

CITY OF PASADENA
City Council Minutes
February 1, 2021 – 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 Gordo called the special meeting to order at 2:04 p.m. The pledge of allegiance was led by Vice Mayor Wilson.

ROLL CALL:
Councilmembers: Mayor Victor M. Gordo
Vice Mayor Andy Wilson
Councilmember Tyron Hampton
Councilmember John J. Kennedy
Councilmember Steve Madison
Councilmember Gene Masuda
Councilmember Felicia Williams

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

CEREMONIAL MATTERS Brenda Harvey Williams presented a PowerPoint presentation highlighting the City's Black History Month festivities, which will be held as virtual celebrations due to COVID-19, throughout February 2021; and responded to questions.

Councilmember Hampton asked staff to work with the Pasadena Convention Center and the Better Business Bureau to promote black-owned businesses in the City.

Councilmember Kennedy reported that the California Institute of Technology (Caltech) announced that the university is publicly and unambiguously repudiating any affiliation with eugenics and the Human Betterment Foundation, and will rename campus buildings that are associated with the foundation or former leaders of Caltech that were engaged in the practicing of eugenics. He thanked Caltech board of trustees, President, and all involved for their actions in racial justice. He asked that staff disseminate information on the Pasadena Sister City, Dakar speaker series presenting Professor Danielle Wiggins of Caltech.

Vice Mayor Wilson spoke on the January 29, 2021 hosted virtual dedication that took place at Caltech in honor of the Tianqiao and Chrissy Chen Neuroscience Research Building (CNRB). He also asked staff to reach out to Dr. Steve Mayo, a prominent biologist at Caltech who may provide assistance for the City's vaccination event.

Mayor Gordo requested that the meeting be adjourned in memory of those that have suffered due to death and illness caused by COVID-19 in Pasadena, the nation and around the world.

CONSENT CALENDAR

ECONOMIC DEVELOPMENT AND TECHNOLOGY COMMITTEE: APPROVAL OF HOUSING ACQUISITION LOAN AGREEMENT WITH HERITAGE HOUSING PARTNERS TO PROVIDE PURCHASE FINANCING IN AN AMOUNT NOT-TO-EXCEED \$607,500 TO IMPLEMENT PURCHASE OPTIONS ON AFFORDABLE HOMEOWNERSHIP UNITS AT 588 N. FAIR OAKS AVENUE, #103 #101 AND 106 E. SUMMIT ORANGE GROVE BOULEVARD, #304

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

- (1) Find that the proposed housing financing and acquisition activity, as described in the agenda report, does not have a significant effect on the environment and has been determined to be categorically exempt under Class 26 (Acquisition of Housing) of the State California Environmental Quality Act ("CEQA") and, specifically, Section 15326 of the State CEQA Guidelines;
- (2) Approve a budget amendment appropriating \$607,500 from the Inclusionary Housing Fund Unappropriated Fund Balance to the Housing Department's Fiscal Year (FY) 2021 Operating Budget for the HHP Housing Acquisition Project; (Budget Amendment No. 2021-26)
- (3) Approve certain key business terms, as described in the agenda report, of the proposed Housing Acquisition Loan Agreement with Heritage Housing Partners; and
- (4) Authorize the City Manager to execute any and all documents necessary to effectuate the staff recommendation.

Mayor Gordo noted that the agenda and staff report titles have been corrected to reflect the proper addresses for the proposed action, which is located at, "588 N. Fair Oaks Avenue, #101 and 106 E. Orange Grove Boulevard, #304."

APPROVAL OF MINUTES

December 14, 2020
December 21, 2020
December 22, 2020
December 28, 2020
January 4, 2021

CLAIMS RECEIVED

Claim No. 13,667	Wayne Thomas	Not stated
Claim No. 13,668	Jennifer Phillips	Not stated
Claim No. 13,669	DP Plaza Las Fuentes, LLC	\$ 25,000.00+
Claim No. 13,670	AAA as subrogee for Janus Wilczek c/o Subro Claims, Inc.	3,557.68
Claim No. 13,671	Peter McHugh	25,000.00+

Claim No. 13,672 James Eiler, Esq., 25,000.00+
Murchison & Cumming, LLP,
representing Unified Parking
Service, Inc.

It was moved by Councilmember Kennedy, seconded by Councilmember Hampton, to approve all items on the Consent Calendar, including the correction to the agenda report related to Item 1 (Approval of Housing Acquisition Loan Agreement with Heritage Housing Partners) as detailed above:

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

**REPORTS AND COMMENTS
FROM COUNCIL
COMMITTEES**

**APPROVAL OF THE FEDERAL & STATE LEGISLATIVE
PLATFORMS FOR CALENDAR YEAR 2021**

Recommendation: It is recommended that the City Council:

(1) Find that the proposed action is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to 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) Approve the Federal Legislative Platform and the State Legislative Platform for calendar year 2021.

Recommendation of the Legislative Policy Committee: At the January 26, 2021 meeting of the Legislative Policy Committee, staff presented both the Federal and State Legislative Platforms for calendar year 2021. In addition to the staff recommendations, the Committee agreed to include additional language regarding support for direct fiscal assistance to publicly owned utilities to credit delinquent utility bills for their customers during COVID-19. The Committee recommended forwarding both Platforms to the City Council for approval.

Councilmember Madison, Chair of the Legislative Policy Committee (LPC), summarized the Committee's discussion; noting the dialogue with staff related to needed fiscal assistance for utility customers during the COVID-19 pandemic; and the Committee's action to forward the item to the City Council for consideration. Mayor Gordo, member of LPC, reported that the Committee discussed housing legislation, specifically related to local control.

Julie Gutierrez, Assistant City Manager, provided introductory comments, and Jennifer Guess, Management Analyst IV, presented a PowerPoint on the item, and responded to questions.

Councilmember Kennedy asked the Legislative Policy Committee to consider discussing the issue of water contaminants that may be present in the City's water sources. He also asked the City Council to review the City of Atlanta's issuance of \$50 million housing bond for affordable housing.

Mark Jomsky, City Clerk, read aloud comments expressing concerns on Senate Bills: SB 9- Housing Development; SB15 – Housing Development; SB50 – Planning and Zoning, and SB51 – California Competes Tax Credit from the following individuals:

Nina Chomsky, Pasadena resident
Christopher Sutton, Pasadena resident

Steve Mermell, City Manager, provided information on the items that will be discussed at the February 22, 2021 City Council meeting, which will include a discussion on the City's General Plan, Specific Plans, and the Housing Element; and responded to questions.

Vice Mayor Wilson asked staff to provide additional information on legislation related to housing issues at the February 22, 2021 City Council meeting. Mayor Gordo requested that staff provide a brief report on the housing legislation bills referenced in the staff report, at the February 22, 2021 City Council meeting, and forward to the Legislative Policy Committee for further discussion.

Following discussion, it was moved by Councilmember Madison, seconded by Councilmember Hampton, to approve the staff recommendation:

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

ORDINANCE – ADOPTED

ADOPT “AN ORDINANCE OF THE CITY OF PASADENA AMENDING TITLE 2, CHAPTER 2.45, SECTION 2.45.050 (VACATION OF DISTRICT APPOINTMENTS BY NEWLY ELECTED COUNCILMEMBER) OF THE PASADENA MUNICIPAL CODE TO EXTEND TO MAYORAL APPOINTMENTS” (Introduced by Councilmember Madison) (Ordinance No. 7370)

City Clerk Jomsky reported that public comment was received on items not on the agenda related to police oversight, which were distributed to the City Council and staff but will not be read aloud.

Councilmember Hampton stated his preference that public comments that are on items not on the agenda be posted on the City's website.

The above ordinance was adopted by the following vote:

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

INFORMATION ITEMS

PREDEVELOPMENT PLAN REVIEW OF A COMMERCIAL BUILDING PROPOSED AT 758 & 766 SOUTH FAIR OAKS AVENUE (HUNTINGTON HOSPITAL)

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

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

Vice Mayor Wilson expressed concerns regarding potential vehicle and traffic impacts that might occur given the close proximity this project has to a number of adjacent medical office buildings.

Dr. Lori Morgan, President of Huntington Hospital, provided information on the proposed project's medical offices, and Brad McCoy, Vice President of Construction of Huntington Hospital, presented a PowerPoint presentation on the item, and responded to questions.

Councilmember Williams voiced support of the Preliminary Consultation Design Review comments, referenced in Attachment B of the staff report; spoke on the need for a connection to the Fillmore Gold Line train station in terms of landscaping, streetscape etc., in connecting the building on the east side to fulfill some of the Specific Plan goals in making the area more walkable. She spoke on the need for staff to provide a cumulative impact report on the 590 South Fair Oaks Avenue project.

Vice Mayor Wilson asked staff to look at the surrounding area collectively as the construction reinvigorates a whole section of Fair Oaks Avenue as opposed to individual projects. He expressed concerns with the scale of the setback for the driveway drop-off as the area should be more pedestrian friendly.

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

CITY COUNCIL STUDY SESSION ON CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND LOCAL MOBILITY ANALYSIS (OUTSIDE CEQA)

Recommendation: It is recommended that the City Council, as part of a study session, receive the oral report and information regarding the California Environmental Quality Act (CEQA) and Local Mobility Analysis, formerly referred to as Outside CEQA analysis.

Mayor Gordo provided introductory comments; City Manager Mermell provided information from the November 16, 2020 City Council action in adopting an update to the City's California Environmental Quality Act (CEQA) baseline, and direction to staff to provide in-depth information; and responded to questions.

Laura Cornejo, Director of Transportation, provided introductory comments, and John Muggridge and Nico Boyd representing Fehr & Peers (City consultants), presented a PowerPoint presentation on the City's current transportation analysis framework, information on CEQA and Local Mobility processes; and responded to questions.

Councilmember Masuda requested information regarding the results of an online poll taken at a recent Transportation Advisory Committee (TAC) meeting.

Conrad Viana, Transportation Engineer, provided information on the three tier thresholds that trigger a transportation review; and responded to questions.

Councilmember Williams requested clarification and a flow chart on the levels and criteria of analysis that City projects are subject to regardless of the number of units. She also asked staff to provide a breakdown on the number of projects that triggered mitigations (as was represented in the PowerPoint presentation) between CEQA and Local Mobility. In addition, Councilmember Williams spoke on the need to collect cell phone/Vehicle Miles Traveled (VMT) data to determine travel information when considering all projects in the City.

Vice Mayor Wilson asked staff to provide information on best practices when considering cumulative impacts in relation to Local Mobility analysis.

Councilmember Hampton spoke on the need for staff to collect more accurate, real-time, VMT data, and suggested that staff contact individuals in the surrounding area where a project will be built, and ask them to volunteer weekly VMT information as a possible data collection alternative.

Mayor Gordo spoke on the community's frustration and feelings of disconnect related to City policies, development approvals, and the resulting traffic impacts. He spoke on the need for staff to review the City's mobility guidelines and seek out sufficient input from the community, as a solid approach to measuring the cumulative impacts of approved projects in the City.

City Clerk Jomsky reported that a number of letters and emails advocating for accurate analysis of traffic on City streets, the need for mitigation, and/or providing comments/suggestions, which were distributed to the City Council, posted on-line, and made part of the public record from the following individuals:

Megan Foker, on behalf of Livable Pasadena
Erika Foy, representing Protecting Pasadena
Keep Pasadena Moving

City Clerk Jomsky read aloud comments advocating for accurate analysis of traffic on City streets, the need for mitigation, increase of street safety measures, and/or providing comments/suggestions on the matter from the following individuals:

Keep Pasadena Moving
Ken Perry, Pasadena resident
Avram Dean Gold, Pasadena resident
Topher Mathers, Pasadena resident
Erika Foy, Pasadena resident

The City Council thanked staff and their consultants on their excellent work on such a difficult subject matter.

Ms. Cornejo stated that per City Council direction, staff will return at a future meeting (March 2021) on the recommendation to award a contract to a consultant to assist the City in developing updated local mobility guidelines; followed by an update on the local mobility analysis process, and a potential path forward allowing the City Council to consider stricter CEQA thresholds.

Councilmember Williams spoke on the need for staff to develop a process for updating the City's mobility element that would trigger a different kind of analysis or expand the tiers on the current analysis of projects.

City Manager Mermell informed the City Council that staff will present the City's General Plan and Specific Plans for discussion at a future City Council meeting, and that staff will also discuss the impacts of the mobility plan and provide some context to the City Council as part of that same discussion.

Councilmember Kennedy requested that staff respond to the public comments submitted by Ken Perry as he has continually engaged and continues to express displeasure with staff's actions on the matter.

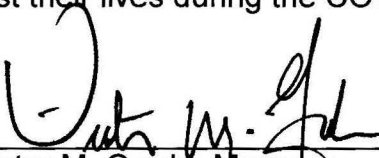
Following discussion, by consensus of the City Council, and on order of the Mayor, the information was received and filed.

City Clerk Jomsky announced that a special City Council meeting will be held on Thursday, February 4, 2021, at 6:00 p.m., for the purpose of conducting qualified applicant interviews, and providing the City Council with the opportunity to select an appointee to fill the vacancy on the City Council, representing Council District 5.

Councilmember Kennedy, Commissioner on the Burbank-Glendale-Pasadena Airport Authority Board, summarized the discussion of their meeting held earlier in the day.

ADJOURNMENT

On order of the Mayor, the special meeting of the City Council adjourned at 5:29 p.m. in memory of all those that are ill and have lost their lives during the COVID-19 pandemic.



Victor M. Gordo, Mayor
City of Pasadena

ATTEST:



City Clerk