

CITY OF PASADENA  
City Council Minutes  
December 8, 2025 – 5:00 P.M.  
City Hall Council Chamber

**OPENING:**

Mayor Gordo called the regular meeting to order at 5:00 p.m.  
(Absent: None)

**CLOSED SESSION**

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

**CITY COUNCIL CONFERENCE REGARDING PUBLIC EMPLOYEE PERFORMANCE EVALUATION** pursuant to Government Code Section 54957 and CITY COUNCIL CONFERENCE with Labor

**Negotiator** pursuant to Government Code Section 54957.6

**Employee Title and Unrepresented Employee:** City Clerk

**City Representative:** Victor M. Gordo

**CITY COUNCIL CONFERENCE REGARDING PUBLIC EMPLOYEE PERFORMANCE EVALUATION** pursuant to Government Code Section 54957 and CITY COUNCIL CONFERENCE with Labor **Negotiator** pursuant to Government Code Section 54957.6

**Employee Title and Unrepresented Employee:** City Attorney/City Prosecutor

**City Representative:** Victor M. Gordo

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

1. 584 St. John Avenue & 230/230 California Boulevard,  
Pasadena, CA

**Agency Negotiator:** Miguel Márquez

**Negotiating Parties:** Huntington Hospital;  
fliphouses2homes LLC/Gerald Pallay

**Under Negotiation:** Price and Terms

2. 180 State Street, Pasadena, CA

**Agency Negotiator:** Miguel Márquez

**Negotiating Parties:** Huntington Hospital

**Under Negotiation:** Price and Terms

3. 237 State Street, Pasadena, CA

**Agency Negotiator:** Miguel Márquez

**Negotiating Parties:** Arcadia Trading Company; Nagi Mohamad El Naga, Halima Makady El Naga; Theodore Joseph Smith; Robert Mocharnuk, Erin Foley; The Patrick Cardullo Trust; Westridge School; Jessica Jones, John

**Bower; Yan Pasadena LLC; Xueming Yu, Li Huang; Hollins Partnership; Ahmed Thompson, Silvia Mueller-Thompson; Shahram Ravan; The Corpe Revocable Trust; Angelique Encarnacion, David P Pell, Suyen Pell, David Gendron, Theresa Gendron Under Negotiation: Price and Terms**

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

**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**

**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 three closed session items were not discussed.

On the order of the Mayor, the regular meeting reconvened at 7:10 p.m. The pledge of allegiance was led by Councilmember Lyon.

**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

**MAYOR ANNOUNCES ANNUAL ORGANIZATIONAL MEETING**

- II. **MOTION TO ADJOURN CITY COUNCIL – SINE DIE**
- III. **MAYOR CONDUCTS ELECTION OF VICE MAYOR**
- IV. **REMARKS BY ELECTED VICE MAYOR**

**ADJOURN CITY COUNCIL – SINE DIE**

It was moved by Councilmember Hampton, seconded by Councilmember Jones, to adjourn the City Council sine die. (Motion unanimously approved) (Absent: None)

## ELECTION OF VICE MAYOR

Mayor Gordo opened the floor for nominations for a new Vice Mayor.

Councilmember Jones spoke in support of the Vice Mayor serving consecutive one-year terms, noting that a second one-year term would allow for stability and continuity of service in the position.

Councilmember Hampton echoed similar sentiments for continuity, advocated to have the Vice Mayor serve consecutive one-year terms, and made a motion to have Councilmember Rivas serve as Vice Mayor for an additional year. He also stated his support for Councilmember Jones to be the next Vice Mayor and that he too be given an opportunity to serve two consecutive one-year terms.

Mayor Gordo expressed support for the Vice Mayor serving two consecutive one-year terms to allow for stability, and requested that City staff return with a policy for City Council consideration to memorialize the practice of the Vice Mayor serving consecutive one-year terms, while ensuring consistency with the City Charter.

Councilmember Lyon advocated to keep the Vice Mayor term at one year to allow more City Councilmembers the opportunity to serve in the role, while noting that a Vice Mayor could be re-elected for another one-year term. He cited verbiage from voter approved Measure PB, which sets the length of term for Councilmember service as Vice Mayor at one year.

In response to Councilmember Lyon's inquiry regarding Brown Act compliance with the discussion of a policy for two consecutive one-year terms, City Attorney Bagneris reported that the City Council may not act on a policy tonight but can direct City staff to return with a policy and recommendation on the matter for future meeting.

Discussion ensued regarding the permissiveness of the City Charter language and past practices of having the Vice Mayor term of two-years, two consecutive one-year terms, and serving a single one-year term.

City Attorney Bagneris stated that there cannot be a guarantee that a Vice Mayor serves a second one-year term, provided information on the City Council's practice of seniority, as well as prior actions of the City Council to elect a new Vice Mayor or re-elect a Vice Mayor for a second one-year term at the annual Organizational meeting.

Mayor Gordo suggested also memorializing the City Council's long-standing practice of basing the Vice Mayor selection on seniority of the City Councilmember who has not yet served as Vice Mayor as part of the proposed policy.

Councilmember Madison expressed support for having seniority as a default practice for selecting the Vice Mayor and having two consecutive one-year terms, unless it begins to deprive others the opportunity to serve. He also expressed concerns that a formal policy that the City Council would prospectively vote on would contradict the language in the City Charter.

**MOTION:** Following discussion, it was moved by Councilmember Hampton, seconded by Councilmember Cole, to nominate Jessica Rivas as Vice Mayor, for a second one-year term beginning December 8, 2025 through December 7, 2026.

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

**MOTION:** Following discussion, it was moved by Councilmember Lyon, seconded by Vice Mayor Rivas, to direct City staff to return with information on the ability to create a succession order in relation to the Vice Mayor position, including two consecutive one-year terms.

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

**RECONVENED** Mayor Gordo recognized Jessica Rivas' start of term as Vice Mayor.

Vice Mayor Rivas thanked the City Council and expressed gratitude to be able to serve as Vice Mayor for a second one-year term.

The City Council meeting reconvened at 8:02 p.m.

**PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA** The following individuals spoke on the humanitarian crisis in Gaza and/or advocated for the City to divest from specific companies related to Israel:

Reverand Joe Roos, Pasadena resident  
Elijah Rah, Pasadena resident  
Randall Heyn Lamb, Pasadena resident  
Jose Maria Rios Espada, Pasadena resident

Olden Denham, Pasadena resident, spoke on systemic racism and the officer involved shooting of Anthony McClain.

Allen Shay, Pasadena resident, provided comments on community fundraising and leadership and the meeting minutes for September 29, 2025.

The following individuals advocated for the City Council to pursue a sister-city relationship with Guanajuato, Mexico:

Connie de la Torre, Pasadena Sister Cities  
Rene Gonzalez, Pasadena Sister Cities  
Vicente Gonzalez, Pasadena Sister Cities  
Reverand Phillis Griffin, Pasadena resident

Edward Sewall, Physicians for Social Responsibility Back from the Brink Campaign, advocated for the City Council pass a resolution abolishing nuclear weapons.

Michael Warner, Pasadena resident, provided comments on how Guanajuato, Mexico was originally intended to be a friendship city and stated that there is an existing a policy for friendship cities.

Sharon Braxton, Pasadena resident, requested for the City to change the restrictions on the City's rental assistance programs to assist those impacted by the Eaton fire.

In response to public comment, Councilmember Madison requested City staff to return with information on the City's current sister-city relationships and an update on having a sister-city in Latin America.

## CONSENT CALENDAR

**City Manager/ Executive Director**

**AUTHORIZE THE CITY MANAGER TO ENTER INTO A LEASE AGREEMENT WITH GLENARM BESS, LLC; A GUARANTY AGREEMENT FOR THE BENEFIT OF EAST WEST BANK; AND CONSENT TO CHANGE OF CONTROL WITH INFINITE GRID CAPITAL, LLC, FOR THE GLENARM BATTERY ENERGY STORAGE SYSTEM PROJECT (Water and Power Dept.)**

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

- (1) Find that the actions proposed in the agenda report are not "projects" subject to the California Environmental Quality Act (CEQA) pursuant to California Public Resources Code Section 21065 and within the meaning of State CEQA Guidelines Section 15378(b);
- (2) Authorize the City Manager to enter into a Lease Agreement and other related documents regarding the site, with Glenarm BESS, LLC to facilitate their participation in the development of the Glenarm Battery Energy Storage System ("BESS"), located within the City of Pasadena's ("City") Glenarm Power Plant complex ("Power Plant") and to enable them to operate and maintain the BESS (Contract No. 33504); and

(3) Authorize the City Manager to enter into a Guaranty Agreement for the benefit of East West Bank, and Consent to Change of Control, along with any other documents related thereto, with Infinite Grid Capital, LLC to facilitate their role in the BESS project. (Contract No. 24,375) (Contract No. 24,371)

Item discussed separately

**FINANCE COMMITTEE: AUTHORIZE THE CITY MANAGER TO ENTER INTO A CONTRACT TO LEASE PURCHASE TWO (2) MISSION-EQUIPPED HELICOPTERS AND TO ENTER INTO TWO FIVE-YEAR SERVICE CONTRACTS WITH CNC TECHNOLOGIES, LLC, IN AN AMOUNT NOT-TO-EXCEED \$12,574,760 AND AMEND THE POLICE DEPARTMENT'S FISCAL YEAR 2026 OPERATING BUDGET BY APPROPRIATING \$4,000,000 FROM THE ASSET FORFEITURE FUND (207)** (Police Dept.)

**FINANCE COMMITTEE: AMENDMENT TO THE FISCAL YEAR 2026 GENERAL FEE SCHEDULE** (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) Adopt a resolution amending the Fiscal Year (FY) 2026 General Fee Schedule by revising the Public Health Department Vital Statistics fees (Fee Numbers 801 through 803) related to birth and death certificates as set by the State. (Resolution No. 10167)

**FINANCE COMMITTEE: AUTHORIZE THE CITY MANAGER TO EXECUTE ALL AGREEMENTS WITH THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY (METRO) TO ACCEPT \$7,412,039 OF MEASURE M MULTI-YEAR SUBREGIONAL PROGRAM (MSP) FUNDS FOR FISCAL YEAR 27-28** (Transportation Dept.)

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

- (1) Find that the action proposed in the agenda report not a project subject to the California Environmental Quality Act (CEQA) pursuant to Section 21065 of CEQA and Sections 15060(c)(2), 15060(c)(3), and 15378 of the State CEQA Guidelines, and as such, no environmental document pursuant to CEQA is required; and
- (2) Authorize the City Manager to execute all agreements with the Los Angeles County Metropolitan Transportation Authority (Metro) to accept Measure M Multi-Year Subregional Program (MSP) funds for transportation projects; and
- (3) Amend the Fiscal Year (FY) 2026-2030 Capital Improvement Program (CIP) Budget to recognize and appropriate \$7,412,039 in Measure M MSP funds as detailed in the agenda report. (Budget Amendment No. 2026-23)

Item discussed separately

**FINANCE COMMITTEE: AMEND THE HOUSING DEPARTMENT'S FISCAL YEAR 2026 OPERATING BUDGET BY APPROPRIATING \$240,860 IN THE GENERAL FUND FOR THE RENOVATION OF THE BAD WEATHER SHELTER; AUTHORIZE THE CITY MANAGER TO AMEND CONTRACT NO. 24069 WITH THE COUNTY OF LOS ANGELES AND AMEND CONTRACT NO. 32848 WITH TRINITY EVANGELICAL LUTHERAN CHURCH TO UPDATE THE RESPECTIVE SCOPES OF WORK AND BUDGETS (Housing Dept.)**

**City Council**

**RESIGNATIONS,  
APPOINTMENTS, &  
REAPPOINTMENTS**

**RESIGNATION OF ALEX MENA FROM THE NORTHWEST COMMISSION EFFECTIVE DECEMBER 10, 2025 (District 1 Nomination)**

**City Clerk/ Secretary**

**CLAIMS RECEIVED AND FILED**

<b>Claim No.</b>	<b>Claimant</b>	<b>Claim Amount</b>
2026-0124	Pasadena Orange Grove Owners Association	\$ 3,828.00
2026-0125	Hagop Donikian	3,196.00
2026-0126	Jessica Latiolait	1,566.80
2026-0127	Michelle Ynfante Zorrilla	470.00
2026-0128	Carlis Barnes	9,000.00
2026-0129	Denise Harris	35,000.00+
2026-0130	Villa Corona HOA	4,541.90
2026-0131	Michael Jacob Luna	35,000.00+
2026-0132	Brent Raynard Poydras	Not stated
2026-0133	Charter Communications	2,757.03
2026-0134	Luis Sanchez	8,000.00

**PUBLIC HEARING SET**

**January 12, 2026, 6:00 p.m. – Proposed updates to the 2026 Public Housing Agency (PHA) Administrative Plan**

**MOTION:**

It was moved by Councilmember Lyon, seconded by Councilmember Hampton, to approve all items on the Consent Calendar with the exception of Items 2 and 5. (Motion unanimously approved) (Absent: None)

**CONSENT ITEMS  
DISCUSSED  
SEPARATELY**

**FINANCE COMMITTEE: AUTHORIZE THE CITY MANAGER TO ENTER INTO A CONTRACT TO LEASE PURCHASE TWO (2) MISSION-EQUIPPED HELICOPTERS AND TO ENTER INTO TWO FIVE-YEAR SERVICE CONTRACTS WITH CNC TECHNOLOGIES, LLC, IN AN AMOUNT NOT-TO-EXCEED \$12,574,760 AND AMEND THE POLICE DEPARTMENT'S FISCAL YEAR 2026 OPERATING BUDGET BY APPROPRIATING \$4,000,000 FROM THE ASSET FORFEITURE FUND (207) (Police Dept.)**

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

- (1) Find that the proposed action 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) Award contract to lowest responsive and responsible bidder dated November 14, 2025, submitted by CNC Technologies, LLC, in response to the specifications for Pasadena Air Operations Helicopter Procurement, authorize the City Manager to enter into a contract to purchase two (2) mission-equipped helicopters and to enter into two service contracts for five years, in an amount not-to-exceed \$12,574,760, which includes the base contract amount of \$11,431,600 and a ten percent contingency of \$1,143,160 (Contract No. 33482);
- (3) Authorize the City Manager to extend the service contracts for up to three additional one-year periods; and
- (4) Amend the Police Department's Fiscal Year 2026 Operating Budget by appropriating \$4,000,000 from the unappropriated fund balance in the Asset Forfeiture Fund (207). (Budget Amendment No. 2026-22)

Ted Smith, Pasadena resident, expressed support for the item and the staff recommendation.

Sonia Berndt, Pasadena resident, expressed concerns regarding lack of transparency for how this item is being funded and advocated for the asset forfeiture fund to be used on other priorities.

In response to Vice Mayor Rivas' inquiry on whether mutual aid cities will be contributing to the cost of the helicopters, Bradley May, Police Lieutenant, reported that Foothill Support Team cities will contribute to the cost of the helicopters since they also benefit from the services provided by the City, noting that this includes paying for a portion of the insurance, as well as proportionally funding technology upgrades and training.

Councilmember Cole advocated for the City Council to provide input on the law enforcement uses of the asset forfeiture funds during future budget processes.

In response to Councilmember Hampton's inquiry regarding what asset forfeiture funds can be used for, Kimberly Seiman, Management Analyst V, reported that the funds can only be used for law enforcement uses.

**FINANCE COMMITTEE: AMEND THE HOUSING DEPARTMENT'S FISCAL YEAR 2026 OPERATING BUDGET BY APPROPRIATING \$240,860 IN THE GENERAL FUND FOR THE RENOVATION OF THE BAD WEATHER SHELTER; AUTHORIZE THE CITY MANAGER TO AMEND CONTRACT NO. 24069 WITH THE COUNTY OF LOS ANGELES AND AMEND CONTRACT NO. 32848 WITH TRINITY EVANGELICAL LUTHERAN CHURCH TO UPDATE THE RESPECTIVE SCOPES OF WORK AND BUDGETS**  
(Housing Dept.)

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

- (1) Find that the recommended actions in the agenda report are exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines per Section 15061(b)(3), the "Common Sense" exemption that CEQA only applies to projects that may have an effect on the environment;
- (2) Amend the Housing Department's Fiscal Year (FY) 2026 Operating Budget by appropriating \$240,860 from the unappropriated fund balance of the General Fund (101) for capital improvements at Trinity Evangelical Lutheran Church to support the Bad Weather Shelter;
- (3) Authorize the City Manager to amend Contract No. 24069 with the County of Los Angeles to update the scope of work and revise the budget with no change to the total contract amount of \$275,000 to fund capital improvements at Trinity Evangelical Lutheran Church necessary for the operation of the Bad Weather Shelter (Contract No. 24,069-2); and
- (4) Authorize the City Manager to amend Contract No. 32848 with Trinity Evangelical Lutheran Church to update the scope of work and add funding in the amount of \$157,000 for a total not-to-exceed contract total of \$432,000 for capital improvements necessary for the operation of the Bad Weather Shelter. (Contract No. 32848-1)

MOTION:

It was moved by Councilmember Hampton, seconded by Councilmember Masuda, to approve the staff recommendations for Consent Calendar Items 2 and 5. (Motion unanimously approved)  
(Absent: None)

**RECOMMENDATIONS FROM OFFICERS AND DEPARTMENTS**

**City Council**

**APPROVE THE AD HOC COMMITTEE RECOMMENDATION TO CREATE A NEW CITY COUNCIL STANDING COMMITTEE ON PLANNING, HOUSING, AND HOMELESSNESS**

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

- (1) Find that the proposed action in the agenda report is not a "project" subject to the California Public Resources Code ("PRC") Section 21065 and within the meaning of California Environmental Quality Act ("CEQA") Guidelines Section 15378(b);
- (2) Approve the Ad Hoc Committee's recommendation to create a new City Council Standing Committee to be named the Planning, Housing, and Homelessness Committee; and
- (3) Conduct first reading of "An Ordinance of the City of Pasadena amending Title 2 (Organization and Administration), Chapter 2.05

(City Council), Section 2.05.170 of the Pasadena Municipal Code regarding the Council Economic Development and Technology Committee, and adding Section 2.05.205 to Chapter 2.05 of the Pasadena Municipal Code to create the Council Planning, Housing and Homelessness Committee." *(Discussed and considered concurrently with Item No. 10, including for public comment purposes.)*

In response to Councilmember Jones' inquiry regarding if reports relating to the HOPE or PORT teams would be presented to the Public Safety Committee or the new Planning, Housing, and Homelessness Committee, Mayor Gordo and City Attorney Bagneris clarified that the same report would not be presented to both committees due to Brown Act concerns, and that City staff would make determinations on an item-by-item basis as to which standing committee would be presented with individual items in the future.

In response to Councilmember Madison's concerns regarding the name and focus of the new committee, Mayor Gordo clarified that the Committee does not strictly focus on homelessness to allow for interplay between the relating issues of planning, housing, and transportation. Councilmember Hampton suggested putting "housing and homelessness" before "planning" in the name of the committee, and suggested that the Committee be named, the "Housing, Homelessness, and Planning Committee".

The following individuals expressed support for the new committee on housing, homelessness, and planning:

Jacob Piere, Abundant Housing LA  
Mike Canavan, Pasadena resident  
Sonja Berndt, Pasadena resident

Bert Newton, Pasadena resident, inquired about how existing reports and matters would be split between the current City Council Committees and the new committee.

City Clerk Jomsky reported that 3 letters in support of the staff recommendation for Items 9 and 10 (related ordinance), 1 letter advocating for various City committees mandates be clarified, and 1 letter on Item 10 in support of the ordinance and/or providing comments on the matter, were received by the City Clerk's Office, distributed to the City Council, posted online, and made part of the public record.

**MOTION:**

It was moved by Councilmember Hampton, seconded by Councilmember Jones, to approve the staff recommendation, amended to rename the new Council Committee the "Housing, Homelessness, and Planning Committee".

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

**ORDINANCE – FIRST READING**

**Conduct first reading of “AN ORDINANCE OF THE CITY OF PASADENA AMENDING TITLE 2 (ORGANIZATION AND ADMINISTRATION), CHAPTER 2.05 (CITY COUNCIL), SECTION 2.05.170 OF THE PASADENA MUNICIPAL CODE REGARDING THE COUNCIL ECONOMIC DEVELOPMENT AND TECHNOLOGY COMMITTEE, AND ADDING SECTION 2.05.205 TO CHAPTER 2.05 OF THE PASADENA MUNICIPAL CODE TO CREATE THE COUNCIL PLANNING, HOUSING AND HOMELESSNESS COMMITTEE HOUSING, HOMELESSNESS, AND PLANNING COMMITTEE”**

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

City Attorney Bagneris reported the following minor corrections to be made to the ordinance: 1) In Section 2 of the ordinance, under 2.05.205, the heading to read Council Housing, Homelessness, and Planning Committee, 2) in Paragraph A, change the reference from the “Planning, Housing, and Homelessness” to the “Housing, Homelessness, and Planning Committee”, 3) under paragraph A1 to read “Review matters which relate to housing and homelessness, land use and transportation planning issues, as well as other related matters which the Committee Chair, City Council, or City Council appointees determine are within the scope of the Committee’s review, 4) under paragraph A2 to read “Be a liaison with citizen advisory bodies which deal with housing, homelessness, and planning issues, including the Planning, Human Services, and Transportation Advisory Commissions”, 5) the first sentence under paragraph B to read “The Housing, Homelessness, and Planning Committee shall be composed of up to four members of the City Council appointed by the Mayor”, 6) the first sentence under Paragraph C to read “The Housing, Homelessness, and Planning Committee shall, at its first meeting, and from time to time, thereafter, establish a regular meeting schedule, including time and place, and may hold such other meetings as it deems necessary or advisable”, 7) the first sentence under Paragraph D to read “The Housing, Homelessness, and Planning Committee shall have minutes maintained of its meetings”, and 8) the last sentence under 2.05.205A to read “The Housing, Homelessness, and Planning Committee shall..”.

The ordinance above was offered by Councilmember Lyon as amended and detailed above:

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

**Conduct first reading of “AN ORDINANCE OF THE CITY OF PASADENA AMENDING TITLE 10, CHAPTER 10.46 SECTIONS 10.46.010, 10.46.020, 10.46.050, 10.46.060, 10.46.080, 10.46.090 AND 10.46.120 OF THE PASADENA MUNICIPAL CODE REGARDING THE POLICE TOWING FRANCHISE SYSTEM”**

The ordinance was offered by Councilmember Hampton:

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

## **PUBLIC HEARING**

Councilmember Hampton left the meeting at 9:10 p.m.

## **CONTINUED PUBLIC HEARING: ZONING CODE AMENDMENT TO IMPLEMENT OBJECTIVE DESIGN STANDARDS FOR HIGH DENSITY RESIDENTIAL DEVELOPMENT** (Planning Dept.)

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

- (1) Find that the proposed Zoning Code Amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3), the “Common Sense” exemption, 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;
- (2) Make the Findings for Approval for the Zoning Code Text Amendment (Attachment A of the agenda report); and
- (3) Direct the City Attorney to prepare an ordinance for the Zoning Code Amendment within 90 days consistent with the provisions set forth in the agenda report.

**Recommendation of the Planning Commission:** On October 8, 2025, the Planning Commission considered the proposed Zoning Code Amendment at a publicly noticed hearing (Attachment B of the agenda report) and unanimously recommended that the City Council approve the Zoning Code Amendment as presented by staff, with the following amendments:

1. Refine the terms “Simple Form” and “Articulated Form” to describe proposed standards;
2. Include a range of permitted colors;
3. Require balconies on street-facing façades to project no more than two feet from a façade, have opaque railings, and high quality materials; and
4. Allow for an alternate design review process for sites above two acres in size.

Staff is supportive of the Planning Commission recommendations.

Jennifer Paige, Planning Director, provided introductory comments on the item. Martin Potter, Principal Planner, presented a PowerPoint presentation detailing the objective of the proposed Zoning Code amendment, study sessions and hearings conducted with the Planning Commission and Design Commission, the proposed Type 1 and Type 2 building forms, proposed sustainability standards, and the proposed design review process.

Councilmember Cole emphasized the importance of implementing object design standards to ensure that developers provide quality design and workmanship.

Councilmember Madison expressed concerns that the proposed amendment would be legislating subjectivity. Planning Director Paige clarified that the purpose of the standards is to help regulate the common threads between the quality of buildings, such as their scale and proportions. She also noted that the proposed amendment helps to consolidate the design review process, provide clear standards, and remove some subjectivity. Councilmember Madison requested that City staff return with an update on the matter in the future to determine if the amendment is performing in the manner intended by the City staff and City Council.

The following individuals expressed support for the item and requested that City staff review the balcony issue on street facing facades:

Jacob Piere, Abundant Housing LA  
Mike Canavan, Pasadena resident

P.A. Brown, Pasadena resident, expressed concerns regarding too-specific building requirements and urged the City to look at other regulatory revisions to make building and housing more affordable.

Sandy Annala, Pasadena resident, spoke on the importance of having safety standards for buildings in addition to the design standards.

Samuel Alcorn, Pasadena resident, expressed support for the item and urged City staff to prioritize Permit Streamlining Act compliance for all projects using the proposed pathway.

Councilmember Cole spoke in support of the staff recommendation and suggested additional amendments to include a review no later than 18 months after the Zoning Code amendment goes into effect, to allow for articulation between facades to be eight feet in depth rather than ten feet in depth, and for the balcony limit to be no more than five feet.

In response to Mayor Gordo's inquiry regarding the rationale behind the proposed two feet balconies, Planning Director Paige reported that the Planning Commission expressed concerns related to aesthetics if the balconies were larger than two feet, where residents may use the balcony for storage and create an unkept space. She also suggested that, if the City Council wishes, staff is supportive of a maximum size for balconies be set at four feet to match other Specific Plans.

**MOTION:**

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

**MOTION:**

Following discussion, it was moved by Councilmember Cole, seconded by Councilmember Lyon, to approve the staff recommendation, amended to direct City staff to return in 18-months to the City Council to review the effects of the Zoning Code amendments, to allow for articulation between facades to be eight feet in depth rather than ten feet, and to change the balcony size limit to four feet maximum.

**AYES:** Councilmembers Cole, Jones, Lyon, Madison, Masuda, Vice Mayor Rivas, Mayor Gordo

**NOES:** None

**ABSENT:** Councilmember Hampton

**ABSTAIN:** None

**INFORMATION ITEM**

Mayor Gordo stated a conflict of interest, recused himself from the item, and left the meeting at 10:13 p.m.

**RE-EVALUATION OF THE RENT STABILIZATION DEPARTMENT ORDINANCE AS REQUIRED BY PASADENA MUNICIPAL CODE SECTION 2.302.040 (Rent Stabilization Dept.)**

**Recommendation:** This report is for information only. The City Council may; however, take action relating to this item as it deems appropriate following consideration and discussion of the matter.

City Clerk Jomsky reported that 5 letters expressing concerns with the Pasadena Rent Stabilization Department and the staff report and/or advocating for an audit or assessment of the Department, and 3 letters in support of the Rent Stabilization Department and their work in assisting both landlords and tenants in the City, were received by the City Clerk's Office, distributed to the City Council, posted online, and made part of the public record for the item.

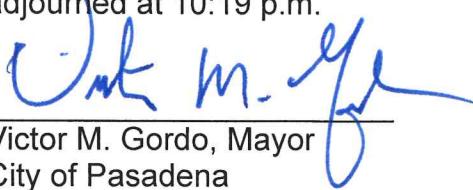
Helen Morales, Rent Stabilization Director, provided highlights on the item and noted that City staff will be returning in January 2026 with an additional report, in collaboration with the Pasadena Rental Housing Board.

Simon Ybarra, Pasadena resident, expressed support for the Rent Stabilization Department's progress and requested that the data presented in the staff report be consistent with cutoff dates.

On order of the Vice Mayor, by consensus of the City Council, the information was received and filed.

**ADJOURNMENT**

On order of the Vice Mayor, the regular meeting of the City Council adjourned at 10:19 p.m.

  
Victor M. Gordo, Mayor  
City of Pasadena

ATTEST:

  
City Clerk