

CITY OF PASADENA  
City Council Minutes  
September 8, 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: Councilmembers Jones and Madison)

**CLOSED SESSION**

On the order of the Mayor, the regular meeting recessed at 5:02 p.m.  
to discuss the following closed session items:

Councilmember Madison  
arrived at 5:15 p.m.

Councilmember Jones  
arrived at 5:22 p.m.

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

**Name of Case: 615 S Catalina Ave LLC v. City of Pasadena, et  
al.**

**Los Angeles County Superior Court Case No. 24STCP02861**

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

**Name of Case: Sosa, B. v. City of Pasadena**

**Los Angeles County Superior Court Case No. 24NNCV01149**

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

**Name of Case: Ledezma v. Orozco, et. al.**

**Los Angeles County Superior Case No.: 23AHCv01942**

**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 Manager  
City Representative: Victor M. Gordo**

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): Two (2) cases**

The above closed session items were not discussed.

On the order of the Mayor, the regular meeting reconvened at 7:06 p.m. The pledge of allegiance was led by Councilmember Hampton.

**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**

Police Commander Sean Dawkins introduced Sergeant Richard Padilla as the new Sergeant At Arms and provided a brief overview of his career in law enforcement. Sergeant Padilla thanked Commander Dawkins and the City Council for the warm welcome, and expressed gratitude for the opportunity to serve in this capacity. Commander Dawkins thanked Sergeant Jason Van Hecke for his service as the preceding Sergeant At Arms.

Vannia De La Cuba, Liaison to the Mayor, and Pam Cantero, Recreation & Community Services Superintendent, announced upcoming events related to the celebration of Hispanic & Latino Heritage Month, highlighting the City's commitment to honoring the culture, history, and contributions of the Hispanic and Latino communities. They acknowledged that while this year's parade has been cancelled out of concern for community safety following recent federal immigration enforcement activities, other celebratory events will be expanded to support and uplift the community.

Councilmember Jones requested that the meeting be adjourned in memory of Reverend Joan Taylor, a longtime Pasadena resident who served the community throughout her life, and William Larry Edson, another longtime Pasadena resident who advocated for the City through various organizations.

Mayor Gordo requested for the meeting also be adjourned in memory of Nina Chomsky, longtime Pasadena resident and community advocate who frequently spoke up for environmentalism, preservation, architecture, planning and design, and strived to improve the quality of life for all Pasadenans.

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

Prior to public comment, Mayor Gordo reported that Councilmember Cole, who is a Board Member on the Fire and Police Retirement System Board, will request that the Board agendaize the matter of



ethical investment policy for discussion since they have jurisdiction over their investments.

The following individuals spoke on the humanitarian crisis in Gaza, advocated for the City to divest from specific companies, and/or solemnly read names of children who lost their lives in the conflict:

Fawaz ElMasri, Pasadena resident  
Hedab Tarifi, Pasadena resident  
Lucinda Wills, Pasadena resident  
Randall Heyn Lamb, Pasadena resident  
Donelia Heyn Lamb, Pasadena resident  
Bailey Payne, Pasadena resident  
Paul, Altadena resident  
Chalsea, Pasadena resident  
Michael Bannoura, Pasadena resident  
Nasser Karacew, Pasadena resident  
David Bond, residence not stated  
Pranit, residence not stated  
Levent Akbarut, Pasadena resident  
Mariam Gaada, Irvine resident

Olden Denham, Pasadena resident, provided comments on the police officer involved shooting of Anthony McClain, and requested that the matter be properly reviewed as part of an agendized discussion.

Allen Shay, Pasadena resident, provided comments related to AB392.

Simon Gibbons, Pasadena resident, expressed concerns related to the Pasadena Rental Housing Board and advocated for a more reasonable approach to managing rent control in Pasadena.

Dr. Treasure Sheppard, Pasadena resident, announced details regarding the Levitt Foundation Concert Series and advocated for an ethical investment policy for the City.

Scott Habermehl, Pasadena resident, expressed support for Pasadena Greenways project.

Ana Soulrivier, Pasadena resident, expressed concerns regarding the Pasadena Department of Transportation's hydrogen bus proposal and the short-term benefits of hydrogen buses versus the long-term costs.

Michael Tucker, Pasadena resident, expressed concerns regarding federal immigration enforcements and advocated for the City to protect vulnerable communities.

Councilmember Cole requested that the meeting be adjourned in memory of all civilian victims who have lost their lives since the October 7, 2023 attack. Mayor Gordo noted ongoing conflicts in all parts of the world and advocated for the meeting to be adjourned in memory of all victims of violence.

## **CONSENT CALENDAR**

**City Manager/ Executive  
Director**

**AUTHORIZE THE CITY MANAGER TO ENTER INTO A CONTRACT WITH KELLY SPICERS, INC., DBA KELLY SPICERS STORES FOR SHEET-CUT PAPER, PARENT-SIZE PAPER, NCR, AND ENVELOPES FOR AN AMOUNT NOT-TO-EXCEED \$1,226,685 (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;
- (2) Award contract to lowest and best bid dated July 9, 2025 submitted by Kelly Spicers, Inc., DBA Kelly Spicers Stores in response to the specifications for Sheet-cut Paper, Parent-size Paper, NCR, and Envelopes, authorize the City Manager to enter into a five-year contract for an amount not-to-exceed \$1,226,685, which includes the base contract amount of \$736,011 and the option for two one-year extensions or an amount not-to-exceed \$490,674 whichever occurs first, at the discretion of the City Manager (Contract No. 33389); and
- (3) Authorize the City Manager to approve no-cost amendments to the subject contract including durational extensions.

**AUTHORIZE THE CITY MANAGER TO AMEND SUBRECIPIENT CONTRACTS NOS. 31386, 31391, AND 31392 WITH UNION STATION HOMELESS SERVICES AND SUBRECIPIENT CONTRACTS NOS. 31393 AND 31394 WITH FRIENDS IN DEED TO ADD COUNTY OF LOS ANGELES MEASURE A FUNDING (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 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 execute amendments to Contracts Nos. 31386, 31391, and 31392 with Union Station Homeless Services to add \$351,962, \$197,145, and \$287,054 of County of Los Angeles ("County") Measure A funding respectively, thereby increasing the contract values to not-to-exceed totals of \$1,781,479.19, \$996,127.45, and \$1,984,105.27 respectively, for the continued provision rapid rehousing, housing navigation, and emergency shelter services (Contract No. 31386-12) (Contract No. 31391-9) (Contract No. 31392-10);



- (3) Authorize the City Manager to execute amendments to Contract Nos. 31393 and 31394 with The FID Group dba Friends In Deed to add \$168,587 and \$106,310 of County Measure A funding, respectively, thereby increasing the contract values to not-to-exceed totals of \$1,028,112.75 and \$712,203 respectively, for the continued provision of emergency shelter and homelessness prevention services (Contract No. 31393-10) (Contract No. 31394-8);
- (4) Authorize the City Manager to execute up to five additional amendments to Contract Nos. 31386, 31391, 31392 with Union Station Homeless Services to add amounts that do not exceed the amount of any Measure A funds allocated to the City by the County of Los Angeles and to extend the contract terms for up to five (5) one-year extensions;
- (5) Authorize the City Manager to execute up to five additional amendments to Contract Nos. 31393 and 31394 with Friends In Deed contracts to add amounts that do not exceed the amount of any Measure A funds allocated to the City by the County of Los Angeles and to extend the contract terms for up to five (5) one-year extensions; and
- (6) To the extent the amendments to Contract Nos. 31386, 31391, 31392, 31393 and 31394 could be considered separate procurements subject to the Competitive Selection Process, grant exemptions pursuant to Pasadena Municipal Code (PMC) Section 4.08.049(B), contracts for which the City's best interests are served. Competitive price bidding is not required pursuant to City Charter Section 1002(F) contracts for professional or unique services.

**AUTHORIZE THE CITY MANAGER TO ENTER INTO A CONTRACT WITH TORO ENTERPRISES, INC., FOR TRENCH REPAIR ON FAIR OAKS AVENUE AND PAVEMENT RESTORATION FOR PORTIONS OF FAIR OAKS AVENUE AND MADISON AVENUE FOR AN AMOUNT NOT-TO-EXCEED \$1,907,635 (Public Works Dept.)**

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

- (1) Find the contract proposed in the agenda report to be categorically exempt under the California Environmental Quality Act (CEQA) Guidelines in accordance with Title 14, Chapter 3, Article 19, Section 15301, Class 1, and Section 15303, Class 3, and that there are no features that distinguish this project from others in the exempt classes, and therefore, there are no unusual circumstances;
- (2) Authorize the City Manager to enter into a contract, as the result of the competitive bid process as specified by section 4.08.045 of the Pasadena Municipal Code, with Toro Enterprises, Inc., for Trench Repair on Fair Oaks Avenue and Pavement Restoration for Portions of Fair Oaks Avenue and Madison Avenue for an amount not-to-exceed \$1,907,635 which includes the base contract amount of \$1,658,813 and a contingency of \$248,822 to provide for any necessary change orders. (Contract No. 33381)

**FINANCE COMMITTEE: AMENDMENTS TO FISCAL YEAR 2026 CAPITAL IMPROVEMENT PROGRAM** (Public Works Dept.)

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

- (1) Find that the proposed actions in the agenda report are not “projects” as defined in the California Environmental Quality Act (CEQA), Public Resources Code Section 21065 and Section 15378(b)(4) and (5) of the State CEQA Guidelines, and as such, are not subject to environmental review; and
- (2) Amend the Fiscal Year 2026 Capital Improvement Program (CIP) Budget as detailed in Attachment A and B of the agenda report. (Budget Amendment No. 2026-11) (Budget Amendment No. 2026-11a)

**FINANCE COMMITTEE: APPROVE THE KEY BUSINESS TERMS OF A FIRST AMENDMENT TO THE DEVELOPMENT AND LEASE AGREEMENT WITH NATIONAL COMMUNITY RENAISSANCE OF CALIFORNIA AND AMEND THE HOUSING DEPARTMENT’S FISCAL YEAR 2026 OPERATING BUDGET BY RECOGNIZING REVENUE AND APPROPRIATING \$5,000,000 OF STATE LOCAL HOUSING TRUST FUNDS FOR THE CONSTRUCTION OF AN AFFORDABLE HOUSING PROJECT FOR SENIORS ON CITY-OWNED PROPERTY AT 280 RAMONA STREET** (Housing Dept.)

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

- (1) Find that the actions proposed in the agenda report are 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 the key business terms, as described in the agenda report, of the proposed First Amendment to the Development and Lease Agreement with National Community Renaissance of California (Contract No. 23,765-1);
- (3) Amend the Housing Department's Fiscal Year (FY) 2026 Operating Budget recognizing revenue and appropriating \$5,000,000 of state Local Housing Trust Funds in the Other Housing Fund (238) for the construction of an affordable housing project for seniors on City-owned property at 280 Ramona Street (Budget Amendment No. 2026-12); and
- (4) Authorize the City Manager to execute any and all documents necessary to effectuate the staff recommendation.

Item discussed separately

**MUNICIPAL SERVICES COMMITTEE: PROPOSED AMENDMENTS TO THE CITY COUNCIL ADOPTED SPEED HUMP POLICIES AND PROCEDURES** (Transportation Dept.)

Item discussed separately

**MUNICIPAL SERVICES COMMITTEE: DIRECT THE CITY ATTORNEY’S OFFICE TO PREPARE AN ORDINANCE WITHIN 60 DAYS AMENDING TITLE 10 (VEHICLES AND TRAFFIC) OF THE PASADENA MUNICIPAL CODE TO DEFINE ELECTRIC BICYCLES, REMOVE REGISTRATION REQUIREMENTS AND UPDATE RIDING REGULATIONS** (Transportation Dept.)



Item discussed separately      **MUNICIPAL SERVICES COMMITTEE: ADOPT A RESOLUTION TO ALLOW THE UPSIZING OF NEW SOLAR CUSTOMER-GENERATOR SYSTEMS WITHIN PASADENA WATER AND POWER'S SERVICE TERRITORY** (Water & Power Dept.)

**City Council**      **APPOINTMENT OF SUZANNE MADISON TO THE NORTHWEST COMMISSION** (District 6 Nomination)

RESIGNATIONS,  
APPOINTMENTS, &  
REAPPOINTMENTS      **APPOINTMENT OF RICHARD BUSSIERE TO THE PASADENA CENTER OPERATING COMPANY BOARD** (Hotel Nomination)

**REAPPOINTMENT OF JANE HADERLEIN TO A SECOND TERM ON THE SENIOR COMMISSION EFFECTIVE JULY 1, 2025** (Mayor Nomination)

**City Clerk/ Secretary**      August 18, 2025      City Council  
August 18, 2025      Successor Agency to the Pasadena  
**MINUTES APPROVED**      Community Development Commission

<b>CLAIMS RECEIVED AND FILED</b>	<b>Claim No.</b>	<b>Claimant</b>	<b>Claim Amount</b>
	2026-0050	Weiquan Lin	\$ 35,000.00+
	2026-0051	Mercury Insurance a/s/o Mark Burns	8,213.16
	2026-0052	Eric Andre Lampkin II	9,000.00
	2026-0053	Vivian Manuela Alegria	35,000.00+
	2026-0054	Cherry Banzuela	35,000.00+
	2026-0055	Daniel H. Macedo	675.00
	2026-0056	Mercury Insurance a/s/o Allison Kawamoto Howard	Not stated

**PUBLIC HEARING SET**      **September 29, 2025, 6:00 p.m.** – Draft Consolidated Annual Performance and Evaluation Report (2024-2025 Program Year) for Projects Funded from Community Development Block Grant, Emergency Solutions Grant, and Home Investment Partnership Act

City Clerk Jomsky reported that the City Clerk's office received correspondence for Items 4, 5, and 8, with all letters distributed to the City Council, posted online, and made part of the public record.

**MOTION:**      It was moved by Councilmember Cole, seconded by Councilmember Hampton, to approve all items on the Consent Calendar with the exception of Items 6, 7 and 8. (Motion unanimously approved) (Absent: None)

**CONSENT ITEMS DISCUSSED SEPARATELY**

**MUNICIPAL SERVICES COMMITTEE: PROPOSED AMENDMENTS TO THE CITY COUNCIL ADOPTED SPEED HUMP POLICIES AND PROCEDURES** (Transportation 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 15061(b)(3), the "Common Sense" exemption that CEQA only applies to projects that may have an effect on the environment; and

(2) Amend the Speed Hump Policies and Procedures to the following:

- a) Lower the minimum daily traffic volume eligibility requirement to 500 car trips per day from 1,000 car trips per day.
- b) Revise the current 67% approval requirement for total households and remove the non-vote as equivalent to a no vote, to an approval requirement 67% of ballots returned and a minimum response rate of 50% of eligible ballots.
- c) Revise the eligible street classification requirement to add City designated Greenway bike facilities from the 2015 Bicycle Transportation Action Plan (BTAP) to the current eligible street classifications of Local Residential and Access Streets Residential Only.

**Transportation Advisory Commission recommendation:** The proposed amendments to the Speed Hump Policies and Procedures were presented to the Transportation Advisory Commission (TAC) on June 26, 2025. TAC supported staff's recommended amendments to the current Speed Hump Policies and Procedures to provide greater applicability of speed humps.

**Municipal Services Committee recommendation:** The proposed amendments to the Speed Hump Policies and Procedures were presented to the Municipal Services Committee (MSC) on August 26, 2025. MSC supported staff's recommended amendments to the current Speed Hump Policies and Procedures with the suggested amendments of adding a minimum response rate of 50% for a valid vote and adding City designated Greenway bike facilities as identified in the 2015 Bicycle Transportation Action Plan (BTAP) as an eligible street classification.

Councilmember Cole expressed concerns regarding the proposed neighborhood approval threshold needed to allow speed hump installations to occur on a street. He advocated for a minimum of 50% of residents that live on the street to agree with the speed hump installation.

Mayor Gordo and Councilmember Masuda also expressed reservations regarding the impacts of speed humps, substantial permanency, and unintended consequences.

Councilmember Hampton suggested notifying residents prior to the installation of speed humps to ensure that they are aware of upcoming changes to their street and/or have an opportunity to provide their feedback.



Discussion ensued regarding the deliberations at the Municipal Services Committee and Transportation Advisory Commission meetings, the number of ballots returned by households responding to the speed hump vote, and the effective used to inform residents of the pending vote on the matter.

Councilmember Lyon expressed support for the staff recommendation, noting that Council District elections do not require a minimum threshold of participation, and that speed hump installations should follow the same standard.

Councilmember Cole expressed his support for the change in the speed hump policy, while noting that impacts of speed hump installations are substantial. He proposed that a minimum threshold of 40% participation of ballots issued be required to be returned in affirmative before a speed hump can be installed.

Councilmember Hampton and Vice Mayor Rivas offered friendly amendments advocating for City staff to conduct extensive outreach (i.e. mailers, street signage, etc.) prior to sending out ballots to ensure that residents are aware of pending speed hump initiatives and to address potential mailing issues prior to open balloting.

**MOTION:**

It was moved by Councilmember Lyon, seconded by Councilmember Jones, to approve the staff recommendation, incorporating the friendly amendments to direct City staff to conduct extensive outreach to notify residents prior to sending out ballots for speed hump initiatives, as detailed above. (Motion unanimously approved)  
(Absent: None)

**MUNICIPAL SERVICES COMMITTEE: DIRECT THE CITY ATTORNEY'S OFFICE TO PREPARE AN ORDINANCE WITHIN 60 DAYS AMENDING TITLE 10 (VEHICLES AND TRAFFIC) OF THE PASADENA MUNICIPAL CODE TO DEFINE ELECTRIC BICYCLES, REMOVE REGISTRATION REQUIREMENTS AND UPDATE RIDING REGULATIONS** (Transportation 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 Public Resources Code Section 21065 and within the meaning of State CEQA Guidelines Section 15378(b); and
- (2) Direct the City Attorney to draft an ordinance within 60 days amending Title 10 of the Pasadena Municipal Code (PMC) Chapter 10.60 – Bicycles to amend the following items:
  - a. Update the definition of a "Bicycle" to include "electric bicycle" as a type of bicycle according to the California Vehicle Code (CVC);
  - b. Remove bicycle registration and licensing requirements as the CVC prohibits municipalities from having this requirement; and

- c. Update PMC 10.60.140 - Riding Regulations with speed limits and conditions for when a bicycle may be ridden on a sidewalk.

**Transportation Advisory Commission Recommendation:** On May 22, 2025, the Transportation Advisory Commission (TAC) considered the proposed modifications to PMC Chapter 10.60 – Bicycles. TAC concurred with the recommendations for items (a) to update the definition of a “Bicycle” and add “electric bicycle”, and (b) remove sections related to bicycle registration and licensing requirements. TAC also considered proposed modifications to item (c) Riding Regulations (Section 10.60.140), and provided recommended changes to the proposed language, which were subsequently researched and reviewed by City staff to incorporate into an updated version. In addition, TAC requested that staff further research speed regulations and speed limits for sidewalk riding and return to TAC at the next regularly scheduled meeting.

On June 26, 2025, City staff presented a recap from the May meeting and research on speed regulations and speed limits on sidewalks that informed staff’s recommendations. TAC agreed with staff’s recommendations and supported the proposed modifications to Section 10.60.140 and updated version of 10.60 – Bicycles (attached to agenda report).

Councilmember Cole stated that he did not have questions or remarks for the item, which was mistakenly pulled.

**MOTION:**

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

**MUNICIPAL SERVICES COMMITTEE: ADOPT A RESOLUTION TO ALLOW THE UPSIZING OF NEW SOLAR CUSTOMER-GENERATOR SYSTEMS WITHIN PASADENA WATER AND POWER’S SERVICE TERRITORY** (Water & Power Dept.)

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

(1) Find that the proposed actions in the agenda report are exempt from the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines Section 15061(b)(3), the “Common Sense” exemption, and as such, no environmental document pursuant to CEQA is required;

(2) Adopt a resolution to authorize the Pasadena Water and Power Department (“PWP”) to allow the upsizing of new solar customer-generator systems within its service territory as follows (Resolution No. 10153):

- a. to allow solar customer-generator system sizing up to 150% of the customer's maximum annual historical usage within the past five years subject to localized distribution grid sufficiency, and
- b. to allow solar customer-generator systems sizing greater than 150% of the customer's maximum annual historical



usage within the past five years, provided that such installations do not exceed one megawatt, if paired with an energy storage system, subject to localized distribution grid sufficiency; and

(3) Direct PWP staff to provide the Municipal Services Committee recommendations to incentivize battery storage, such as a battery rebate program, in advance of time-of-use rate implementation.

**Municipal Services Committee Recommendation:** Staff presented this item to the Municipal Services Committee ("MSC") on August 26, 2025, with a recommendation to direct the City Attorney to prepare and return with an ordinance within 60 days amending Pasadena Municipal Code ("PMC") Section 13.04.177, among other things. The original recommendation has been revised based on the Committee's direction, as outlined in the agenda report.

Subsequently, as part of the Electric Rate Study and future required amendments to Title 13 of the PMC, relevant portions of the resolution would be codified as appropriate.

Councilmember Cole advocated to raise the proposed sizing threshold for a solar customer-generating system to 200% and for City staff to identify an incentive for residents to purchase battery storage. Councilmember Cole made a motion to adopt the Municipal Services Committee recommendation, raise the threshold from 150% to 200%, and to revisit the matter once battery storage incentives have been identified.

In response to Councilmember Madison's concerns regarding rebates for residents who produce more energy than they consume, David Reyes, General Manager of Water and Power reported that the City will be launching a rebate program for batteries and battery storage, funded by the Public Benefit Fund so that ratepayers are not affected. Councilmember Madison expressed support for the staff recommendation, noting that it provides a good balance of power generation and storage.

Councilmember Jones provided a brief recap of the Municipal Services Committee's discussion and made a substitute motion to approve the staff recommendation.

In response to Vice Mayor Rivas' inquiry regarding City staff's analysis behind the proposed 150% threshold, General Manager Reyes reported that City staff found the solar system threshold of 150% to be most balanced for most residents, accounting for enough energy for 1 electric vehicle. He noted that customers who want to go beyond the 150% threshold will need to install a battery to store excess energy. Varoojan Avedian, Assistant General Manager, added that the City proposed the 150% threshold to prevent unintended impacts of excess solar on the City's electrical grid.

Councilmember Lyon proposed a compromise of setting the solar system entitlement at 150% and requiring residents who wish to exceed that limit to either purchase battery storage or demonstrate a legitimate need beyond the 150%, which might include evidence of historic usage and/or the purchase of an additional electric vehicle.

The following individuals spoke in support of the staff recommendation and/or advocated for the City to proceed with the Optimized Strategic Plan:

Sandy Krasner, Pasadena resident  
Yadi, Pasadena resident

City Clerk Jomsky reported that a revision was made to the proposed resolution on page 2, item one, second line, to remove the word "new", and have the resolution read "...permit customers to install new solar systems sized up to 150% of their maximum...", which would allow the resolution to be applied to existing solar power systems, and not limited to new systems only.

**MOTION:**

Following discussion, it was moved by Councilmember Jones, seconded by Councilmember Madison, to approve the staff recommendation and adopt revised resolution to allow upsizing of all solar systems (not limited to new systems), and to allow customers to upsize greater than the 150% maximum if they provide an energy storage system or demonstrate an actual need based on annual historical usage within the past five years or changed circumstance creating new need. (Motion unanimously approved) (Absent: None)

Mayor Gordo announced that Item 14 (PRESENTATION ON THE FIRE DEPARTMENT'S 10-YEAR OPERATIONAL AND ORGANIZATIONAL PLAN) has been pulled from the agenda and will be heard at a future date.

**OLD BUSINESS**

**FINANCE COMMITTEE:** APPROVE THE ALLOWABLE USES AND CHARACTERISTICS OF ENTITIES ALLOWED TO SUBMIT PROPOSALS FOR THE BUILDINGS WITHIN HAHAMONGNA WATERSHED PARK ANNEX AREA (PRCS 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 15601(b)(3) "Common Sense" exemption;
- (2) Authorize potential demolition of the six buildings in the Hahamongna Annex area;
- (3) Approve, in concept, the allowable uses of the Hahamongna Annex buildings in accordance with the Hahamongna Watershed Park Master Plans and other existing legal restrictions on the property;



Mayor Gordo left the meeting at 8:57 p.m.

Mayor Gordo returned to the meeting at 9:00 p.m.

- (4) Authorize the issuance of a request for proposals to utilize the Hahamongna Annex area per the allowable and legal uses; and
- (5) Approve characteristics outlined in the body of the agenda report, of entities allowed to submit proposals to demolish, rebuild and operate the area of the six vacant Hahamongna Annex buildings and the Oak Woodlands Natural Open Space.

In response to Councilmember Hampton's inquiry regarding the potential demolition of the structures, Koko Panossian, Parks, Recreation, and Community Services Director, reported that the City's risk management and safety team assessed the structures and noted substantial deterioration of the structures, which led City staff to recommend demolition of the structures. Councilmember Hampton advocated for prospective bidders to include an assessment of the buildings as part of their proposals, and have the option to determine whether to include refurbishment.

Mayor Gordo left the meeting at 9:04 p.m.

Mayor Gordo returned to the meeting at 9:10 p.m.

The following individuals spoke in support of the proposed project and advocated for the City Council to amend the staff recommendation to consider authorizing the demolition of the six buildings, allow a comprehensive feasibility study to decide on the question of demolition, and expedite and shorten the proposed one-year timing of the RFP, and/or provided related comments:

Charles Thomas, representing Outward Bound Adventures  
Jessica Blickley, CREEC

Brandon Hammerli, CREEC, spoke on managing the proposed project and ensuring sustainable political and financial support for the project.

The following individuals urged the City Council to amend the staff recommendation to consider selective demolition instead of outright demolition and/or adaptive reuse of the existing buildings:

Jackie Hensy, representing Stainer Architects  
Tristan Walker, representing Stainer Architects  
Ana Soulliver, Pasadena resident

The following individuals advocated for the City to expedite the proposed timing of the RFP and noted environmental risks of the site's current condition:

Dave Weeshoff, representing Pasadena Audubon Society  
Emily Hopkins, Pasadena resident  
Heavenly Hughes, My Tribe Rise

Marcus Renner, Pasadena resident, expressed support for the proposed project and noted opportunities for environmental activism and workforce development.

Marcos Aguilar, Indigenous Students and Families, expressed support for the proposed project and urged the City Council to conduct formal tribal consultation with all local tribes, in compliance with AB52, and respecting the rights of tribal self-determination and sovereignty.

In response to public comment, PRCS Director Panossian, reported that although the buildings were recommended for demolition with regards to safety priorities, the City Council may direct City staff to incorporate a feasibility study component in the RFP process to identify whether any buildings may be preserved for adaptive reuse and which ones should be demolished. He added that the onus of a feasibility study would be on the RFP awardee.

Discussion ensued regarding the various safety concerns (i.e. asbestos, lead, hazardous materials, etc.) of the existing structures and the guidelines for an open RFP for the proposed project.

In response to Councilmember Cole's concerns regarding the lack of state law requiring an RFP for a project on an agency's property, City Attorney Bagneris clarified that the City is required to have a competitive RFP process for the proposed project with respect to the City's Charter and Pasadena Municipal Code.

Councilmembers Madison and Hampton advocated for the Gabrielino-Tongva tribes to be included throughout the process of the proposed project.

**MOTION:**

Following discussion, it was moved by Councilmember Hampton, seconded by Councilmember Lyon, to approve the staff recommendation, amended to include a feasibility study requirement paid by the awardee in the RFP to determine feasibility of the viable reuse of any of the buildings, and with direction to City staff to issue the RFP by the end of the calendar year.

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 9:57 p.m.

**ADOPTION OF AN INTERIM ORDINANCE PROHIBITING SENATE BILL 9 APPLICATIONS WITHIN A VERY HIGH FIRE HAZARD SEVERITY ZONE IN THE BOUNDARY OF THE EATON FIRE (Planning Dept.)**

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

(1) Find that the actions proposed in the agenda report are not subject to the California Environmental Quality Act (CEQA) pursuant to Executive Order N-32-25; and



(2) Conduct first reading to adopt an interim urgency ordinance to prohibit Senate Bill 9 (SB 9) applications on sites located within a Very High Fire Hazard Severity Zone (VHFHSZ) and in the boundary of the Eaton Fire, aligning with Executive Order N-32-25, due to the threat to the public health, safety, or welfare.

*(Discussed and considered concurrently with Item No.13, including for public comment purposes.)*

City Clerk Jomsky reported that the public hearing notice was published on August 28, 2025, in the Pasadena Press and that three letters in opposition to the staff recommendation and advocating for the City to maintain implementation of SB9 applications were received by the City Clerk's office, distributed to the City Council, posted online, and made part of the public record.

The following individuals spoke in opposition to the staff recommendation, advocated for the City to maintain SB9 applications, and/or provided comments regarding potential impacts on households who may be underinsured:

Bert Newton, Pasadena resident

Andrew Slacum, Pasadena resident

In response to Vice Mayor Rivas' inquiries, Jennifer Paige, Planning Director, reported that the City did not experience the types of traffic issues related to the ingress or egress of cars in high-density areas (that occurred in the Palisades) as a result of limited points of entry/exit during the Eaton Fire. Planning Director Paige stated that the proposed restrictions of SB9 applications would affect a small portion of District 4 and that there have only been five SB9 projects to date citywide, including four pool permits and one construction permit as a result of the Eaton Fire.

Mayor Gordo expressed support for the staff recommendation, highlighting concerns about increasing housing density in high fire zones, particularly due to potential infrastructure issues related to fire hydrants.

Vice Mayor Rivas advocated to maintain SB9 applications to allow homeowners to have that option on the table as they go through the rebuild process despite the applications not being widely utilized.

Councilmember Cole suggested amending the staff recommendation to prohibit the SB9 applications for dead-end streets to prevent the potential increase of housing density in areas of limited points of entry/exit in high fire zones.

In response to Councilmember Jones' inquiry regarding public opinions on the matter, Planning Director Paige and Councilmember Masuda reported that residents have not expressed either opposition or support on the matter. Planning Director Paige reported that as

part of the interim ordinance process, City staff will return with a renewal of the interim urgency ordinance in 45 days to extend the ordinance for as long as two years, and can report back on any feedback received after informing residents of the implications of the ordinance.

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

SUBSTITUTE MOTION: Following discussion, it was moved by Councilmember Cole, seconded by Vice Mayor Rivas, to approve the staff recommendation, amended to limit the application of the prohibitions of SB9 to areas with limited points of entry/exit in the very high fire hazard severity zone in the boundary of the Eaton Fire.

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

MOTION FAILED.

MOTION: It was moved by Councilmember Masuda, seconded by Mayor Gordo, to approve the staff recommendation.

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

**ORDINANCE – FIRST  
READING**

**Conduct first reading of “AN INTERIM URGENCY ORDINANCE OF THE CITY OF PASADENA PROHIBITING URBAN LOT SPLITS AND CONSTRUCTION OF MULTIPLE DWELLINGS PURSUANT TO SENATE BILL 9 IN VERY HIGH FIRE HAZARD SEVERITY ZONES WITHIN THE BOUNDARY OF THE EATON FIRE”** (*Discussed and considered concurrently with Item No. 12, including for public comment purposes.*)

The ordinance above was introduced by Councilmember Masuda:

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



**INFORMATION ITEM**

**PRESENTATION ON THE FIRE DEPARTMENT'S 10-YEAR  
OPERATIONAL AND ORGANIZATIONAL PLAN (Fire Dept.)**

As noted by the Mayor above, the item was pulled from the agenda, to be heard at a future meeting.

**BRIEF REPORTS FROM  
REPRESENTATIVES/  
REQUESTS FOR FUTURE  
AGENDA ITEMS**

Councilmember Madison requested an agenda item to consider a formal Sister City relationship with the City of Guanajuato, Mexico at the next City Council meeting, or an item to allow the City Council to vote to agendize its consideration at a City Council meeting in the immediate future.

Mayor Gordo advocated for the City to receive input from the Sister Cities Committee on potential relationships with cities in Mexico and stated his strong preference to follow the Committee's formal process prior to agendizing for discussion.

**ADJOURNMENT**

On order of the Mayor, the regular meeting of the City Council adjourned at 10:30 p.m. in memory of Joan Taylor, Larry Edson, Nina Chomsky, and all civilians who have lost their lives in Israel and Palestine.

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Victor M. Gordo, Mayor  
City of Pasadena

ATTEST:

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City Clerk