

CITY OF PASADENA
City Council Minutes
February 10, 2025 – 5:00 P.M.
City Hall Council Chamber

UNOFFICIAL UNTIL
APPROVED BY CITY COUNCIL

OPENING: Mayor Gordo called the regular meeting to order at 5:00 p.m.
(Absent: Councilmember Madison)

CLOSED SESSION On the order of the Mayor, the regular meeting recessed at 5:00 p.m.
to discuss the following closed session item:

**CITY CONSIDERATION OF INITIATION OF LITIGATION pursuant
to government code section 54956.9(d)(4) (one potential case)**

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

**Name of Case: Grays, C. v. City of Pasadena
Los Angeles County Superior Court Case No. 21STCV40336**

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

On the order of the Mayor, the regular meeting reconvened at 6:44
p.m. The pledge of allegiance was led by Councilmember Masuda.

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:

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

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

Olden Denham, Pasadena resident, requested that the City Council
agendize a discussion on Assembly Bill 392 related to Police Officer
accountability.

Allen Shay, Pasadena resident, inquired about the City's utility
undergrounding program.

Deborah Lutz, Pasadena resident, advocated for the City to
guarantee rent payments to property owners for temporarily housing
tenants impacted by the Eaton Fire until the emergency declaration
is lifted or until the tenants are able to pay rent.

The following individuals advocated for keeping the temporary shelter at Pasadena Convention Center open to fire victims and for providing additional housing assistance for those impacted by the Eaton Fire:

Michael Williams, resident not stated
Ash Patel, Pasadena resident
Taylor Campbell, Altadena rising
Adriana Bautista, Pasadena resident
Sonja Berndt, Pasadena resident

In response to public comments, Councilmember Hampton asked staff to share any updates issued by LA County and the Red Cross regarding plans for closing the shelter at the Pasadena Convention Center, and where current shelter residents will be able to relocate. He also reported that the Planning Department will provide a housing update related to the Eaton Fire at the end of the month.

In response to public comment, Councilmember Jones reported that the underground utility project will be agendaized for discussion at an upcoming Municipal Services Committee meeting.

Vice Mayor Rivas requested that City staff provide an update on anti-price gouging laws at the next City Council meeting.

Councilmember Masuda reported on information received from a recent town hall meeting related to the Eaton Fire and recovery, and noted that FEMA trailers may be available for residents to utilize on their properties as they rebuild.

CONSENT CALENDAR

City Manager/ Executive Director

Item discussed separately

AUTHORIZE THE CITY MANAGER TO ENTER INTO A CONTRACT WITH CDW GOVERNMENT LLC FOR THE PURCHASE OF INFORMATION TECHNOLOGY PRODUCTS, SOLUTIONS, AND SERVICES IN AN AMOUNT NOT-TO-EXCEED \$24,432,000 FOR UP TO NINE YEARS (DoIT)

ADOPT A RESOLUTION ESTABLISHING ONE NEW CLASSIFICATION AND UPDATING THE SALARIES OF SIX EXISTING CLASSIFICATIONS REPRESENTED BY PMA, AFSCME AND IBEW (Human Resources Dept.)

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) Adopt a Resolution Establishing One New Classification and Updating the Salaries of Six Existing Classifications Represented by PMA, AFSCME, and IBEW. (Resolution No. 10115)

AUTHORIZE THE CITY MANAGER TO ENTER INTO A SIXTY-FOUR MONTH WAREHOUSE LEASE AGREEMENT WITH RIF-VINEDO, LLC., FOR THE PREMISES LOCATED AT 125 NORTH VINEDO AVENUE, IN AN AMOUNT NOT-TO-EXCEED \$8,674,194 FOR THE WATER AND POWER DEPARTMENT (Office of the City Manager)

Recommendation: It is recommended that the City Council:

(1) Find that the leasing of 125 North Vinedo Avenue is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to the State CEQA Guidelines Section 15301 (Existing Facilities); there are no features that distinguish this project from others in the exempt classes, and therefore, there are no unusual circumstances; and

(2) Authorize the City Manager to enter into a sixty-four-month lease agreement with RIF-VINEDO, LLC., in the amount not-to-exceed \$8,674,194 for the warehouse space located at 125 North Vinedo Avenue incorporating the terms and conditions generally described in the agenda report, and to execute any other related agreements necessary to effectuate the transaction, including non-substantial revisions. (Contract No. 24,199)

FINANCE COMMITTEE: AUTHORIZE THE CITY MANAGER TO EXTEND THE TERM OF CONTRACT NO. 31568 WITH TRC ENGINEERING SERVICES, LLC FOR SIX MONTHS TO CONDUCT QUALITY CONTROL INSPECTIONS FOR THE PASADENA TRANSIT AND PASADENA DIAL-A-RIDE FLEET (Transportation 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 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 for the project;

(2) Authorize the City Manager to extend Contract No. 31568 with TRC Engineering Services, LLC for six months for a total contract period of January 1, 2020, through June 30, 2025, and allow for future contract term duration extensions, as needed, to conduct inspections of the Pasadena Transit and Pasadena Dial-A-Ride fleet within the current not-to-exceed contract amount of \$130,085; and

(3) Grant the proposed contract extension an exemption from the Competitive Selection process pursuant to Pasadena Municipal Code Section 4.08.049(B) contracts for which the City's best interests are served. (Contract No. 31568-6)

Item discussed separately

LEGISLATIVE POLICY COMMITTEE: CONTRACT AWARD TO CAPITALEDGE ADVOCACY INC., FOR FEDERAL LEGISLATIVE ADVOCACY SERVICES FOR \$135,000 PER YEAR FOR FIVE YEARS (Office of the City Manager)

LEGISLATIVE POLICY COMMITTEE: SUPPORT OF ASSEMBLY BILL 239 ESTABLISHING STATE-LED DISASTER HOUSING TASK FORCE (Office of the City Manager)

Recommendation: It is recommended that the City Council:

- (1) Find that the action proposed in the agenda report is covered by the "Common Sense" exemption set forth in State CEQA Guidelines Section 15061(b)(3) as CEQA only applies to projects that may have a significant effect on the environment;
- (2) Support Assembly Bill 239 (AB239) to create a State-Led Disaster Housing Task Force and specify that the task force include representatives from cities and towns impacted by the wildfires; and
- (3) Authorize the Mayor to send letters in support of AB239, as appropriate.

CLAIMS RECEIVED AND FILED

Claim No.	Claimant	Claim Amount
2025-0163	Mihaela Reyes	\$ 5,000.00
2025-0164	Jean Elizabeth Gliebe Re	980.00
2025-0165	Pacific Lift	35,000.00+
2025-0166	Dianna Marie Perez	4,450.00

City Clerk Jomsky reported that a revision was made to the staff report for Item 5, updating the staff recommendation to support Assembly Bill 239, and include local cities and towns impacted by the wildfires.

City Clerk Jomsky also reported that two letters related to Item 5, one letter advocating for the City to implement an eviction moratorium and one letter advocating for additional cleanup assistance for Eaton Fire residents related to safe re-entry, 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 Lyon, seconded by Councilmember Cole, to approve all items on the Consent Calendar, with the revised staff recommendation for Item 5, and with the exception of Items 1 and 4 discussed separately. (Motion unanimously approved) (Absent: None)

CONSENT ITEMS DISCUSSED SEPARATELY

1

AUTHORIZE THE CITY MANAGER TO ENTER INTO A CONTRACT WITH CDW GOVERNMENT LLC FOR THE PURCHASE OF INFORMATION TECHNOLOGY PRODUCTS, SOLUTIONS, AND SERVICES IN AN AMOUNT NOT-TO-EXCEED \$24,432,000 FOR UP TO NINE YEARS (DoIT)

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 Section 15061(b)(3), the "Common Sense" exemption that CEQA only applies to projects that may have an effect on the environment;

(2) Authorize the City Manager to enter into a contract without competitive bidding pursuant to City Charter Section 1002(H) contracts with other governmental entities or their contractors, with CDW Government LLC for the purchase of information technology products, solutions, and services, in an amount not-to-exceed \$24,432,000 through July 1, 2034, which includes the option for three additional two-year extensions at the discretion of the City Manager, and an overall annualized average of \$2,714,667 (Contract No. 33166);

(3) Grant the proposed contract an exemption from the Competitive Selection Process pursuant to Pasadena Municipal Code Section 4.08.049(B), contracts for which the City's best interests are served;

(4) Authorize the City Manager to approve no-cost amendments to the subject contract including durational extensions; and

(5) Authorize the City Manager to extend Contract 31224 with CDW Government LLC to June 30, 2025, without increasing the authorized total not-to-exceed amount of the contract. (Contract No. 31224-2)

Philip Leclair, Chief Information Officer, presented a PowerPoint presentation on the item, providing an overview of the terms and conditions of the proposed contract and the benefits of "piggybacking" with other cities, and responded to questions.

Councilmember Cole expressed support for the item and noted the importance of highlighting terms and conditions for public transparency purposes related to large dollar amount contracts.

In response to Councilmember Hampton's inquiry regarding local businesses and piggybacking on contracts, Chief Information Officer Leclair reported that technology vendors can partake in online bidding services, and provided information on notifications, the bidding process, and piggybacking on other agency biddings.

It was moved by Councilmember Cole to approve the staff recommendation, and to have City staff report to the Economic Development and Technology Committee on local businesses who may offer similar services and discounts within 6 months. Motion failed due to lack of second.

Councilmember Hampton expressed that he would not support the proposed contract, reiterating his stated preference that staff open bidding opportunities for local technology vendors rather than using piggyback bidding that may not rise to the attention of local vendors.

MOTION:

It was moved by Councilmember Cole, seconded by Councilmember Lyon, to approve the staff recommendation.

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

NOES: Councilmember Hampton
ABSENT: None
ABSTAIN: None

LEGISLATIVE POLICY COMMITTEE: CONTRACT AWARD TO CAPITALEDGE ADVOCACY INC., FOR FEDERAL LEGISLATIVE ADVOCACY SERVICES FOR \$135,000 PER YEAR FOR FIVE YEARS (Office of the City Manager)

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);
- (2) Approve a five-year contract renewal with CapitalEdge Advocacy Inc., for federal legislative advocacy services effective for \$135,000 per year for five years for a not-to-exceed amount of \$675,000. Competitive bidding is not required pursuant to City Charter Section 1002(F) contracts for professional or unique services (Contract No. 14,731-12); and
- (3) Exempt the proposed contract from the competitive selection process of the Competitive Bidding and Purchasing Ordinance, pursuant to PMC Section 4.08.049(A)(4) legislative and lobbying services, and Section 4.08.049(B), contracts for which the City’s best interest are served.

Councilmember Cole emphasized the importance of having a federal legislative advocate for federal grants protect and support the City’s programs and initiatives.

MOTION:

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

ORDINANCE – SECOND READING

Councilmember Jones stated a potential conflict of interest, recused himself from the item, and left the meeting at 7:30 p.m.

Adopt “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” (Ordinance No.7442)

The ordinance above was adopted by the following vote:

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

ABSENT: Councilmember Jones
ABSTAIN: None

**RECOMMENDATIONS
FROM OFFICERS AND
DEPARTMENTS**

City Manager

Councilmember Jones
returned to the meeting at
7:31 p.m.

**PRESENTATION AND CONSIDERATION OF STAFF ANALYSIS
ON OPTIONS FOR HOME ENVIRONMENTAL TESTING (Public
Health Dept.)**

Recommendation: It is recommended that the City Council:

- (1) Consider the presentation by 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 a PowerPoint presentation on the item, presented an overview of the ongoing engagement efforts for environmental testing throughout Los Angeles County, noted the air quality results obtained from the Air Quality Management District’s (AQMD) mobile monitoring surveys, as well as the environmental testing efforts of the California Department of Toxic Substances Control at sensitive sites throughout the region. He also reiterated prior statements that the general cleaning of the interior of a property is highly recommended and has shown to remove the majority of harmful contaminants.

In response to Councilmember Hampton’s inquiry regarding indoor environmental testing, Public Health Director Carmona reported that the City’s Safety Office conducted air quality tests before the opening of City facilities, and reported that the results showed no hazardous substances were present. He also reported that the City will be conducting testing at nine City facilities for lead and asbestos, with the reports to be made public when finalized.

Councilmember Hampton asked that City staff inquire and obtain the pre- and post-cleaning test results from PUSD that occurred before the opening of schools, as a way to inform the public of what contaminants may be in and on their property prior and after thorough cleaning.

Vice Mayor Rivas emphasized the importance of sharing air quality test results indicating levels of toxicity with the public in a timely manner.

Councilmember Madison expressed concerns that the \$300 per household allowance for post-fire clean-up provided by FEMA, which may be inadequate for proper clean-up, and requested City staff to look into average costs of proper clean-up, possible general fund allocations, and additional informational resources or technical training the City may be able to provide.

Councilmember Hampton left the meeting at 8:12 p.m.

CONTINUED PUBLIC HEARING

Councilmember Lyon reported a conflict of interest, disclosing that he previously worked as general counsel for the Western Justice Center, recused himself, and left the meeting at 8:16 p.m.

Councilmember Cole reported that he previously voted on this item as a former Planning Commissioner, recused himself, and left the meeting at 8:16 p.m.

Mayor Gordo also asked that City staff provide information and guidance to the public on expected and reasonable costs for proper clean-up, and identifying and hiring reliable companies.

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

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

Recommendation: It is recommended that the City Council:

- (1) Find that the action proposed in the agenda report is categorically exempt from environmental review pursuant to State CEQA Guidelines Section 15301 (Class 1, Existing Facilities), and there are no features that distinguish the project from others in the exempt classes, and therefore, there are no unusual circumstances; and
- (2) Adopt the findings in Attachment A (of the agenda report) to uphold the Board of Zoning Appeals' decision and approve Conditional Use Permit #7114, with the conditions in Attachment B (of the agenda report).

City Clerk Jomsky reported that one hundred forty postcards were mailed on January 20, 2025 and one posterboard public notice was posted on the property on January 17, 2025. He also reported that the City Clerk's Office received 11 letters in support of the Western Justice Center's application for a conditional use permit (CUP) and providing comments related to the Center, two letters in opposition of the CUP and expressing concerns regarding the quality of life for the neighboring residents if the permit is approved, and one letter providing a status update on the Center's CUP, which were distributed to the City Council, posted online, and made part of the public record for this public hearing.

Councilmember Madison disclosed that he has worked with former and current Western Justice Center Foundation Board Members and has attended events hosted by the Western Justice Center (WJC), noting that after consulting with the City Attorney, he is able to participate on the item and affirmed that any decision-making would be based on the information presented as part of the de novo hearing, and that he is able to be fair and objective.

Jennifer Page, Planning Director, provided introductory remarks for the de novo public hearing and introduced Joseph Weaver, Planner, who provided a PowerPoint presentation on the item, and responded to questions.

Elissa Barrett, Executive Director of WJC, provided background information the WJC's history and operations as an events venue, explained their request for a CUP to comply with City regulations to conduct weddings at the site, and responded to questions. Justin Mahramas, representing the applicant (Shepard Mullin), provided information on the CUP application, detailed the revisions made to better address neighbor concerns, and highlighted additional policies and practices to help mitigate future impacts.

Richard McDonald, representing the appellant (Stanford Pasadena, LLC), urged the City Council not to approve the CUP for the WJC. He stated that the WJC's lease prohibits for-profit activities (such as weddings) and that the CUP should be denied based on the language related to ancillary for-profit special events. Anita Yagjian, on behalf of the appellant (adjacent neighbors), provided information to support their claims as neighbors regarding the WJC's lack of compliance with the City's existing noise ordinance, as well as violations of the exiting temporary use permit requirements.

The following individuals expressed support Board of Zoning Appeal's decision, and urged the City Council to approve the requested CUP for the Western Justice Center:

Jason Moss, Jewish Federation
Eva Barrientos, Pasadena resident
Thomas Davenport, Mobility Service Dogs
Ray Kepner, Western Justice Center
Jeffrey Wortman, Western Justice Center
Lois Thompson, Western Justice Center
Kim Olpin, Jericho Road Pasadena
Sara Edwards, Pasadena Beautiful Foundation
Karen Roberson, League of Women Voters
Nancy Foster, Pasadena resident
Sandy Potter, Pasadena resident
Ellen Kramer, Young & Healthy
Tina H. Li, Maxwell House
Dan Kohne, Mount Wilson Institute
Dr. Malikah Nu'Man, Western Justice Center
Schaene Mahood, Pasadena resident
Katherine Syer, Western Justice Center
Gordon Goldsmith, Pasadena resident
Shacher Cohen-Hodos, Pasadena resident
Marilyn Kennedy Wilander, League of Women Voters
Nicolas Giovanazzi, Pasadena Heritage
Elaine Adams, California Art Club

Carl West, Pasadena resident, expressed concerns the WJC, urged the City Council to deny the CUP, and noted that the WJC does not comply with the City's noise ordinance and violates the non-profit clause in their lease by hosting weddings.

Justin Mahramas, representing the applicant, highlighted conditions of approval in the CUP application that will address neighbor concerns. He noted that the WJC will continue to provide a schedule of all booked weddings, the addition of a security guard to monitor outside activity and noise impacts during and after weddings, invited random inspections by the City to monitor the WJC's compliance with permits and the noise ordinance, and responded to questions.

Mayor Gordo recalled that the City had granted a lease amendment to the WJC, allowing them to sublet the facility to generate the revenue needed to maintain the Maxwell House.

MOTION: Following public comment, it was moved by Councilmember Madison, seconded by Councilmember Jones, to close the public hearing.

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

Councilmember Masuda expressed support for the Board of Zoning Appeals' decision and thanked the Western Justice Center for addressing the concerns of neighboring residents.

Councilmember Madison expressed support for the WJC and the value that their mission and purpose provide to nonprofits and the community. He recognized their needs to generate revenue in order to support upkeep and infrastructure needs of the Maxwell House, while highlighting the importance of being mindful of impacts on adjacent neighbors by frequent displacement events. He suggested that the City consider providing additional financial support to the WJC for maintenance costs to avoid having to host weddings to sustain themselves and consequently impacting the neighbors (noting a similar arrangement by the City to financially support maintenance costs for the Norton Simon Museum).

MOTION: Following a brief discussion, it was moved by Councilmember Jones, seconded by Councilmember Masuda, to reopen the public hearing:

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

In response to Councilmember Jones' inquiry regarding the annual cost of the maintenance of the WJC, Executive Director Barrett reported that half of the costs are currently sustained by the rent paid

by non-profit tenants and the other half is provided by the weddings held at the Maxwell House.

Following discussion, Councilmember Madison suggested continuing the public hearing to provide City staff time to research the possibility of providing financial support to the WJC in the form of an amended lease, as well as identify an appropriate number of events that would allow the WJC to generate sufficient revenue for maintenance costs that would minimize impacts on adjacent residents. Mayor Gordo also suggested to have City staff organize mediation discussions between appellant and applicant.

MOTION:

Following discussion, it was moved by Councilmember Madison, seconded by Vice Mayor Rivas, to continue the public hearing to February 24, 2025 at 6:00 p.m., and to have City staff determine the feasibility of providing maintenance costs to the Western Justice Center as part of an amended lease arrangement, and for the applicant and appellant to participate in mediated discussions to determine if agreement can be reached on the acceptable number of events to be held, with City staff to assist with mediation.

AYES: Councilmembers Jones, Madison, Masuda, Vice Mayor Rivas, Mayor Gordo

NOES: None

ABSENT: Councilmembers Cole, Hampton, Lyon

ABSTAIN: None

ADJOURNMENT

Mayor Gordo invited the public to attend the Mayor's State of City event on February 19, 2025 at the Pasadena Elks Lodge.

On order of the Mayor, the regular meeting of the City Council adjourned at 10:41 p.m.

Victor M. Gordo, Mayor
City of Pasadena

ATTEST:

City Clerk