

CITY OF PASADENA
City Council Minutes
July 18, 2022 – 4:35 P.M.
City Hall Council Chamber

UNOFFICIAL UNTIL
APPROVED BY CITY COUNCIL

The regular meeting was convened and held virtually by videoconference/teleconference.

OPENING: Mayor Gordo called the regular meeting to order at 4:35 p.m. The pledge of allegiance was led by Councilmember Williams.

ROLL CALL:
Councilmembers: Mayor Victor M. Gordo
Vice Mayor Andy Wilson
Councilmember Tyron Hampton (Arrived at 4:37 p.m.)
Councilmember John J. Kennedy
Councilmember Steve Madison
Councilmember Gene Masuda
Councilmember Jessica Rivas
Councilmember Felicia Williams

Staff: Interim City Manager Cynthia Kurtz
City Attorney/City Prosecutor Michele Beal Bagneris
City Clerk Mark Jomsky

Ceremonial Matters Mayor Gordo recognized Volkswagen Pasadena as a Legacy Business and congratulated them on over 65 years in business, and thanked owners Mr. Rich Wilson and Mrs. Barbara Wilson for their commitment and contributions to the Pasadena community.

Mr. Wilson expressed thanks and appreciation to Economic Development Project Manager Ruth Martinez and the City of Pasadena for their continued support of Pasadena businesses.

Public comment on matters not on the agenda The following individuals spoke on the need for accountability and transparency within the Pasadena Police Department (PPD); advocated for the termination of all Pasadena Police Officers involved in the shooting of Anthony McClain; expressed concerns regarding the Los Angeles County District Attorney's Office review of the shooting of Anthony McClain, and requested that the City defer any action on the PPD's Administrative Review to the new City Manager:

Hiram Cormier, Jr., Los Angeles resident
Michael Williams, Pasadena resident
Allen Shay, Pasadena resident

CONSENT CALENDAR **APPROVAL OF MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF PASADENA AND THE LABORERS' INTERNATIONAL UNION OF NORTH AMERICA FOR THE TERM OF JULY 1, 2022 - JUNE 30, 2026**

Recommendation: It is recommended that the City Council:

- (1) Find that the proposed action in the agenda report is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA guidelines Section 15061(b)(3) (Common Sense Exemption); and
- (2) Approve a Memorandum of Understanding (MOU) between the City of Pasadena and the Laborers' International Union of North America for the term of July 1, 2022 through June 30, 2026. (Contract No. 23,686)

CONTRACT AWARD TO MICHAEL BAKER INTERNATIONAL, INC., FOR THE DESIGN OF THE WALNUT STREET CORRIDOR SIGNAL IMPROVEMENT PROJECT FOR A TOTAL NOT-TO-EXCEED AMOUNT OF \$659,640

Recommendation: It is recommended that the City Council:

- (1) Find that the actions proposed in the agenda report are 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; and
- (2) Authorize the Interim City Manager to enter into a contract, as the result of a competitive selection process, as specified by Section 4.08.047 of the Pasadena Municipal Code, with Michael Baker International, Inc., in an amount not-to-exceed \$659,640 (which includes the base contract amount of \$599,640 and a contingency of \$60,000 to provide for any necessary change orders). Competitive price bidding is not required pursuant to City Charter Section 1002(F) (contracts for professional or unique services). (Contract No. 32334)

AUTHORIZATION TO ENTER INTO A SERVICE CONTRACT WITH J. HARRIS INDUSTRIAL WATER TREATMENT, INC., TO FURNISH LABOR AND MATERIALS FOR REVERSE OSMOSIS, DEGASIFICATION AND ION EXCHANGE SYSTEM SUPPORT SERVICES FOR THE GLENARM POWER PLANT IN AN AMOUNT NOT-TO-EXCEED \$200,114

Recommendation: It is recommended that the City Council:

- (1) Find that the proposed action is not a project subject to the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15301 (Class 1 – Existing Facilities), that there are no features that distinguish this project from others in the exempt class, and as such, no environmental document pursuant to CEQA is required for the project; and
- (2) Accept the bid dated June 15, 2022, submitted by J. Harris Industrial Water Treatment, Inc., ("J. Harris") in response to Specification to Furnish Labor and Materials for Reverse Osmosis, Degasification and Ion Exchange System Support Services; reject all other bids received; and authorize the Interim City Manager to enter into a contract with J. Harris for a period of three years or an amount not-to-exceed \$120,068, whichever comes first, with two optional one-year extensions of \$40,023 for each year, subject to approval by the City Manager for a total value of \$200,114. (Contract No. 32331)

Approval of Minutes

May 23, 2022

May 30, 2022

Claims Received and
Filed

Claim No.

Claimant

Claim Amount

2023-0004

Victor Gonzaga

\$ 2,246.70

2023-0005

Cristhoper Manuel Perez
Perdomo

1,400.00

2023-0006

Andrew Kee

2,383.80

2023-0007

Herbert Jonathan

25,000.00+

2023-0008

Harold W. Clark

25,000.00+

2023-0009

Aiozgsni

25,000.00+

2023-0010

Alana L. Dickerson

25,000.00+

2023-0011

Arthur William Migares

25,000.00+

2023-0012

Arthur

25,000.00+

2023-0013

Brian Conley

25,000.00+

2023-0014

Carol Taylor

25,000.00+

2023-0015

Chris A. Jurebie

25,000.00+

2023-0016

Corey Thomason

25,000.00+

2023-0017

Dana Coleman

25,000.00+

2023-0018

David Harper

25,000.00+

2023-0019

Deborah King

25,000.00+

2023-0020

Dean Debra

25,000.00+

2023-0021

Demetrios Poulakas

25,000.00+

2023-0022

Denise Lynn Ankenbauer

25,000.00+

2023-0023

Denise Hopkins

25,000.00+

2023-0024

Deon Menefe

25,000.00+

2023-0025

Dianna Louise Thomas

25,000.00+

2023-0026

Don Davis

25,000.00+

2023-0027

Dotha Feizl

25,000.00+

2023-0028

Elijah Busch

25,000.00+

2023-0029

Eric Haggerty

25,000.00+

2023-0030

Freddie Jimenez

25,000.00+

2023-0031

Geneva Walker

25,000.00+

2023-0032

Kevin Miller

25,000.00+

2023-0033

Kelly Ann Mercer

25,000.00+

2023-0034

John Foster

25,000.00+

2023-0035

Jo Ann Johnson

25,000.00+

2023-0036

Karen E. White

25,000.00+

2023-0037

Geovani Jelakaef

25,000.00+

2023-0038

Sean L. Hensley

25,000.00+

2023-0039

Samual

25,000.00+

2023-0040

Raylorda Jackson

25,000.00+

2023-0041

Ronald Will

25,000.00+

2023-0042

Patricia Hansen

25,000.00+

2023-0043

Paul Newson

25,000.00+

2023-0044

Ramon Richard Arvizu

25,000.00+

2023-0045

Monica Pulley

25,000.00+

2023-0046

Michael Jimenez

25,000.00+

2023-0047

Michael Rotchstein

25,000.00+

2023-0048

Melody Louise Stephens

25,000.00+

2023-0049	Mark Claussen	25,000.00+
2023-0050	Mark Geiger	25,000.00+
2023-0051	Mark Francios	25,000.00+
2023-0052	Latasha Toi Felton	25,000.00+
2023-0053	Luis G. Cerda	25,000.00+
2023-0054	Larry W. Ndmoeiler	25,000.00+
2023-0055	Vangerald Hannix	25,000.00+
2023-0056	Trayvon Christopher Washington	25,000.00+
2023-0057	Thomas Krummel	25,000.00+
2023-0058	Soren Alderson	25,000.00+
2023-0059	Thomas Hutchinson	25,000.00+
2023-0060	Ronan Hayes	25,000.00+

Motion

It was moved by Vice Mayor Wilson, seconded by Councilmember Williams, to approve all items on the Consent Calendar:

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

City Manager

MIDTERM REPORT ON THE WORK OF THE EARLY CHILD DEVELOPMENT & EARLY LEARNING TASK FORCE

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

Dr. Vera Vignes, Chair of the Early Child Development & Early Learning Task Force, and Pat Bowie, consultant, provided a PowerPoint presentation on the agenda item, and responded to questions.

Councilmember Madison thanked the Task Force for the midterm report, emphasizing the importance of this work; spoke on the critical need to break the cycle of violence in the community, as well as the need to support our youngest children and their families; encouraged Task Force members to reach out to the City Council, as needed; and asked that the Task Force determine three necessary and specific programs or actions that should be worked on right away.

Councilmember Hampton expressed thanks and appreciation to the Task Force; echoed Councilmember Madison's comments suggesting the Task Force return in September with three necessary and specific programs or actions that should be worked on right away; and suggested that consideration be given to initiating an outreach campaign focusing on new parents that highlights the work of the Task Force and/or the focus of the City in supporting Early Childhood Development.

Vice Mayor Wilson thanked the Task Force for the report and their efforts; spoke on Measure I tax revenues and asked staff to determine whether some of the Measure I funds could be directed towards early childhood activities and programs.

Councilmember Williams expressed her support for further discussion around a campaign to reach new parents, including, for example, a welcome package for new parents available/circulated through Huntington Hospital or the City's Health Department.

Mayor Gordo spoke on the importance of early childhood development for children ages newborn to 5 years old, noting the importance of preparing them to enter the PUSD educational system, as well as accessing local, county and state funding opportunities to bring additional money and services to Pasadena; and spoke on the critical role early child development plays in breaking the cycle of violence; spoke on Governor Gavin Newsom state budget plan to invest in programs and services for this age group of children; and requested that the Task Force focus on potential opportunities for the City to better coordinate and gain access to county and state programs, services, and funding for both children and their families.

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

City Attorney

CONSIDERATION OF A RESOLUTION TO CONTINUE TO ALLOW THE CITY COUNCIL, ALL OF ITS SUBORDINATE BODIES, AND ALL OF ITS NON-PROFIT CORPORATION BOARDS AND THEIR SUBORDINATE BODIES, TO MEET REMOTELY PURSUANT TO THE BROWN ACT

Recommendation: It is recommended that the City Council:

- (1) Find that this action is exempt from review pursuant to the California Environmental Quality Act (CEQA) in accordance with State CEQA Guidelines Section 15061(b)(3), the "common sense" exemption that CEQA only applies to projects that have the potential for causing a significant effect on the environment; and
- (2) Adopt A Resolution of the City Council of the City of Pasadena Authorizing Remote Teleconference Meetings of the City Council, all City subordinate bodies, and all City non-profit corporation Boards and their subordinate bodies, for the period July 18, 2022 through August 17, 2022. (Resolution No. 9936)

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

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

City Council

DESIGNATION OF MAYOR GORDO AS PRIMARY VOTING DELEGATE AND COUNCILMEMBER WILLIAMS AS ALTERNATE VOTING DELEGATE FOR THE LEAGUE OF CALIFORNIA CITIES ANNUAL CONFERENCE, SEPTEMBER 7-9, 2022

It was moved by Vice Mayor Wilson, seconded by Councilmember Madison, to approve the staff recommendation:

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

City Clerk

ADOPTION OF RESOLUTIONS RELATED TO THE CALLING OF A GENERAL MUNICIPAL ELECTION OF THE CITY OF PASADENA CONSOLIDATED WITH THE STATEWIDE GENERAL ELECTION HELD ON TUESDAY, NOVEMBER 8, 2022, FOR THE PURPOSE OF SUBMITTING TO THE VOTERS OF THE CITY OF PASADENA AN ORDINANCE EXTENDING AND AMENDING CHAPTER 4.109 OF TITLE 4 OF THE PASADENA MUNICIPAL CODE, THE LIBRARY SPECIAL TAX, SUBJECT TO THE APPROVAL OF TWO-THIRDS OF THE VOTES CAST BY VOTERS VOTING ON THE PROPOSAL WITHIN THE CITY

Recommendation: It is recommended that the City Council:

- (1) Find that the proposed action is not a project subject to California Environmental Quality Act (CEQA) as defined in Section 21065 and Section 15378 of the State CEQA Guidelines, and as such, no environmental document pursuant to CEQA is required for the project;
- (2) Adopt a resolution of the City Council of the City of Pasadena requesting the Board of Supervisors of the County of Los Angeles approve the consolidation of the November 8, 2022 Pasadena General Municipal Election with the Statewide General Election for the purpose of submitting to the voters of the City of Pasadena an ordinance Extending and Amending Chapter 4.109 of Title 4 of the Pasadena Municipal Code, the Library Special Tax, subject to the approval of two-thirds of the votes cast by voters voting on the proposal within the City of Pasadena (Exhibit A to the resolution); and direct the Los Angeles County Registrar-Recorder/County Clerk to administer said election on behalf of the City of Pasadena; (Resolution No. 9931)
- (3) Adopt a resolution of the City Council of the City of Pasadena setting priorities for filing written arguments pertaining to Pasadena Public Library Services Continuation Measure; and directing the City Attorney to prepare an impartial analysis; and (Resolution No. 9932)
- (4) Adopt a resolution of the City Council of the City of Pasadena providing for the filing of rebuttal arguments with respect to the Pasadena Public Library Services Continuation Measure. (Resolution No. 9933)

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

Following discussion, by consensus, the City Council amended the text of the ballot question as follows:

Pasadena Public Library Services Continuation Measure

To keep City libraries well-maintained; provide books/materials, youth reading/homework programs; maintain library hours/days open; retain qualified librarians; ensure computer access; shall the City of Pasadena continue the voter-approved annual parcel tax, currently \$41 for single-family residences and condominium units and specified rates for other parcel types, generating \$2,800,000 annually for 15 years, limiting annual increases to the Consumer Price Index; requiring audits, locally controlled funds, be adopted?

It was moved by Councilmember Madison, seconded by Councilmember Williams, to approve the staff recommendation, as amended to incorporate the revised ballot question, as detailed above:

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

**ORDINANCE –
SECOND READING**

Adopt “AN ORDINANCE OF THE CITY OF PASADENA AMENDING CHAPTER 12.13 OF TITLE 12 OF THE PASADENA MUNICIPAL CODE ENTITLED “SIDEWALK DINING ON PUBLIC WALKWAYS” TO RENAME CHAPTER 12.13 TO “OUTDOOR DINING WITHIN PUBLIC RIGHTS-OF-WAY” AND TO INCLUDE ON-STREET DINING” (Introduced by Councilmember Hampton) (Ordinance No. 7397)

The above ordinance was adopted by the following vote:

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

Adopt “AN UNCODIFIED ORDINANCE OF THE CITY OF PASADENA GRANTING NON-EXCLUSIVE RENEWAL FRANCHISES FOR SOLID WASTE COLLECTION TO TWENTY (20) APPLICANTS” (Introduced by Councilmember Hampton) (Ordinance No. 7396)

The above ordinance was adopted by the following vote:

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

CONTINUED PUBLIC HEARING

CONTINUED PUBLIC HEARING: ZONING CODE AMENDMENT: RELIGIOUS FACILITIES WITH AFFORDABLE HOUSING

Recommendation: It is recommended that the City Council:

- (1) Adopt the Addendum to the 2015 Pasadena General Plan Environmental Impact Report (EIR) along with the EIR, and find that the Addendum properly discloses only minor technical changes or additions to the EIR, and none of the conditions triggering a subsequent or supplemental EIR are present, as set forth in State California Environmental Quality Act (CEQA) Guidelines Section 15164;
- (2) Make the Findings for Approval for the Zoning Code Amendment; and
- (3) Direct the City Attorney to prepare an ordinance for the Zoning Code Amendment within 60 days consistent with the provisions set forth in the agenda report.

Recommendation of the Planning Commission: On April 27, 2022, the Planning Commission considered the proposed Zoning Code Amendments at publically noticed hearing, and by a vote of 7-2, recommended that the City Council approve the Zoning Code Amendment as presented by staff, with the following recommended amendments:

1. Apply Secretary of Interior standards to all sites that are historically designated or eligible for designation – no exceptions for small projects.
- Included in the staff recommendation;
2. Require a 55-year covenant for affordable housing, which will apply even if the religious use vacates the site.
- Staff recommends that rental units be subject to an affordability covenant in perpetuity and 45-year covenant for ownership units, consistent with the inclusionary housing requirements of Section 17.42.070(C). Both would remain in effect for the specified timeframe even if the existing religious use vacates the site;
3. Clarify that housing developments may occur on sites with religious facility use as well as adjacent/contiguous sites also owned by the religious institution.
- Included in the staff recommendation;
4. Clarify the development review process (by right and with Design Review). - Included in the staff recommendation;
5. Clarify that Secretary of Interior standards also apply to non-contributing properties within a historic district.
- Included in the staff recommendation;
6. Prepare a Constitutional Analysis related to allowing housing on religious institutional sites, and require that housing projects must be

developed and operated by an independent non-profit organization (independent from the religious organization).

- All housing must comply with state and federal laws; and

7. Verify that the religious facility is a non-profit and has owned and operated the site for a minimum of 5 years prior to applying for a residential project.

- Included in the staff recommendation

Mark Jomsky, City Clerk, opened the public hearing; reported that the public hearing notice was published in the Pasadena Journal and the Pasadena Press on May 5, 2022, May 12, 2022, and May 19, 2022.

Mark Jomsky, City Clerk, reported on the correspondence received for the prior May 23, 2022 City Council meeting, as follows: 57 letters in support of rezoning religious land in Pasadena for affordable housing, as well as for protecting for Landmark Districts; advocating for legislation that will increase the number of units and density per acre from 32 to 36; and providing comments related to the approval process of future projects; three identical advocacy letters/informal petitions in support of rezoning congregational land for affordable housing containing 70 individual signatures; and four letters in opposition to the staff recommendation and/or expressing concerns with "community issues" related to the proposed zoning code amendment. He also reported on the correspondence received after the May 23, 2022 City Council meeting, as follows: three advocacy uniform letters and 10 informal petitions with 151 individual signatures in support of rezoning congregational land for affordable housing; 26 letters in support of rezoning religious land in Pasadena for affordable housing that provides sufficient density at each site so that projects are financially feasible; two letters in opposition to the staff recommendation and advocating that the City suspend the matter pending the outcome of the new state legislation (SB 1336 & AB 2011) and one letter submitted by 18 individuals advocating for housing needs that will keep Pasadena economically vibrant, socially responsible and responsive to the community. The City Clerk stated that all correspondence received by the City Clerk's Office were distributed to the City Council, posted on-line, and made part of the public record for this item.

Interim City Manager Kurtz and Jennifer Paige, Acting Director of Planning, provided introductory comments and David Sanchez, Principal Planner, presented a PowerPoint presentation on the item; and all responded to questions.

Vice Mayor Wilson spoke on the adaptive reuse of existing structures, asked whether there needs to be a caveat with regard to the language that clearly states that any reuse of existing facilities must also maintain a primary worship area for active assembly use (e.g. continue to operate as a church/religious institution) at the site.

In response to Councilmember Masuda's concerns regarding potential parking issues, Jennifer Paige, Acting Director of Planning, provided information on Assembly Bill (AB) 1851; Religious institution affiliated housing development projects: parking requirements, which is existing law that provides relief from parking requirements for this type of use.

Following discussion, Jennifer Paige, Acting Director of Planning and Theresa Fuentes, Assistant City Attorney, responded to questions regarding financial feasibility and police powers concerning land-use planning matters, noting that site changes are not solely based on financial feasibility, but based on general land use principles and what is best for City planning purposes.

Councilmember Williams requested that staff extend outreach efforts to all the neighborhood groups when implementing large planning exercises; spoke on the state density bonus law and expressed concerns surrounding what is the actual density bonus being approved by this action, and that she anticipates further ongoing discussion on the matter.

Councilmember Madison expressed concerns with potential unintended consequences with approving development of dwelling units by right, as well as potential parking issues and unknown indirect fiscal impacts.

Councilmember Hampton spoke in support of staff's recommendation and asked if this can be initially started as a pilot program.

Following discussion, Mayor Gordo spoke on addressing within the approval process additional language requirements that religious facilities applying for this type of designation must disclose any active development agreements with private developers, including the lease or sale of the property, upon reaching the entitlement phase for the project being requested.

Councilmember Kennedy left the meeting at 7:21 p.m. and returned at 8:15 p.m.

The following individuals provided comment on the agenda item:

Philip Burns, Making Housing and Community Happen (MHCH)
Congregational Land Committee
Anthony Manousos, MHCH
Charles Hartie, MHCH
Jean Burns, Pasadena resident
Connie O'Donnell, St. Vincent de Paul Conference, St. Elizabeth
of Hungary Parish
Reverend Dr. Amy Aitken, First United Methodist Church
Pasadena
Erica Tamblyn, All Saints Church
Bert Newton, MHCH
Ashley Mankin, Chino Hills resident
Rochelle Miles, Los Angeles resident

Joe Valenzuela, Pasadena resident
Wendi Gaines, Pasadena resident
Blair Miller, Pasadena resident
Joe Bautista, Pasadena resident
Gloria Newton, Pasadena resident
Topher Mathers, Active San Gabriel Valley
Jochen Strack, Pasadena resident
Tim Wendler, Pasadena resident
Sandy Lee Schaupp, The Church We Hope For in Pasadena
Ralph Torres, Pasadena Foursquare Church
Daniel Mark, Pasadena resident
Donna Sider, Pasadena Mennonite
Mike Veerman, Knox Presbyterian Church
Rev. Dr. Sally Howard, All Saints Church
Brian Brenhaug, Pasadena Foursquare Church
Dr. Gilbert Walton, Pasadena resident
Chip Barabas, First Baptist Church Pasadena
David Gist, Pasadena resident
Sonja Berndt, Pasadena resident
Phil Hawkey, MHCH
Stan Rushing, Sycamores
Pamela Wilson, Pasadena resident
Maddie Gavel-Briggs, All Saints Church
Kristin Heuer, Door of Hope
Max Boyle, Pasadena Foursquare Church
Alli Burnison, South Pasadena resident
Patrick Briggs, All Saints Church
Kahlmus Eatman, Pasadena resident
Dr. Drea Canales, La Fuente Ministries
Jasmine Boyle, Pasadena Foursquare Church
Sarah Thomas, Union Station Homeless Services
Troy Simpson, Pasadena resident
Somerset Waters, Pasadena resident
Daniel Mark, MHCH
Hugh Martinez, Pasadena resident
Jill Shook, MHCH
Pastor Kerwin Manning, Pasadena resident
Devin Chotzen-Hartzell, Pasadena resident
Carl Selkin, Social Justice Committee of Pasadena Jewish
Temple and Center
Amara, Pasadena resident
Anthony Manousos, MHCH
Jason Green, 661 SWRC
Allison Henry, Pasadena resident

Councilmember Rivas thanked the community and religious organizations for their advocacy efforts for affordable housing, thanked staff and the Planning Commission; spoke in support of the staff recommendation, and expressed support for adjusting the maximum density from 32 to 36 dwelling units.

Vice Mayor Wilson expressed his thanks and appreciation to community, housing and religious facilities advocates, and staff for their work on this important affordable housing issue; spoke in support of the staff recommendation, and also expressed support for increasing the maximum density from 32 to 36 dwelling units; while also limiting religious facilities to building affordable units in commercial zone areas of the City only; and directing staff to return in one year for a subsequent review on whether there is interest in expanding development to other zoning districts.

Mayor Gordo expressed concerns regarding by-right development standards being proposed as part of the staff recommendation, and requested that staff monitor and report back after collecting measureable data on the by-right development issue, and as it becomes available.

Councilmember Madison echoed the Mayor's concerns regarding by-right development standards; expressed concerns regarding the state density bonus regulations that preclude cities from implementing higher affordable housing percentages for local projects; and raised several questions regarding property tax exemptions for religious organizations.

Councilmember Hampton requested that staff return to the City Council within a specific time frame to evaluate the program.

Councilmember Williams suggested that projects be allowed in the Specific Plan areas instead of commercial zones; begin by implementing a smaller site area to start, or a pilot project; spoke on the need for incorporating General Plan principles of public input and suggested a Predevelopment Plan Review (PPR) process for these projects as opposed to allowing such development completely by-right; echoed Councilmember Madison's concerns regarding the actual percentage of required affordable housing units for these projects, suggesting that one way this might happen is through the PPR process, or by amending the inclusionary housing ordinance to apply to density bonus units and/or include the definition of workforce housing into the affordability requirements, which would require a percentage of the units to be 80 percent affordable and 20 percent workforce. She also expressed concerns with increasing the maximum density from 32 to 36 dwelling units per acre.

Following discussion, it was moved by Vice Mayor Hampton, seconded by Vice Mayor Wilson, to close the public hearing:

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

Following discussion, it was moved by Vice Mayor Wilson, seconded by Councilmember Williams, to approve the staff recommendation, amended to: limit the scope of the proposed regulations to commercially zoned areas of the City; increase the maximum density from 32 to 36 dwelling units; require 80% affordable and 20% workforce; require that any proposed project include a Predevelopment Plan Review (PPR) as part of the design review process; and direct staff to return to the City Council with an evaluation of the program in one year, or after 6 projects have been through the entitlement process, whichever occurs first:

AYES: Councilmembers Hampton, Kennedy, Madison, Masuda, Rivas, Williams, Vice Mayor Wilson, Mayor Gordo

NOES: None

ABSENT: None

ABSTAIN: None

2021-2029 HOUSING ELEMENT

Recommendation: It is recommended that the City Council:

- (1) Adopt the Addendum to the 2015 Pasadena General Plan Environmental Impact Report (EIR) along with the EIR, and find that the Addendum properly discloses only minor technical changes or additions to the EIR, and none of the conditions triggering a subsequent or supplemental EIR are present, as set forth in California Environmental Quality Act (CEQA) Guidelines Section 15164;
- (2) Make the Findings for Approval in Attachment A of the agenda report; and
- (3) Approve the Resolution adopting the 2021-2029 Housing Element attached to the agenda report. (Resolution No. 9955)

Recommendation of the Planning Commission: On June 29, 2022, the Planning Commission considered the 2021-2029 Housing Element at a publicly noticed hearing and, by a vote of 9-0, recommended that the City Council approve the staff's recommendation, with the following additional recommendations:

1. That the California Department of Housing and Community Development (HCD) count student and senior housing in the housing counts and Regional Housing Needs Assessment (RHNA) numbers;
2. That the Specific Plans encourage mixed use housing, to promote vitality and a more diverse urban experience in our neighborhoods;
3. Connect policies to the fair housing component to create a vision on how to reach the affordable housing goal in areas of high poverty;
4. Incentivize senior housing for the growing senior population;
5. Incorporate neighborhood group and community recommendations into the Housing Element;
6. Explore other avenues for public-private partnership to fund affordable housing;
7. Revise proposed Program 2, page 29, paragraph 2, to clarify the Northwest boundary is as defined in the General plan, and the target for CDBG funding is a minimum of 20%;

8. Revise language for proposed Program 7, page 40, to update all Specific Plans by the end of 2023 to implement new standards that promote Transit Oriented Development (TOD), allowing more housing for all Specific Plans; and

9. Revise language for proposed Program 11, page 49, to explore the religious institution housing ordinance of 2022, in the future consider expanding additional institutional uses.

The proposed Element includes the recommendations of the Planning Commission, with the exception of including student housing and group care housing in the RHNA allocation, which is an HCD policy that cannot be changed at the local level. However it is noted in the motion of the Commission.

Mark Jomsky, City Clerk, reported that twenty-eight letters advocating for Labor Standards to be included in the 2021-2029 Housing Element that includes the requirement of family supporting wages, healthcare for workers, local hire, and state-approved apprenticeship programs; one letter advocating for better tenant protections and rental stabilization; one letter submitted by 18 individuals advocating for housing needs that will keep Pasadena economically vibrant, socially responsible, and responsive to the community; were received by the City Clerk's Office, distributed to the City Council, posted on-line, and made part of the public record.

Mayor Gordo briefly spoke on the correspondence received by Mitchell M. Tsai Attorney at Law, noting the correspondence was received after the start of the City Council meeting, which has not allowed staff and the City Council sufficient time to review.

Jennifer Paige, Acting Director of Planning and Community Development, provided introductory comments; and Laura Stetson, representing MIG, Inc., and David Sanchez, Principal Planner, presented a PowerPoint presentation on the item; and all responded to questions.

Councilmember Kennedy left the meeting at 10:14 p.m.

The following individuals provided comments on the agenda item:

Devin Chotzen-Hartzell, Pasadena resident

Allison Henry, Pasadena resident

Amara, Pasadena resident

Jill Shook, representing Making Housing and Community Happen

Anthony Manousos, Pasadena resident

It was moved by Vice Mayor Hampton, seconded by Vice Mayor Wilson, to close the public hearing: approve the staff recommendation:

AYES: Councilmembers Hampton, Madison, Masuda, Rivas, Williams, Vice Mayor Wilson, Mayor Gordo

NOES: None

ABSENT: Councilmember Kennedy

ABSTAIN: None

Councilmember Hampton spoke on need to promote housing opportunities through homeownership and the building of accessory dwelling units (ADU) as part of the Housing Element, such as helping residents with loan options to purchase new housing, mortgage relief to maintain housing, and/or assistance with downsizing, stating possible ways for a homeowner to downsize and keep their home may be through an ADU prototype option, and suggested that the Housing Element be updated to include the ADU prototype program information.

Interim City Manager Kurtz spoke on ongoing efforts to purchase properties owned by Caltrans on the SR-710 Corridor, stating if properties are purchased, the first priority for such properties would be affordable homeownership opportunities, and the Housing Element would be updated to reflect such a program.

Councilmember Williams requested further review of a process to create a community benefits agreement and a project labor agreement on a citywide basis allowing those individuals that construct housing to be able to afford and purchase the housing they worked on.

Councilmember Rivas echoed Councilmember Williams's comments and spoke on a wave of evictions that have occurred in her district over the past months. She advocated for including as many protections for renters in the Housing Element as possible, including legal counsel and the Housing Task Force recommendations; advocating for further study of a rent stabilization ordinance, just cause eviction protections, and anti-harassment protections, in the event the Pasadena Charter Amendment ballot measure set for the November 2022 ballot fails.

Vice Mayor Wilson expressed his appreciation to the Housing Task Force and the community for weighing in on the matter; thanked staff for working diligently to meet all the Regional Housing Needs Assessment (RHNA) requirements; expressed sympathy to the Pasadena residents that are rent burdened and concerned about renovation evictions; expressed concerns with potential long-term implications created by rent control on the amount of rental stock that will be available in the future and potential negative consequences that may occur over time.

Interim City Manager Kurtz stated that the impact study on rent control is being done by a third party and will be presented to the City Council at the August 8, 2022 meeting, along with the required election documents to place the rent control measure on the November 8, 2022 General Election ballot.

Following brief discussion, it was moved by Vice Mayor Wilson, seconded by Councilmember Williams, to approve the staff recommendation:

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

ADJOURNMENT

On order of the Mayor, and by consensus of the City Council, the regular meeting adjourned at 10:46 p.m.

Victor M. Gordo, Mayor
City of Pasadena

ATTEST:

City Clerk