

CITY OF PASADENA
City Council Minutes
November 3, 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 Hampton)

City Clerk Jomsky reported that two letters of correspondence for closed session item A 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. He also reported that the case number for closed session Item D was assigned after the posting of the agenda, with the newly released case number being: 25STC31621.

CLOSED SESSION

On the order of the Mayor, the regular meeting recessed at 5:07 p.m. to discuss the following closed session items:

**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.

**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 by Charles E. Loveman, Jr.; Coko LLC by Rudy Gomez, Miguel Rivera; Xiuyi Dai; Na Wang and/or assigns
Under Negotiation: Price and Terms**

2. 218 Madeline Drive, Pasadena, CA

Agency Negotiator: Miguel Márquez

Negotiating Parties: Angelique M. Encarnacion; Shahram Ravan; Heritage Housing Partners by Charles E. Loveman, Jr.; Coko LLC by Rudy Gomez, Miguel Rivera; Na Wang and/or assigns

Under Negotiation: Price and Terms AA

Councilmember Hampton
arrived at 5:22 p.m.

- 3. 269 Palmetto Drive, Pasadena, CA**
Agency Negotiator: Miguel Márquez
Negotiating Parties: James McGehee, Patricia McGehee;
Heritage Housing Partners by Charles E. Loveman, Jr.; Mark
Huang; Festivus Properties LLC by Brett Karns; Brian Ly,
Joanne Trang; Sannan Shi, Lu Chen; Na Wang and/or assigns
Under Negotiation: Price and Terms
- 4. 888 Pasadena Avenue, Pasadena, CA**
Agency Negotiator: Miguel Márquez
Negotiating Parties: Justin Walker, Ellie Walker; Heritage
Housing Partners by Charles E. Loveman, Jr.; Coko LLC by
Rudy Gomez, Miguel Rivera
Under Negotiation: Price and Terms
- 5. 894/894B Pasadena Avenue, Pasadena, CA**
Agency Negotiator: Miguel Márquez
Negotiating Parties: Lou Wu; Armando Lopez; Rebecca
Watson; Heritage Housing Partners by Charles E. Loveman,
Jr.; Wei Ji; Guatemala Interprice LLC by Leonardo Martin
Under Negotiation: Price and Terms
- 6. 1112 Pasadena Avenue, Pasadena, CA**
Agency Negotiator: Miguel Márquez
Negotiating Parties: Coko LLC by Rudy Gomez, Miguel
Rivera; Heritage Housing Partners by Charles E. Loveman,
Jr.; Brian Ly, Joanne Trang; Kenny Feng
Under Negotiation: Price and Terms
- 7. 1200 Pasadena Avenue, Pasadena, CA**
Agency Negotiator: Miguel Márquez
negotiating Parties: Heritage Housing Partners by Charles E.
Loveman, Jr.
Under Negotiation: Price and Terms
- 8. 225 State Street, Pasadena, CA**
Agency Negotiator: Miguel Márquez
Negotiating Parties: Shuhua Zhang, Hui Wen Su; Chapter
One Holdings LLC by Martin Ghadakchi; Na Wang and/or
assigns; Heritage Housing Partners by Charles E. Loveman,
Jr.; Sannan Shi, Lu Chen
Under Negotiation: Price and Terms
- 9. 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 by Charles E. Loveman, Jr.
Under Negotiation: Price and Terms

10. 734 St. John Avenue, Pasadena, CA
Agency Negotiator: Miguel Márquez
Negotiating Parties: Heritage Housing Partners by Charles E. Loveman, Jr.
Under Negotiation: Price and Terms

The above closed session item (subitems A.2 through A.10) was discussed, with no reportable action taken at this time. Subitem A.1 was not discussed.

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 session items were not discussed.

On the order of the Mayor, the regular meeting reconvened at 6:28 p.m. The pledge of allegiance was led by Councilmember Madison.

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

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:

Hasan Seede, Pasadena resident
Bert Newton, Pasadena resident
Brooklyn Kleckley, Pasadena resident
Zayna Altoubad, South Pasadena resident
Jennifer Vaughan, Pasadena resident
Dylan Bannon, Pasadena resident
Chalsea Landeros, Pasadena resident
Randall Heyn-Lamb, Pasadena resident
Rita Kapadia, Pasadena resident

Eva Gonzalez, San Gabriel resident, advocated for the City Council to create and pass a resolution in support of the Polluters Pay Climate Superfund Act.

The following individuals expressed opposition to the City taking a position on the ongoing conflict in the Middle East and divesting from specific companies related to Israel:

Lynne Sullivan, Pasadena resident
Dennis McNamara, Pasadena resident

Councilmember Cole urged speakers to be respectful and to avoid personal attacks when making public comment.

CONSENT CALENDAR

City Manager/ Executive
Director

Item discussed separately

AUTHORIZE THE CITY MANAGER TO EXECUTE A SPONSOR AGREEMENT WITH THE CALIFORNIA CONSERVATION CORPS FOR NON-NATIVE VEGETATION REMOVAL IN THE ARROYO SECO AND ACCEPT AN \$84,500 DONATION FROM THE ONE ARROYO FOUNDATION FOR GOAT GRAZING (PRCS Dept.)

AUTHORIZE THE CITY MANAGER TO ENTER INTO A CONTRACT WITH TOTER, LLC FOR THE PURCHASE OF 7,000 ROTATIONALLY MOLDED AUTOMATED REFUSE CONTAINERS IN AN AMOUNT NOT-TO-EXCEED \$375,000 (Public Works 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 State CEQA Guidelines Section 21065 and within meaning of Section 15378(b);

(2) Authorize the City Manager to enter into a contract with Toter, LLC for the purchase of 7,000 rotational molded automated refuse containers in an amount not-to-exceed \$375,000. Competitive price bidding is not required pursuant to City Charter Section 1002(H) (Contracts with other governmental entities), and competitive selection is not required pursuant to Pasadena Municipal Code Section 4.08.049(A)(3), contracts with other government entities (P.O. per staff); and

(3) Grant the recommended 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.

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) 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;

(2) Conduct first 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

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

(Discussed and considered concurrently with Item No. 6)

City Clerk/ Secretary

October 6, 2025

City Council

October 6, 2025

Successor Agency to the Pasadena
Community Development Commission

MINUTES APPROVED

October 13, 2025

City Council

October 13, 2025

Successor Agency to the Pasadena
Community Development Commission

**CLAIMS RECEIVED AND
FILED**

Claim No.

Claimant

Claim Amount

2026-0103

Diana Santamaria

\$ 7,500.00

2026-0104

Tesla Insurance Services

10,000.00+

2026-0105

Safeco Insurance Company

10,000.00+

2026-0106

Garro Bedrossian

599.04

2026-0107

Farmers Insurance Exchange

5,493.31

2026-0108

Louis F. Teran

10,000.00+

MOTION:

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

CONSENT ITEMS
DISCUSSED
SEPARATELY

AUTHORIZE THE CITY MANAGER TO EXECUTE A SPONSOR AGREEMENT WITH THE CALIFORNIA CONSERVATION CORPS FOR NON-NATIVE VEGETATION REMOVAL IN THE ARROYO SECO AND ACCEPT AN \$84,500 DONATION FROM THE ONE ARROYO FOUNDATION FOR GOAT GRAZING (PRCS Dept.)

Recommendation: It is recommended that the City Council:

(1) Find that the proposed vegetation management and goat grazing activities are exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Article 19, Class 1 (Existing Facilities) (§15301) and Class 4 (Minor Alterations to Land) (§15304), and are further statutorily exempt as specific actions necessary to prevent or mitigate a wildfire emergency under Public Resources Code §21080(b)(4) and CEQA Guidelines §15269(c);

(2) Authorize the City Manager to execute a sponsor agreement between the City of Pasadena and the California Conservation Corps (CCC) to assist with non-native vegetation removal and habitat restoration activities in the Arroyo Seco (Contract No. 24,327); and

(3) Authorize the City Manager to accept the donation of \$84,500 from One Arroyo Foundation for goat grazing services in the Arroyo Seco.

The following individuals spoke in support of the staff recommendation and expressed the importance of vegetation removal and brush maintenance in the Arroyo:

Carlos Javelera, Pasadena resident
Daniel Rossman, One Arroyo Foundation

Mike Polka, Pasadena resident, expressed his support for the removal of non-native vegetation and advocated for the removal of invasive trees in the Arroyo.

In response to Councilmember Cole's inquiry regarding fire danger, Chad Augustin, Fire Chief, reported that the Fire Department will be looking outside of traditional fire and risk mitigation efforts. Koko Panossian, Parks, Recreation, and Community Services Director, added that the proposed contract is an enhancement to the existing brush abatement program.

In response to Mayor Gordo's inquiry regarding the availability of wildlife cameras allowing the public to watch the goat grazing, Jose Mireles, Parks Superintendent, reported Royal Foothill Conservancy has such cameras in the area, and that City staff has already reached out regarding the possibility of making the footage publicly accessible.

MOTION:

It was moved by Councilmember Madison, seconded by Councilmember Hampton, to approve the staff recommendation.

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 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 BUILDING STANDARDS CODE; 2025 CALIFORNIA REFERENCED STANDARDS CODE”

(Discussed and considered concurrently with Item No. 3)

City Attorney Bagneris noted the following minor changes to the ordinance: on page 4, line 8 of the table, under the heading “Jurisdiction”, strike out the word “administrative” and replace with “climatic”, and on page 81 of Exhibit 2, under Section 14.04.305, Subsection letter “A” to be placed in brackets, followed by “R.105.1.1” not in brackets.

Councilmember Hampton noted a previous matter related to fire sprinklers, and advocated for the City to review the building safety regulations for sprinklers that would allow certain schools to build temporary structures without having to meet such requirements (in response to the impacts of the Eaton Fire).

Mayor Gordo noted that the proposed ordinance is a standard annual procedure, and he recalled that City staff raised concerns regarding reducing requirements or changing the City's safety regulations when the matter was previously discussed. City Manager Márquez added that City staff worked with the school that was at issue and reached an accommodation for them. Jennifer Paige, Planning Director, noted that the City Council may have a separate discussion on reduced safety regulations for temporary structures for schools through the appropriate City Council Committee.

The ordinance above was introduced by Councilmember Jones:

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

PUBLIC HEARING

ADOPTION OF 2025 CALIFORNIA BUILDING STANDARDS CODE AND RELATED CODES (Planning Dept.)

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

MOTION: It was moved by Councilmember Masuda, seconded by Councilmember Hampton, to continue the public hearing to November 10, 2025 at 6:00 p.m. (Motion unanimously approved) (Absent: None)

ORDINANCE – SECOND READING

Adopt “AN ORDINANCE OF THE CITY OF PASADENA AMENDING TITLE 4, CHAPTER 4.19, SECTIONS 4.19.020, 4.19.040, 4.19.050, 4.19.060, TO UPDATE THE TRAFFIC REDUCTION AND TRANSPORTATION IMPROVEMENT FEE FOR EXISTING LAND USE CATEGORIES AND TO ADD NEW LAND USE CATEGORIES TO THE FEE STRUCTURE” (Ordinance No. 7458)

The ordinance above was adopted by the following vote:

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

Adopt “AN ORDINANCE OF THE CITY OF PASADENA AMENDING SECTIONS 2.05.160, 2.05.170, 2.05.180, 2.05.190, AND 2.05.200 OF TITLE 2 (ORGANIZATION AND ADMINISTRATION), CHAPTER 2.05 (CITY COUNCIL) OF THE PASADENA MUNICIPAL CODE REGARDING COUNCIL COMMITTEES” (Ordinance No. 7459)

The ordinance above was adopted by the following vote:

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

**Adopt "AN ORDINANCE OF THE CITY OF PASADENA
AMENDING TITLE 10 (VEHICLES AND TRAFFIC), CHAPTER
10.60 (BICYCLES) OF THE PASADENA MUNICIPAL CODE TO
DEFINE ELECTRIC BICYCLES, REMOVE REGISTRATION
REQUIREMENTS, AND UPDATE RIDING REGULATIONS"
(Ordinance No. 7460)**

The ordinance above was adopted by the following vote:

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

CLOSED SESSION
CONT.

On order of the Mayor, and consensus of the City Council, the regular meeting recessed back into closed session at 7:16 p.m. to discuss the following closed session items:

**CITY COUNCIL CONFERENCE WITH REAL PROPERTY
NEGOTIATORS pursuant to Government Code Section 54956.8
Property: 78 North Marengo Avenue, Pasadena, CA 91101
Agency Negotiator: Miguel Márquez
Negotiating Parties: Michael Coolidge of HRI Properties and
Jeremy Gillet, Head of Development at Seibu Prince Hotel
Group
Under Negotiation: Price and Terms**

**CITY COUNCIL CONFERENCE WITH REAL PROPERTY
NEGOTIATORS pursuant to Government Code Section 54956.8
Property addresses: 299 N. Euclid Ave.; 199 S. Los Robles Ave.;
150 S. Los Robles Ave.; 221 E. Walnut St.; 1055 E. Colorado
Blvd.; 215 N. Marengo Ave.
Agency Negotiator: Miguel Márquez
Negotiating Parties: Euclid Holdings I and Euclid Holdings; 199
Los Robles, LLC, Sand 199 S. Los Robles, LLC and Robles SM,
LLC; Sherman Oaks Capital Associates, L.P., and Pasadena
Holdings, LLC., dba Pasadena Tri City Ventures; Park Center
L.P.; BCSP 1055 East Colorado Property LLC.; Walnut Plaza,
L.P., respectively.
Under Negotiation: Price and Terms**

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

ADJOURNMENT

On order of the Mayor, the regular meeting of the City Council adjourned at 8:18 p.m.

Victor M. Gordo, Mayor
City of Pasadena

ATTEST:

City Clerk