

CITY OF PASADENA
City Council Minutes
November 10, 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 Jones and Madison)

CLOSED SESSION

On the order of the Mayor, the regular meeting recessed at 5:01 p.m.
to discuss the following closed session items:

Councilmember Jones
arrived at 5:08 p.m.

Councilmember Madison
arrived at 5:12 p.m.

Councilmember Madison
stated a conflict of
interest, recused himself
from participating in the
discussion of Item B, and
left the meeting at 5:17
p.m.

Councilmember Madison
returned to the closed
session at 5:45 p.m.

**CITY POTENTIAL THREATS TO SECURITY OF PUBLIC
BUILDINGS OR FACILITIES pursuant to Government Code
Section 54957 Consultation with: Pasadena Police Chief
Eugene Harris**

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

**Name of Case: California Institute of Technology v. City of
Pasadena, et al.**

USDC Case No.: 2:23-cv-07681-AB-AJR

**CITY COUNCIL CONFERENCE WITH REAL PROPERTY
NEGOTIATORS pursuant to Government Code Section 54956.8
Property Addresses:**

1. 215 Madeline Drive, Pasadena, CA

Agency Negotiator: Miguel Márquez

Negotiating Parties: Benjamin Chan MD Professional Corporation,
James Creely; James McGehee, Patricia McGehee; Oscar Delgado,
Erin Germain; Heritage Housing Partners, which can assign contract
to Collis Huntington Trust or Assignees; Coko LLC; Xiuyi Dai; Na
Wang and/or assigns; Huntington Hospital; David P. Pell, Suyen E.
Pell; Brian Ly, Joanne Trang, Jason Trang

Under Negotiation: Price and Terms

2. 696 St. John Avenue, Pasadena, CA

Agency Negotiator: Miguel Márquez

Negotiating Parties: Feonixart LLC by Ahmed & Silvia Thompson;
Ranna El Naga, Jackson Stewart; Heritage Housing Partners, which
can assign contract to Collis Huntington Trust or Assignees;
Huntington Hospital

Under Negotiation: Price and Terms

3. 734 St. John Avenue, Pasadena, CA

Agency Negotiator: Miguel Márquez

Negotiating Parties: Heritage Housing Partners, which can assign contract to Collis Huntington Trust or Assignees; Huntington Hospital
Under Negotiation: Price and Terms

4. 888 Pasadena Avenue, Pasadena, CA

Agency Negotiator: Miguel Márquez

Negotiating Parties: Justin Walker, Ellie Walker; Heritage Housing Partners, which can assign contract to Collis Huntington Trust or Assignees; Coko LLC; Pasadena Hospital Association Ltd dba Huntington Hospital
Under Negotiation: Price and Terms

5. 894 and 894B Pasadena Avenue, Pasadena, CA

Agency Negotiator: Miguel Márquez

Negotiating Parties: Lou Wu; Armando Lopez; Rebecca Watson; Heritage Housing Partners, which can assign contract to Collis Huntington Trust or Assignees; Wei Ji; Guatemala Interprice LLC; Joseph Yazbeck; Arcadia Trading Company; Fangqin Liu, Chuyao Liu; Pasadena Hospital Association Ltd dba Huntington Hospital
Under Negotiation: Price and Terms

6. 1112 Pasadena Avenue, Pasadena, CA

Agency Negotiator: Miguel Márquez

Negotiating Parties: Coko LLC; Heritage Housing Partners, which can assign contract to Collis Huntington Trust or Assignees; Kenny Feng; Arcadia Trading Company; Pasadena Hospital Association Ltd dba Huntington Hospital
Under Negotiation: Price and Terms

7. 1200 Pasadena Avenue, Pasadena, CA

Agency Negotiator: Miguel Márquez

Negotiating Parties: Heritage Housing Partners, which can assign contract to Collis Huntington Trust or Assignees: Huntington Hospital
Under Negotiation: Price and Terms

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

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

CITY COUNCIL CONFERENCE WITH LEGAL COUNSEL regarding significant exposure to potential litigation pursuant to Government Code Section 54956.9(d)(2): One potential case

The above two closed sessions were not discussed.

On the order of the Mayor, the regular meeting reconvened at 6:24 p.m. The pledge of allegiance was led by Vice Mayor Rivas.

ROLL CALL:
Councilmembers:

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

Staff:

City Manager Miguel Márquez
City Attorney/City Prosecutor Michele Beal Bagneris
City Clerk Mark Jomsky

CEREMONIAL MATTERS

Mayor Gordo presented a proclamation declaring the week of November 10-16, 2025 as Veterans Appreciation Week in the City of Pasadena. He expressed immense gratitude for the contributions and sacrifices made by veterans and their families. Koko Panossian, Parks, Recreation, and Community Services Director, introduced Sarah Town-di Cicco, Pasadena Veterans' Day Planning Committee Member, who extended gratitude to the City Council for the recognition, spoke on the importance of recognizing those who have bravely fought for the country, and shared details for the upcoming Veterans' Day event at Centennial Square on November 11, 2025.

Councilmember Hampton requested for the meeting to be adjourned in memory of local dance instructor, Janina Garraway. He spoke on her vibrant impacts and serving the community through the joy of dancing.

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

The following individuals invited the community to the upcoming Pasadena Armenian Festival to celebrate Armenian culture on Saturday, November 15, 2025, at Centennial Square:

Aleks Giragosian, Pasadena resident
Norary Daduryan, Pasadena resident

Donald Wallace, President of Lighthouse Security Group, shared details regarding his company helping and hiring individuals in need of employment, especially those released from incarceration.

The following individuals spoke on the humanitarian crisis in Gaza and/or advocated for the City to divest from specific companies related to Israel:

Bonnie Blustein, Pasadena resident
Dr. Lena AlSarraf, Pasadena resident
Lucinda Wills, Pasadena resident

Rachel Darling, Pasadena resident
Vincent De Stefano, Pasadena resident
Rita Kapadia, Pasadena resident
Jennifer Vaughan, Pasadena resident
Hedab, Pasadena resident
Bailey Payne, Pasadena resident
Chalsea Landeros, Pasadena resident
Marc Jablon, residence not stated

Olden Denham, Pasadena resident, advocated for fighting systemic racism in the form of police corruption, the need for City to abide by the requirements of AB 392, and provided comments on the officer-involved shooting of Anthony McClain.

Allen Shay, Pasadena resident, provided a definition of "corruption" from Black's Law Dictionary and provided comments on the officer-involved shooting of Anothny McClain.

John Luca, residence not stated, expressed concerns regarding certain local agencies and developers applying for state funding in response to the Eaton and Palisades fires, and advocated for the City to contact the California Department of Housing and Community Development.

In response to public comment, Councilmember Cole reported that the Fire and Police Retirement System Board will discuss whether to agendize the matter of an ethical investment policy on November 19, 2025.

CONSENT CALENDAR

City Manager/ Executive Director

Item discussed separately

Item held; to be discussed at a future meeting

Item held; to be discussed at a future meeting

AUTHORIZE THE CITY MANAGER TO ENTER INTO A CONTRACT WITH UNITED PACIFIC SERVICES INC., FOR CITYWIDE TREE PLANTING FOR AN AMOUNT NOT-TO-EXCEED \$297,000 (Public Works Dept.)

AUTHORIZE THE CITY MANAGER TO ENTER INTO A CONTRACT WITH ADDISON-MILLER INC., FOR ANNUAL ADA CITYWIDE SIDEWALK IMPROVEMENT PROGRAM FISCAL YEAR 2026 FUNDED WITH COMMUNITY DEVELOPMENT BLOCK GRANT FOR AN AMOUNT NOT-TO-EXCEED \$500,000 (Public Works Dept.)

AUTHORIZE THE CITY MANAGER TO ENTER INTO A CONTRACT WITH CJ CONCRETE CONSTRUCTION, INC., FOR ANNUAL ADA CITYWIDE SIDEWALK IMPROVEMENTS AND MISCELLANEOUS SIDEWALK REPAIR PROGRAM FISCAL YEAR 2026 FOR AN AMOUNT NOT-TO-EXCEED \$1,000,000 (Public Works Dept.)

FINANCE COMMITTEE: AUTHORIZE THE CITY MANAGER TO ENTER INTO A CONTRACT WITH AVENU GRS, LLC DBA AVENU INSIGHTS & ANALYTICS LLC FOR THE UPGRADE OF COLLECTIONS SOFTWARE FOR A PERIOD OF UP TO FIVE YEARS IN AN AMOUNT NOT-TO-EXCEED \$443,290 (Finance Dept.)

Recommendation: It is recommended that the City Council:

- (1) Find that the action proposed in the agenda report is not a "project" subject to the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 21065 and within the meaning of Section 15378(b); and
- (2) Authorize the City Manager to enter into a contract with Avenu GRS, LLC DBA Avenu Insights & Analytics LLC (Avenu Insights) for the upgrade of collections software for a period of up to five years in an amount not-to-exceed \$443,290. (Contract No. 33442)

FINANCE COMMITTEE: AUTHORIZE THE CITY MANAGER TO AMEND CONTRACT NO. 33343 WITH FRAME GROUP LLC AND INCREASE THE TOTAL NOT-TO-EXCEED AMOUNT TO \$1,450,000 FOR DISASTER RECOVERY CONSULTING SERVICES (Finance Dept.)

Recommendation: It is recommended that the City Council:

- (1) Find that this action proposed in the agenda report is not a "project" subject to the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 21065 and within the meaning of Section 15378(b);
- (2) Authorize the City Manager to amend Contract No. 33343 with Frame Group LLC (Frame) and increase the contract amount by \$1,200,000, thereby increasing the total not-to-exceed amount from \$250,000 to \$1,450,000 (Contract No. 33343-1); and
- (3) Amend the Fiscal Year (FY) 2026 Operating Budget by appropriating \$1,450,000 from the unappropriated fund balance of the General Fund (101) to support the anticipated cost of services. (Budget Amendment No. 2026-18)

In response to Councilmember Lyon's inquiry regarding the fund balance and payment for the proposed contract, Vic Erganian, Acting Finance Director, reported that the City received payment from the insurance company, which will help to cover the cost of the proposed contract, and that the City will also receive some FEMA reimbursement for preparation and administrative costs.

FINANCE COMMITTEE: ANNUAL ADJUSTMENTS TO THE FISCAL YEAR 2026 SCHEDULE OF TAXES, FEES, AND CHARGES RELATED TO NEW YEAR'S DAY AND THE ROSE BOWL GAME (Finance Dept.)

Recommendation: It is recommended that the City Council:

- (1) Find that the action proposed in the agenda report is statutorily exempt from the California Environmental Quality Act (CEQA)

pursuant to State CEQA Guidelines Section 15273 (Rates, Tolls, Fares, and Charges); and

(2) Approve the scheduled rate increases effective February 1, 2026, for the Grandstand Permit Application, the Rose Bowl Admission Tax, and for the New Year's Day Related Business Grandstand Seat Surcharge as set forth in the body of the agenda report.

City Council

RESIGNATIONS,
APPOINTMENTS, &
REAPPOINTMENTS

RESIGNATION OF KAYLYN CANLIONE FROM THE NORTHWEST COMMISSION (District 7 Nomination)

City Clerk/ Secretary

October 20, 2025

City Council

MINUTES APPROVED

October 20, 2025

Successor Agency to the Pasadena
Community Development Commission

CLAIMS RECEIVED AND
FILED

Claim No.	Claimant	Claim Amount
2026-0109	Ani Akoubian	\$ 2,000.00
2026-0110	Ricardo Valdez Raygoza	35,000.00+
2026-0111	Bruce Wayne	5,000.00
2026-0112	Keith Montrell Whitmore	375.00
2026-0113	Ariana Ophelia Soto	2,434.88
2026-0114	Michael Stammer	35,000.00+
2026-0115	Austin Lowe	35,000.00+
2026-0116	Sam De Sylva	35,000.00+

PUBLIC HEARING SET

November 24, 2025, 6:00 p.m. – Zoning Code Amendment to Implement Objective Design Standards for High Density Residential Development

MOTION:

It was moved by Councilmember Lyon, seconded by Councilmember Hampton, to approve all items on the Consent Calendar, with the exception of Items 1-3. (Motion unanimously approved) (Absent: None)

**CONSENT ITEMS
DISCUSSED
SEPARATELY**

AUTHORIZE THE CITY MANAGER TO ENTER INTO A CONTRACT WITH UNITED PACIFIC SERVICES INC., FOR CITYWIDE TREE PLANTING FOR AN AMOUNT NOT-TO-EXCEED \$297,000 (Public Works Dept.)

Recommendation: It is recommended that the City Council:

(1) Find that the action proposed in the agenda report is not a "project" subject to the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 21065 and within the meaning of Section 15378(b); and

(2) Award contract to the lowest responsive and best bid dated September 22, 2025, submitted by United Pacific Services Inc., in response to specifications for Citywide tree planting, authorize the

City Manager to enter into a contract for an amount not-to-exceed \$297,000 which includes the base contract amount of \$270,000 and a contingency of \$27,000 to provide for potential change orders. (Contract No. 33455)

Mike Polka, Pasadena resident, expressed his concerns regarding the City's approach to tree planting, including the budget and planting schedule.

In response to Councilmember Hampton's inquiry regarding the City's tree planting schedule, Michael King, Forestry Program Coordinator, reported that the City's planting season typically starts in the fall and concludes by the end of spring. He noted that there were delays earlier this year, which led to planting work concluding in June before experiencing heat waves.

In response to Councilmember Cole's inquiry regarding the responsibility of contractors to replace trees that died just after planting, Forestry Program Coordinator King reported that City staff will review the terms of the current contract for tree replacement provisions and ensure the contractors meet their obligations under the contract. In response to Mayor Gordo's inquiry regarding the performance standards in the contract, Forestry Program Coordinator King stated that the current contract specifications state that the planting and installation contractor is responsible for maintaining the health and conditions of the trees until September. Mayor Gordo and Councilmember Cole advocated for the City to pursue the contractor's responsibilities in terms of performance standards and quality assurance.

MOTION:

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

PUBLIC HEARING

CONTINUED PUBLIC HEARING: PUBLIC SAFETY COMMITTEE: ADOPTION OF THE 2025 CALIFORNIA BUILDING STANDARDS CODE AND RELATED CODES AND DIRECTION TO THE BUILDING OFFICIAL TO FILE THE ADOPTED ORDINANCE AND LOCAL FINDINGS WITH THE CALIFORNIA BUILDING STANDARDS COMMISSION (Planning Dept.)

Recommendation: It is recommended that the City Council:

- (1) Hold the public hearing on the adoption of the 2025 California Building Standards Code with certain local amendments;
- (2) Find that the amendments proposed in the agenda report are exempt from the California Environmental Quality Act ("CEQA") pursuant to 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. Where it can be seen with certainty that there is no possibility that

the activity in question may have a significant effect on the environment, the activity is not subject to CEQA;

(3) Conduct second reading to adopt “An Ordinance implementing the California Building Standards Code incorporating the: 2025 California Administrative Code; 2025 California Building Code with Appendix Chapters G, H, I, J, N, P, Q; California Residential Code with Appendix Chapters BB, BF, BG, CH, CI, CJ; 2025 California Electrical Code with Annexes A, C, I; 2025 California Mechanical Code with Appendix Chapters B, C, F, G, H; 2025 California Plumbing Code with Appendix Chapters A, D, G, H, I, J, M, R; 2025 California Energy Code; 2025 California Wildland-Urban Interface Code, 2025 California Historical Building Code; 2025 California Fire Code with Local Amendments to State Adopted Chapters including Chapter 1, 3, Section 503 of Chapter 5, Sections 1101 and 1104 of Chapter 11, Appendix Chapters 4 and certain Appendix Chapters B through P; 2025 California Existing Building Code; 2025 California Green Building Standards Code; 2025 California Referenced Standards Code”; and

(4) Direct the Building Official to file the Ordinance and local findings with the California Building Standards Commission.

(Discussed and considered concurrently with Item No. 11, including for public comment purposes.)

City Clerk Jomsky reported that the public hearing notice was published on October 27, 2025 in the Pasadena Press and that no correspondence was received by the City Clerk’s Office regarding this item.

MOTION: It was moved by Councilmember Hampton, seconded by Councilmember Lyon, to close the public hearing. (Motion unanimously approved) (Absent: None)

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

**ORDINANCE – SECOND
READING**

Adopt an “AN ORDINANCE OF THE CITY OF PASADENA AMENDING TITLE 14 (BUILDING AND CONSTRUCTION) OF THE PASADENA MUNICIPAL CODE BY ADOPTING WITH CERTAIN LOCAL AMENDMENTS THE 2025 CALIFORNIA BUILDING STANDARDS CODE INCORPORATING THE 2025 CALIFORNIA ADMINISTRATIVE CODE; 2025 CALIFORNIA BUILDING CODE WITH APPENDIX CHAPTERS G, H, I, J, N, P, Q; CALIFORNIA RESIDENTIAL CODE WITH APPENDIX CHAPTERS BB, BF, BG, CH, CI, CJ; 2025 CALIFORNIA ELECTRICAL CODE WITH ANNEXES A, C, I; 2025 CALIFORNIA MECHANICAL CODE WITH APPENDIX CHAPTERS B, C, F, G, H; 2025 CALIFORNIA PLUMBING CODE WITH APPENDIX CHAPTERS A, D, G, H, I, J, M, R; 2025 CALIFORNIA ENERGY CODE; 2025 CALIFORNIA WILDLAND-URBAN INTERFACE CODE; 2025 CALIFORNIA

HISTORICAL BUILDING CODE; 2025 CALIFORNIA FIRE CODE WITH LOCAL AMENDMENTS TO STATE ADOPTED CHAPTERS INCLUDING CHAPTER 1, 3, SECTION 503 OF CHAPTER 5, SECTIONS 1101 AND 1104 OF CHAPTER 11, APPENDIX CHAPTER 4 AND CERTAIN APPENDICES WITHIN APPENDIX CHAPTERS B THROUGH P; 2025 CALIFORNIA EXISTING BUILDING CODE; 2025 CALIFORNIA GREEN BUILDINGS STANDARDS CODE; 2025 CALIFORNIA REFERENCED STANDARDS CODE" (Ordinance No. 7461)

(Discussed and considered concurrently with Item No. 9, including for public comment purposes.)

The ordinance above was approved by the following vote:

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

**RECOMMENDATIONS
FROM OFFICERS AND
DEPARTMENTS**

City Council

CONSIDERATION OF A CALL FOR REVIEW OF THE BOARD OF ZONING APPEALS DECISION TO THE CITY COUNCIL REGARDING HILLSIDE DEVELOPMENT PERMIT NO. 7134, TO ALLOW A NEW 4,280 SQUARE-FOOT, TWO-STORY SINGLE-FAMILY DWELLING WITH AN ATTACHED 2,685 SQUARE-FOOT SIX-CAR GARAGE, FOR THE PROPERTY LOCATED AT 1530 SCENIC DRIVE (Councilmember Madison)

Councilmember Madison provided a brief overview of the item and his decision to call for review.

Councilmember Cole noted that the Board of Zoning Appeals voted unanimously on the matter and expressed concerns that having the City Council review the matter due to disagreement with the Board's decision may potentially preclude the need of having a Board of Zoning Appeals. Vice Mayor Rivas echoed similar sentiments and expressed concerns regarding the efficient use of City staff time and resources for a process that appears to be non-controversial.

Mayor Gordo noted that a group of residents have already appealed the decision, which obligates the City Council to revisit Board of Zoning Appeals' decision. Councilmember Madison's request is also consistent with the City's Municipal Code and the appeal process.

Councilmembers Hampton and Jones expressed support for the call for review and for the City Council to hear the residents' concerns.

MOTION:

It was moved by Councilmember Madison, seconded by Councilmember Jones, to approve the call for review request.

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

**BRIEF REPORTS FROM
REPRESENTATIVES/RE
QUESTS FOR FUTURE
AGENDA ITEMS**

Councilmember Madison reported that he recused himself from Closed Session Item B during the closed session prior to the public meeting due to a potential conflict of interest related to his employment.

Mayor Gordo reported on meeting with the California Secretary of Transportation, the Director of Southern California Association of Governments, the Director of Caltrans, and other district directors, to discuss the 710 Freeway Stub process and how all parties can work together to ensure that all elements of the reconnecting communities' effort can be handled properly.

Mayor Gordo also expressed concerns regarding the impacts and unintended consequences of State Senate Bill 79 on statewide transportation goals and requested that the matter be agendized for City Council discussion.

**CLOSED SESSION
CONT.**

On the order of the Mayor, and consensus of the City Council, the regular meeting recessed back into closed session at 7:41 p.m. to discuss the following closed session item:

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

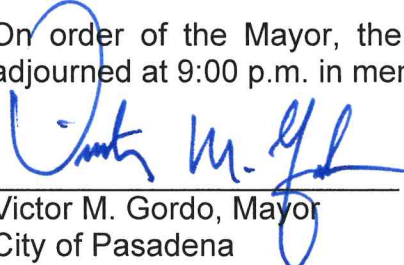
**Name of Case: City of Pasadena v. The Regents of the
University of California**

Los Angeles County Superior Court Case No.: 25STCV31621

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

ADJOURNMENT

On order of the Mayor, the regular meeting of the City Council adjourned at 9:00 p.m. in memory of Janina Garraway.



Victor M. Gordo, Mayor
City of Pasadena

ATTEST:



City Clerk