

CITY OF PASADENA  
City Council Minutes  
February 3, 2025 – 5:00 P.M.  
City Hall Council Chamber

**OPENING:**

Mayor Gordo called the regular meeting to order at 5:00 p.m. (Absent: Councilmembers Hampton and Madison)

**CLOSED SESSION**

On the order of the Mayor, the regular meeting recessed at 5:09 p.m. to discuss the following closed session item:

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

The above closed session item was not discussed.

Councilmember Madison arrived at 5:22 p.m.

Councilmember Hampton arrived at 5:31 p.m.

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

**Name of Case: 615 S Catalina Ave LLC v. City of Pasadena, et al. Los Angeles County Superior Court Case No. 24STCP02861**

The above closed session item was discussed, with no reportable action at this time.

On the order of the Mayor, the regular meeting reconvened at 6:12 p.m. The pledge of allegiance was led by Vice Mayor Rivas. (Absent: None)

**ROLL CALL:**

Councilmembers:

Mayor Victor M. Gordo  
Councilmember Rick Cole  
Councilmember Tyron Hampton  
Councilmember Justin Jones  
Councilmember Jason Lyon  
Councilmember Steve Madison  
Councilmember Gene Masuda  
Vice Mayor Jessica Rivas

Staff:

Acting Assistant City Manager/Finance Director Matt Hawkesworth  
City Attorney/City Prosecutor Michele Beal Bagneris  
City Clerk Mark Jomsky

**SPECIAL ITEM**

**UPDATE – DEBRIS REMOVAL AND RECOVERY FOR EATON FIRE AND WINDSTORM**

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

- (1) Consider updates from City staff and provide direction if desired by the City Council; and
- (2) Find that, if direction is given to staff, it would not be a “project” subject to the California Environmental Quality Act (CEQA) pursuant

to California Public Resources Code Section 21065 and within the meaning of CEQA Guidelines Section 15378(b).

Manuel Carmona, Director of Public Health, provided introductory remarks, and introduced Dr. Andrea Polidori from South Coast Air Quality Management District (SCAQMD), who presented a PowerPoint presentation on local air quality monitoring and testing in burn areas and surrounding communities, and responded to questions.

Vice Mayor Rivas requested SCAQMD to list specific materials that are being monitored and tested in future messaging alerts to the public.

Councilmember Madison invited the SCAQMD Governing Board to visit Pasadena to receive information regarding the Eaton Fire and local impacts.

In response to Councilmember Hampton's inquiry regarding indoor air quality testing, Public Health Director Carmona reported that the City staff will be working with a contractor to conduct indoor testing at City facilities. He elaborated that samples will be collected from sites across the City, north of the 210 freeway, which may serve as indicators of air quality within the community. He also reported that Caltech's air quality test results captured a spike in atmospheric concentrations of lead after the fire (although still below the EPA threshold of dangerous levels of lead) and highlighted that general clean-up of properties can significantly reduce contaminants.

In response to Councilmember Cole's emphasis on the need to conduct testing inside residents' homes, Public Health Director Carmona stated that such testing would be challenging in terms of gaining access, as well as establishing testing baselines that may be affected by when the home was built, the materials already present in certain residences, and where potential contaminants may have landed after the windstorm.

Following discussion, it was suggested by Councilmember Cole that the City Council make a motion to direct City staff to conduct sampling of air quality and other contaminants in residential homes in Pasadena to provide data and reassurance to the public regarding the safety and habitability of their homes.

Mayor Gordo expressed concerns that testing individual homes may give the public false assurances due to some houses having better ventilation systems or different windows.

In response to Vice Mayor Rivas' inquiry regarding the City's resources to perform air quality testing, Public Health Director Carmona reported that majority of funding for the Pasadena Public



Health Department is allocated through federal grants for specific public health services such as nutrition and immunization programs, not environmental testing.

Discussion ensued regarding federal and non-profit funding options for indoor air quality testing and existing technologies for testing.

Mayor Gordo advocated for staff to return with more information, including the framework for a possible testing program that is robust and comprehensive, able to avoid false assurances, as well as information on budget impact and allocation needs, and potential complexities/barriers to proper testing.

Councilmember Cole revised his suggestion for City Council action to direct staff to return with a best plan for timely additional testing for the public to assess current environmental factors present in their homes, and to assist residents in testing the safety of their properties.

Greg de Vinck, Public Works Director, gave a PowerPoint presentation on the Green Waste Clean Up progress and responded to questions related to bulky item pick ups, k-rails, and potential rainstorm preparations. Israel Del Toro, Deputy Planning Director, provided updates on Phase 1 and Phase 2 of the debris removal program, and responded to questions.

In response to Councilmember Hampton's inquiry regarding homeowner's insurance and residents who opt-in to Phase 2 of the program, Jennifer Paige, Planning Director, clarified that while residents may be asked to provide their homeowner's insurance information on the Right-of-Entry form, residents will not be required to pay out-of-pocket for debris removal services as part of this program. She reported that a government entity, such as FEMA or the state, will work with insurance companies for reimbursement if needed. She also noted that Phase 2 of the program is free for residents who do not have homeowner's insurance.

Discussion ensued regarding options for a streamlined rebuilding process, including the drafting of preapproved plans for homes based on the original blueprint, addressing soft costs associated with the rendering of plans, finding ways to remove economic barriers for residents during the rebuilding process, and securing previous property tax rates for impacted residents rebuilding their home.

Councilmember Hampton and Mayor Gordo advocated for the City to obtain an update from the LA County Tax Assessor's Office regarding impacts on property tax rates for wildfire victims.

In response to Councilmember Madison's inquiries regarding the upcoming closure of the evacuation shelter at the Pasadena Convention Center, Acting Assistant City Manager/Finance Director

Hawkesworth reported that the City's contract with Red Cross is for a 30-day temporary shelter, and was not intended as a long-term shelter option. He stated that Red Cross is working to transition the remaining evacuees into motels or more permanent housing, but also confirmed that every shelter resident will be provided some option for future shelter once the Convention Center Shelter closes. Councilmember Hampton added that because the remaining evacuees are LA County residents, the County will be transitioning the remaining shelter residents to other facilities in the County.

Councilmember Madison reiterated the importance of ensuring that every remaining evacuee continues to receive shelter until they are placed in transitional or long-term housing.

In response to Councilmember Madison's inquiry regarding opt-out of Phase 2, Planning Director Page reported that residents who decide to opt-out of Phase 2 (Private Property Debris Removal) will be required to fill out an opt-out form and be placed into a local debris removal program that is currently being developed.

Following discussion, City Clerk Jomsky reported that one letter expressing concerns regarding tenant safety and habitability related to the Eaton Fire and windstorm event, and one letter expressing appreciation and recognition to the Pasadena Water and Power crews during the Eaton Fire and windstorm, were received by the City Clerk's office, distributed to the City Council, posted online, and made part of the public record for this item.

The following individuals expressed concerns related to air quality testing, including for tenants, Eaton Fire recovery efforts, and/or other related comments:

Sara Zamani, Pasadena resident  
Pilar Ortega, Pasadena resident  
Allison Henry, Pasadena resident

The following individuals expressed concerns related to the potential closure of the temporary evacuation shelter at the Pasadena Convention Center:

Sonja Berndt, Pasadena resident  
Adriana Bautista, Pasadena resident  
William Lee, Altadena resident  
Alex, Los Angeles resident  
Angelie Barrios, Santa Clarita resident  
Eddie Veclikova, residence not stated



The following individuals expressed concerns regarding unhoused individuals taking advantage of the temporary evacuation shelter at the Pasadena Convention Center intended for those displaced by the Eaton Fire:

Gene, Altadena resident  
Pat James, residence not stated

Allen Shay, Pasadena resident, expressed concerns with the lack of underground wiring.

**MOTION:**

It was moved by Councilmember Cole, seconded by Councilmember Hampton, to direct staff to return with the best plan for timely additional testing for the public to be able to assess environmental factors to assist residents to understand the safety of homes in the City. (Motion unanimously approved) (Absent: None)

Mayor Gordo expressed concerns regarding the adaptive reuse process for hotels in mixed-use zones and advocated to have a lengthier discussion on the item (related to Agenda Item No. 7 – ordinance for adaptive reuse) at a future council meeting.

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

Olden Denham, Pasadena resident, advocated for the City Council to agendaize and discuss Assembly Bill 392.

Councilmember Madison left the meeting at 9:22 p.m.

Joan Chin, Pasadena resident, expressed concerns related to fraudulent scams and unhoused individuals congregating around the Sunset Oaks neighborhood.

In response to public comment, Councilmember Jones reassured the speaker that City staff is working on identifying solutions to deter unhoused individuals from congregating near the Sunset Oaks neighborhood.

In response to public comment, Councilmember Hampton advocated for the Legislative Policy committee to agendaize and discuss AB 392. City Attorney Bagneris confirmed that the City does abide by the new bill.

**CONSENT CALENDAR**

**City Manager/  
Executive Director**

**AUTHORIZE THE CITY MANAGER TO ENTER INTO A CONTRACT WITH ELECNOR BELCO ELECTRIC, INC., FOR INSTALLATION OF PEDESTRIAN HYBRID BEACON AT WASHINGTON BOULEVARD AND HUDSON AVENUE FOR AN AMOUNT NOT-TO-EXCEED \$284,396 (Public Works Dept.)**

**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) pursuant to Title 14, Chapter 3, Article 19, Section 15301, Class 1 – Existing Facilities, and Section 15303, Class 3 – New Construction or Conversion of Small Structures, and that there are no

features that distinguish this project from others in the exempt classes, and therefore, there are no unusual circumstances; and (2) Award contract to lowest and best bid dated December 12, 2024 submitted by Elecnor Belco Electric, Inc., in response to the project plans and specifications for the Installation of Pedestrian Hybrid Beacon at Washington Boulevard and Hudson Avenue, and authorize the City Manager to enter into a contract for an amount not-to-exceed \$284,396 which includes the base contract amount of \$258,542 and a contingency of \$25,854 to provide for any necessary change orders. (Contract No. 33135)

**CLAIMS RECEIVED AND FILED**

<b>Claim No.</b>	<b>Claimant</b>	<b>Claim Amount</b>
2025-0153	Alex Vilapando Ronquillo	\$ 35,000.00+
2025-0154	Stepan Stepanian	578.59
2025-0155	Nicole Loyola-Carillo	4,000.00
2025-0156	Timothy Christopher Halpin	9,000.00
2025-0157	Timothy Halpin	35,000.00+
2025-0158	Pavel Maryska	1,150.00
2025-0159	Kirstyn Ashley Leung	500.00
2025-0160	United Financial Casualty a/s/o Verdeja Ruiz, Jose	8,043.50
2025-0161	Karla Lamma	500.00
2025-0162	Ara Deir Boghossian	6,000.00

**MOTION:** It was moved by Councilmember Hampton, seconded by Vice Mayor Rivas, to approve all items on the Consent Calendar. (Motion unanimously approved) (Absent: Councilmember Madison)

**PUBLIC HEARINGS**

**APPEAL OF THE BOARD OF ZONING APPEALS' DECISION TO APPROVE CONDITIONAL USE PERMIT #7114 TO ESTABLISH A CLUBS, LODGES, PRIVATE MEETING HALL AND LAND USE WITHIN AN EXISTING BUILDING (MAXWELL HOUSE) AT 55 SOUTH GRAND AVENUE (Planning Dept.)**

**Recommendation:** It is recommended that the City Council continue the public hearing to February 10, 2025 at 6:00 p.m.

**MOTION:** It was moved by Councilmember Hampton, seconded by Vice Mayor Rivas, to approve the staff recommendation. (Motion unanimously approved) (Absent: Councilmember Madison)

**RECOMMENDATIONS FROM OFFICERS AND DEPARTMENTS**

**City Manager**

**AUTHORIZATION TO UTILIZE ALTERNATIVE PROJECT DELIVERY METHOD FOR THE CENTRAL LIBRARY SEISMIC RETROFIT AND RENOVATIONS AND CONSTRUCTION OF TRANSIT OPERATIONS MAINTENANCE FACILITY PROJECTS (Public Works Dept.)**

**Recommendation:** It is recommended that the City Council:  
 (1) Find that the proposed action in the agenda report does not constitute a project subject to the California Environmental Quality Act (CEQA) pursuant to Section 21065 of CEQA and Sections



Councilmember Madison returned to the meeting at 9:40 p.m.

15060(c)(2), 15060(c)(3), and 15378 of the State CEQA Guidelines, and as such, no environmental document pursuant to CEQA is required;

(2) Authorize the Department of Public Works to utilize alternative project delivery method, construction manager at-risk, for the Central Library Seismic Retrofit and Renovations project as per Pasadena Municipal Code (PMC) Section 4.08.136 (Alternative project delivery); and

(3) Authorize the Department of Public Works to utilize alternative project delivery method, construction manager at-risk, for the Construction of Transit Operations Maintenance Facility project as per Pasadena Municipal Code (PMC) Section 4.08.136 (Alternative project delivery).

In response to Councilmember Cole's questions related to the proposed project method and potential cost increases related to the aftermath of the wildfires, labor shortage, and potential tariffs, Public Works Director de Vinck reported that costs projections may not significantly change as the renovations will primarily use stucco and concrete, not plywood. He reassured the City Council that the competitive bidding process would allow the City to utilize different builders if negotiations are unsatisfactory. Councilmember Hampton also urged City staff to take steps to lock in rates before prices potentially increase.

**MOTION:**

It was moved by Councilmember Jones, seconded by Councilmember Hampton to approve the staff recommendation. (Motion unanimously approved) (Absent: None)

Councilmember Cole disclosed that he previously voted on the item as a former Planning Commissioner, prior to becoming a City Councilmember, recused himself from the item, and left the meeting at 9:44 p.m.

Councilmember Jones stated a potential conflict of interest, recused himself from the item, and left the meeting at 9:44 p.m.

**FULLER THEOLOGICAL SEMINARY – MASTER PLAN AMENDMENT, DEVELOPMENT AGREEMENT CANCELLATION, TENTATIVE PARCEL MAP, AND GENERAL PLAN LAND USE AND ZONING AMENDMENTS** (Planning Dept.)

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

(1) Find that the Addendum to the 2015 Pasadena General Plan Environmental Impact Report (State Clearinghouse No. 2013091009) to address the potential environmental impacts associated with the proposed Fuller Theological Seminary Master Plan Amendment and other related applications have been prepared in accordance with the California Environmental Quality Act of 1970 (CEQA) (Cal. Public Resources Code Section 21000, et. seq., as amended) and its implementing guidelines (Cal. Code Regs., Title 14, Section 15000 et. seq., 2016). The Addendum has been prepared and will be processed consistent with CEQA Guidelines (Cal. Code Regs., Title 14, Sections 15162 and 15164). The proposed Master Plan Amendment will not result in any potentially significant impacts that were not already analyzed, and no conditions described in State CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR or negative declaration have occurred;

(2) Adopt the Findings (Attachment A) to:

- a. Approve the Master Plan Amendment, with the conditions of approval (Attachment B);
- b. Cancel Development Agreement No. 19,378;
- c. Approve Tentative Parcel Map #084630 to subdivide 261 N. Madison Avenue into two parcels (Parcel #1 at 261 N. Madison Avenue and Parcel #2 at 260 N. Oakland Avenue);
- d. Approve a General Plan Diagram Amendment to change the land use designation for Parcel #2 from Institutional to Medium Mixed Use Residential; and
- e. Approve a Zoning Map Amendment to change the zoning designation for Parcel #2 from Public and Semi-Public (PS) to Central District Residential Multi-Family (CD-RM-87).

(3) Adopt a Resolution approving the Master Plan Amendment (Resolution No. 10114);

(4) Direct the City Attorney to prepare an ordinance to cancel Development Agreement No. 19,378 within 60 days consistent with the provisions set forth in the agenda report;

(5) Adopt a Resolution approving a General Plan Diagram Amendment to change the land use designation for Parcel #2 from Institutional to Medium Mixed Use Residential (Resolution No. 10115); and

(6) Conduct first reading of an ordinance approving a Zoning Map Amendment to change the zoning designation for Parcel #2 from Public and Semi-Public (PS) to Central District Residential Multi-Family (CD-M-87).

**Recommendation of the Planning Commission:** On October 9, 2024, the Planning Commission considered the proposed Fuller Theological Seminary Master Plan Amendment, and other related applications (Attachment C of the agenda report), and recommended that the City Council approve the Amendments as presented by staff, with an added condition of approval that allows Fuller to provide shared parking with neighboring commercial and residential uses, should they desire. Staff has incorporated the shared parking recommendation as a condition of approval. (*Discussed and considered concurrently with Item No. 6, including for public comment purposes.*)

City Clerk Jomsky reported that the public hearing notice was published on December 26, 2024, January 2 and January 9, 2025 in the Pasadena Press. He also reported that six letters expressing support for the Fuller Seminary Amended Master Plan and providing other comments were received by the City Clerk's Office, distributed to the City Council, posted online, and made part of the public record on this item.

Martin Potter, Principal Planner, presented a PowerPoint presentation on the item, providing background information and an overview of the applications of the proposed master plan amendments.



In response to Councilmember Madison's inquiry regarding the cancellation of the development agreement, Planning Director Paige clarified that the cancellation is occurring at the request of the applicant, which allows them to sell off the sites individually, creating opportunities for market rate housing or affordable housing.

MOTION: It was moved by Councilmember Hampton, seconded by Councilmember Lyon, to close the public hearing. (Motion unanimously approved) (Absent: Councilmembers Cole and Jones)

MOTION: It was moved by Councilmember Hampton, seconded by Councilmember Masuda, to approve the staff recommendation. (Motion unanimously approved) (Absent: Councilmembers Cole and Jones)

MOTION: It was moved by Councilmember Hampton, seconded by Councilmember Lyon, to reopen the public hearing. (Motion unanimously approved) (Absent: Councilmembers Cole and Jones)

Richard Chinon, Pasadena resident, expressed support for the staff recommendation and thanked the City Council for their public service.

Julio Alvarez, Southwestern Law, asked about the City Council's process for navigating meetings pertaining to zoning and land use.

Councilmember Hampton advocated for Fuller Theological Seminary to consider utilizing any available housing onsite for temporarily shelter for displaced residents impacted by the Eaton Fire.

MOTION: It was moved by Councilmember Hampton, seconded by Councilmember Lyon, to close the public hearing. (Motion unanimously approved) (Absent: Councilmembers Cole and Jones)

MOTION: It was moved by Councilmember Hampton, seconded by Councilmember Masuda, to approve the staff recommendation. (Motion unanimously approved) (Absent: Councilmembers Cole and Jones)

**ORDINANCE – FIRST  
READING**

Conduct first reading of "AN ORDINANCE OF THE CITY OF PASADENA AMENDING TITLE 17 (ZONING CODE) OF THE CITY OF PASADENA MUNICIPAL CODE TO MODIFY THE OFFICIAL ZONING MAP ESTABLISHED BY THE ZONING CODE (CHAPTER 17.20, SECTION 17.20.020), THE CENTRAL DISTRICT SPECIFIC PLAN, AND CHAPTER 17.30, SECTION 17.30.020, FIGURE CDSP-1 TO REDESIGNATE ONE NEWLY CREATED PARCEL AT 260 N OAKLAND AVENUE FROM THE PUBLIC, SEMI-PUBLIC (PS) ZONE TO THE CENTRAL DISTRICT RESIDENTIAL MULTI-

**FAMILY (CD-RM-87) ZONE”** *(Discussed and considered concurrently with Item No. 4, including for public comment purposes.)*

The ordinance above was introduced by Councilmember Hampton:

- AYES: Councilmembers Hampton, Lyon, Madison, Masuda,  
Vice Mayor Rivas, Mayor Gordo  
NOES: None  
ABSENT: Councilmembers Cole, Jones  
ABSTAIN: None

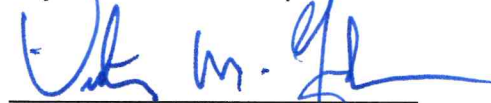
**ORDINANCE – FIRST  
READING**

As noted by the Mayor, the item was pulled and tabled for a future meeting.

Conduct first reading of “**AN ORDINANCE OF THE CITY OF PASADENA AMENDING AND ADDING VARIOUS SECTIONS TO TITLE 17, THE ZONING CODE, OF THE PASADENA MUNICIPAL CODE PERTAINING TO ADAPTIVE REUSE OF EXISTING NON-RESIDENTIAL BUILDINGS, INCLUDING CHANGES RELATED TO PARKING AND VARIANCES FOR HISTORIC RESOURCES AND MINOR CLEANUPS”**

**ADJOURNMENT**

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

  
\_\_\_\_\_  
Victor M. Gordo, Mayor  
City of Pasadena

ATTEST:

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