities (including: tennis, pickle ball, archery, disc golf, and casting pond) in the City be agendized at the May 13, 2020 Public Safety Committee meeting for additional discussion.

Councilmember Gordo requested that staff consider what guidelines should be set in place for personal trainers and clients that workout in City parks.

City Clerk Jomsky reported that 14 letters in support of opening various type of recreational activities and 1 letter expressing safety concerns with the re-opening of recreational activities were received, distributed to the City Council, posted on-line and made part of the public record. He read aloud comments related to the item, including advocating for affordable housing, supporting staff's actions to house homeless individuals in motels, requesting information on the number of individuals that have been provided housing, advocated for the re-opening of the Oak Grove disc golf course, tennis and basketball courts, and the Rose Bowl Loop, expressing concerns with communication to the community, advocating for mandatory mask usage, from the following individuals:

Joseph Perez, Mission Viejo resident  
Zachary Mark, Pasadena resident  
Mary Sarotte, Pasadena resident  
Topher Mathers, Pasadena resident  
Benjamin Shane, Pasadena resident  
Howard Tan, Pasadena resident  
Enrique Alonso, Pasadena resident  
Gabriel Lizardo, Pasadena resident  
Caroline Murrey, Pasadena resident  
Leo James, Van Nuys resident  
Ryder Livingston, Pasadena resident  
Ben Planchon, Los Angeles resident  
Michael Vann, La Canada resident

Michele Beal Bagneris, City Attorney/City Prosecutor, provided information on the format of the agendized item, and City Council's ability to give direction to staff; and responded to questions.

Councilmember Gordo asked staff to determine (taking into consideration what has been discussed regarding the Rose Bowl Loop, and repurposing City staff) if City parks and other open public spaces in the City should be staffed, particularly during peak hours, to supervise those areas and promote social distancing.

Vice Mayor Hampton asked staff to ensure staff is monitoring the Washington Connector trail, also known as the "The Hill", as it is a high usage area.

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

## **DISCUSSION REGARDING THE ESTABLISHMENT OF A FUND TO SUPPORT LOCAL BUSINESSES**

City Clerk Jomsky, read aloud comments related to the item, including advocating for the City to provide financial assistance to support local small businesses, from the following individuals:

Paul Little, Pasadena Chamber of Commerce  
Mo Cee, Pasadena resident  
David Anderson, President of Anderson Business  
Technology  
Pete Kutzer, South Pasadena resident  
Inna Kaplun, Pasadena resident  
Ken Chawkins, Pasadena resident

City Clerk Jomsky reported that 2 letters advocating for the City Council to establish a fund to support local businesses were received, distributed to the City Council, posted on-line and made part of the public record.

Michele Beal Bagneris, City Attorney/City Prosecutor, provided information on the City's ability to make direct or indirect contributions to businesses, including the need for staff to research, review and determine what level of financial support is appropriate; and responded to questions.

Councilmember Gordo, Chair of the Economic Development and Technology Committee (EDTech), summarized the Committee's discussion on the item, including establishing a fund to support local businesses. He suggested taking \$500,000 or \$1,000,000 from the City's General Fund as seed money to assist Pasadena small local businesses and seek out donations from corporate entities to assist with funding. He spoke on the need for staff to develop qualifying guidelines for participants of the program, and determine if the City has the ability to take from the Community Development Block Grant funds to identify additional resources to support local businesses. He asked staff to determine if similar programs exist in other municipalities.

Councilmember Wilson spoke in favor of a matching program, where the City agrees to match funds provided by the Pasadena Community Foundation (PCF) or other private entities, and for staff to consider appropriate grant limits to be awarded per grantee. He spoke on the need for staff and the program to focus on how to return employees to their workplace and create employment opportunities; and to move forward aggressively.

Councilmember McAustin spoke in favor of the concept of a fund to support local business, however, expressed concerns with using the City's General Fund reserves to support the program. She asked staff to determine if the funds set aside for the GT-5 public art project (or interest funds accumulated) may be used to fund the proposed program.

Councilmember Kennedy asked staff to provide a variety of options to develop a program with input from the City Attorney; and reiterated his request that a solicitation letter be distributed to the wealthy community members in the City to request support for local businesses. He echoed concerns related to using the City's General Fund to fund a grant program, however due to the unprecedented times and the rate of unemployment in Los Angeles County, a program to support local small business seems reasonable.

Mayor Tornek stated that he communicated with PCF and reviewed the City of Monterey's program model; and expressed concerns with allocating General Fund money to a program, as it is the City's primary responsibility to ensure the City provides the required City services. He spoke in favor of Councilmember Kennedy's direction for staff to return with options for the program, including his preference for a matching funds program, investigate potential outside funding sources, and ensure that staff determines and defines the public purpose of the proposed program.

Vice Mayor Hampton stated that at the EDTech Committee meeting, a "wish list" was created, which included helping residents with rental assistance. He asked staff to provide information on the possibility of also creating a rental assistance program, where the City could provide \$500,000 to assist small businesses and \$500,000 to assist residents with rent, which will help sustain and keep the community vibrant.

Councilmember Gordo asked staff to structure this as a COVID-19 small business relief program, which will allow these businesses to comply with COVID-19 health regulations in order to operate; and perhaps recover the City's "Seed Money" used for the proposed fund from the state or federal government.

City Manager Mermell suggested to agendize the item at a future Economic Development and Technology Committee meeting to ensure that staff completes an analysis to address the City Council's legal concerns related to the proposed program, determine if contributors get a tax benefit, see if there are opportunities for City reimbursement of seed money, and allow staff to meet with PCF.

Mayor Tornek stated that there is unanimity on the City Council to support small businesses in the City, but he is not prepared to support a recommendation due to the uncertainty of the amount of funds to be contributed, the source of the funds, and the process for awarded grants. He spoke in favor of agendizing the item at a future EDTech committee meeting and returning to the City Council with an update and/or recommendation.

Councilmember Gordo asked staff to schedule an EDTech meeting for early next week so that the item can move forward quickly; and agendize an update on the City's COVID-19 expense reimbursement at a future Finance Committee meeting.

Councilmember Masuda was excused and disconnected from the meeting at 6:54 p.m.

City Manager Mermell reported that the City will not join with the City of Los Angeles, but will participate separately with the Los Angeles County's Great Plates Home Delivery program to ensure the City's restaurant businesses benefit from the City's participation; and will update the City Council accordingly.

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

**ORDINANCES – FIRST READING**

Councilmembers McAustin and Gordo recused themselves due to a potential conflict and left the meeting at 6:55 p.m.

**Conduct first reading of “AN UNCODIFIED ORDINANCE OF THE CITY OF PASADENA SUPERSEDING ORDINANCE NO. 7359, A MORATORIUM ON EVICTIONS FOR NON-PAYMENT OF RENT BY TENANTS IMPACTED BY COVID-19**

Councilmember Madison expressed concerns with the inclusion of self-storage facilities as part of the ordinance without clarity on how those business will be impacted, and requested that staff include in Section 6. Additional Prohibitions, a new prohibition (6), “Denying the tenant access to the premises, or moving/converting a tenants possessions”. He also expressed concerns with the ordinance that imposes the tenant's obligation within 30 days rent due, must inform the landlord in writing of lost income, inability to pay full rent due, and provide documentation to support the claim.

City Clerk Jomsky reported that 1 letter in support of the ordinance and providing comment was received, distributed to the City Council, posted on-line and made part of the public record. He also read aloud comments related to the item, including advocating for rental tenants feedback, 12 months repayment period, and to stop all evictions in the City, from the following individuals:

Ryan Bell, Pasadena resident  
PJ Johnson, Pasadena resident  
Mary Clark, Pasadena resident  
NH Parry, Pasadena resident  
Allison Henry, Pasadena resident

Councilmember Masuda re-connected to the meeting at 7:06 p.m.

In response to Vice Mayor Hampton’s request, Michele Beal Bagneris, City Attorney, stated that staff will contact the public speaker who believes they are being illegally evicted to follow up on their concerns, and provide assistance if possible; with staff to provide an update to the City Council.

In response to Councilmember Madison’s comments, Michele Beal Bagneris, City Attorney/City Prosecutor, recommended the following amendment to the ordinance: Page 11, Section 6: Additional Prohibitions, “...Homeland Security; and (5) threatening a tenant, by word or gesture, with physical harm; or (6) denying a tenant access to the premises, or moving or converting the tenants possessions.”

The ordinance (amended as detailed above) was offered for first reading by Councilmember Madison:

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

Councilmembers Gordo and McAustin returned to the meeting at 7:18 p.m.

**Conduct first reading of “AN ORDINANCE OF THE CITY OF PASADENA AMENDING VARIOUS PROVISIONS OF THE PASADENA MUNICIPAL CODE RELATED TO (A) THE NAME CHANGE OF THE HUMAN SERVICES AND RECREATION DEPARTMENT TO THE PARKS, RECREATION AND COMMUNITY SERVICES DEPARTMENT; (B) AMENDED FUNCTIONS OF THE PARKS, RECREATION AND COMMUNITY SERVICES DEPARTMENT; AND (C) CLERICAL CHANGES TO UPDATE REFERENCES TO THE PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT AND HOUSING DEPARTMENT”**

The above ordinance was offered for first reading by Councilmember Kennedy:

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

**ORDINANCE – ADOPTED**

**Adopt “AN ORDINANCE OF THE CITY OF PASADENA, CALIFORNIA AMENDING THE LIGHT AND POWER RATE ORDINANCE, TITLE 13, CHAPTER 13.04 OF THE PASADENA MUNICIPAL CODE” (Introduced by Councilmember McAustin) (Ordinance No. 7362)**

The above ordinance was adopted by the following vote:

AYES: Councilmembers Gordo, Kennedy, Madison, Masuda, McAustin, Wilson, Vice Mayor Hampton, Mayor Tornek

NOES: None

ABSENT: None

ABSTAIN: None

**INFORMATION ITEM**

**PREDEVELOPMENT PLAN REVIEW OF A SINGLE-ROOM OCCUPANCY AND CHARITABLE INSTITUTION BUILDING PROPOSED AT 1000 EAST WALNUT AVENUE**

**Recommendation:** This report is intended to provide information to the City Council; no action is required.

David Reyes, Director of Planning and Community Development, summarized the staff report as part of his oral presentation, and responded to questions. Captain Terry Masango, representing the Salvation Army, provided information on the proposed project, and responded to questions. Jerry Hill, Devine & Gong, Inc., representing the applicant, provided information on the project, including the process of the City’s discretionary approval process, and responded to questions.

Councilmember McAustin was excused and disconnected from the meeting at 7:50 p.m.

Councilmember Gordo spoke on concerns related to the proposed project including the design and lack of additional parking spaces. He spoke on the need for an agreement from the applicant included in the Conditional Use Permit that the parcels cannot be separated and incorporates a shared parking agreement. He stated that the design should reflect the Walnut Corridor and be respectful of surrounding residential neighborhoods; and clear written guidelines on the operation of the foodbank. He asked staff to think through procedurally on how the City staff can meet the needs of the community, including distributing information on the project and receiving public feed back.

City Clerk Jomsky reported that 8 letters in support of the proposed project were received, distributed to the City Council, posted on-line and made part of the public record.

Councilmember Masuda echoed concerns related to the number of parking spaces provided with the proposed project.

Vice Mayor Hampton asked staff to expedite the approval process in order to help protect the developer's funding for the project, and spoke in favor of the project.

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

**FOLLOW-UP PRESENTATION ON THE PROPOSED PROJECT OF A SINGLE-ROOM OCCUPANCY BUILDING AT 274-282 NORTH OAKLAND AVENUE**

**Recommendation:** This report is intended to provide information to the City Council; no action is required.

David Reyes, Director of Planning and Community Development, summarized the staff report as part of his oral presentation, and responded to questions. Jim Osterling, CBG/Bridge Financial Advisers (applicant), presented a PowerPoint presentation on their propose project; and responded to questions.

Councilmember Kennedy requested that the applicant commit to salvaging the doors, windows and hardware of the original building, and donate those items to a non-profit organization; and spoke in favor of the project, including the environmental and sustainable qualities of the project.

City Clerk Jomsky read aloud comments related to the item, including advocating for the City to apply Section 8 subsidies to the rental units, from the following individuals:

Jill Shook, Pasadena resident  
Edward Washatka, Pasadenans Organizing for Progress (POP!)

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

**ADJOURNMENT**

Councilmember Kennedy asked the Mayor to ensure that all City Council meetings are adjourned in memory of Pasadena residents that have died due to COVID-19.

Vice Mayor Hampton stated that he will continue to discuss the lack of actions by City staff related to senior nursing facilities and has informed the City Manager that City inspections should be done at every senior nursing facility in the City, regardless of the actions or directions of Governor Newsom. He also requested a public discussion related to the City Manager's contract.

In response to Councilmember Kennedy's inquiry related to the City's Health Department conducting inspections, City Manager Mermell stated that staff is entering facilities, although a number of inspections have been virtual inspections, with a team of



individuals and a representative of the facility. Virtual inspections are used to keep staff safe, allows additional facility inspections, and is done in concert with state licensing staff to keep the community safe. Mr. Mermell stated that the Health Director can provide additional information at a future City Council meeting.

On order of the Mayor, the special meeting of the City Council adjourned at 8:30 p.m. in memory of all those that have lost their lives during the COVID-19 pandemic.

/s/ Terry Tornek

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Terry Tornek, Mayor  
City of Pasadena

ATTEST:

  
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City Clerk