

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

CLOSED SESSION On the order of the Mayor, the regular meeting recessed at 5:00 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**

LASC Case No. 25STCV31621

Councilmember Jones
arrived at 5:04 p.m.

**CITY COUNCIL CONFERENCE REGARDING PUBLIC
EMPLOYEE EMPLOYMENT pursuant to Government Code
Section 54957(b)(1) and 54957.6**

Position: City Manager

Agency Designated 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): One potential case**

The above two closed session items were not discussed.

On the order of the Mayor, the regular meeting reconvened at 6:08
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

CEREMONIAL MATTERS Mayor Gordo recognized and commended Principal Amy McGinnis and coaches Veronica Yepez, Eric Glenn, and Liliana Tang, along with students from Blair High School that participated in the Students Run LA Program and completed the 2026 LA Marathon, congratulating the students on their accomplishments.

Tiffany Jacobs-Quinn, Human Resources Director, reported that the City has signed the California Equal Pay Pledge, reaffirming the City's commitment to conduct an annual internal company-wide gender pay analysis to reduce unconscious bias and structural barriers to equality. Jennifer Thibault, Commissioner on the Status of Women, thanked Vice Mayor Rivas and Human Resources Director Jacobs-Quinn for their leadership on the issue of pay equity. Commissioner Thibault also invited the public to the annual Herstory event on March 14th at Robinson Park Recreation Center. Sasha Grimes, Public Information Specialist, also reported on upcoming events hosted by the City's libraries in celebration of Women's History Month.

Vice Mayor Rivas thanked the Commission on the Status of Women and Human Resources Director Jacobs-Quinn for their collaboration on the equal pay initiative and workplace equity.

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA Angelo Gladding, South Pasadena resident, advocated for the City to produce the draft plans of the Arroyo Seco Water Reuse Project to allow residents an opportunity to assess the environmental impacts of the project.

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

Kate E., Pasadena resident
Denise Robb, Pasadena resident
Shannon Thomas, Pasadena resident

Geoffrey Blam, Pasadena resident, expressed concerns regarding the environmental impacts of the proposed Caltech project at 1364 E. Green Street.

CONSENT CALENDAR **AUTHORIZE THE CITY MANAGER TO ENTER INTO A CONTRACT WITH GEOCON WEST, INC., FOR MATERIALS TESTING AND SPECIAL INSPECTION SERVICES FOR THE CENTRAL LIBRARY SEISMIC RETROFIT AND RENOVATIONS PROJECT IN AN AMOUNT NOT-TO-EXCEED \$335,950 (Public Works Dept.)**
City Manager/ Executive Director

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) pursuant to Title 14, Chapter 3, Article 5, Section 15061(b)(3), the "Common Sense" exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment, and that there are no features that distinguish this project from others in the exempt class, and therefore, there are no unusual circumstances; and
- (2) Authorize the City Manager to enter into a contract, as the result of a competitive selection process specified by Section 4.08.047 of the Pasadena Municipal Code with Geocon West, Inc., for Materials Testing and Special Inspection Services for the Central Library Seismic Retrofit and Renovations project for a total amount not-to exceed \$335,950, which includes a base contract of \$285,950 and a contingency of \$50,000 to provide for any necessary additional services. Competitive price bidding is not required pursuant to City Charter Section 1002(F) (contracts for professional or unique services). (Contract No. 33580)

AUTHORIZE THE CITY MANAGER TO ENTER INTO A CONTRACT WITH AURO PHYSIOTHERAPY AND WELLNESS FOR INJURY PREVENTION SERVICES FOR THE PASADENA FIRE DEPARTMENT FOR UP TO SIX YEARS FOR AN AMOUNT NOT-TO-EXCEED \$881,238 (Office of the City Manager)

Recommendation: It is recommended that the City Council:

- (1) Find that the proposed action in the agenda report is exempt from CEQA per section 15061(b)(3), the "Common Sense" exemption that CEQA only applies to projects that may have an effect on the environment; and
- (2) Authorize the City Manager to enter into a contract, as the result of the competitive selection process, as specified by Section 4.08.047 of the Pasadena Municipal Code, with Auro Physiotherapy and Wellness for Injury Prevention Services for the Pasadena Fire Department in an amount not-to-exceed \$881,238 which includes a three-year base contract amount of \$440,619 and the option for three additional one-year extensions, at the discretion of the City Manager, in the grand total amount of \$881,238. Competitive price bidding is not required pursuant to City Charter Section 1002(F) contracts for professional or unique services. (Contract No. 33581)

AUTHORIZE THE CITY MANAGER TO ENTER INTO A CONTRACT WITH OUTSOURCE UTILITY CONTRACTOR, LLC FOR PATH TWO 35KV CABLE REPLACEMENT PROJECT FOR UP TO TWO YEARS FOR A GRAND TOTAL AMOUNT NOT-TO-EXCEED \$4,493,521 (Water & Power Dept.)

Recommendation: It is recommended that the City Council:

- (1) Find that the proposed action in the agenda report is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15301 (Class

1: Existing Facilities) and Section 15302 (Replacement or Reconstruction); there are no features that distinguish this project from others in the exempt classes, and therefore, there are no unusual circumstances; and

(2) Award contract to lowest and best bid dated October 20, 2025, submitted by Outsource Utility Contractor, LLC (“Outsource”) in response to the project plans and specifications for Path Two 35kV Cable Replacement Project Construction, and authorize the City Manager to enter into a contract for up to two years for a grand total amount not-to-exceed \$4,493,521, which includes the base contract amount of \$4,085,019 and a contingency of \$408,502 to provide for any necessary change orders. (Contract No. 33475)

AMEND THE VOLUNTARY COLLECTION AGREEMENT (VCA) WITH AIRBNB TO INCLUDE THE COLLECTION OF TOURISM BUSINESS IMPROVEMENT DISTRICT ASSESSMENT (Office of the City Manager)

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) Authorize the City Manager to execute an amendment to the agreement with Airbnb to collect the Tourism Business Improvement District Assessments (TBID) on behalf of Pasadena residents who rent their residences to others using the Airbnb platform. (Contract No. 22,927-1)

City Council

RESIGNATIONS,
APPOINTMENTS, &
REAPPOINTMENTS

APPOINTMENT OF ANGELLA MARTINEZ TO THE ARTS & CULTURE COMMISSION (District 1 Nomination)

REAPPOINTMENT OF MICHAEL HURLEY TO THE ROSE BOWL OPERATING COMPANY BOARD (District 6 Nomination)

REAPPOINTMENT OF TARA NEWMAN TO THE ROSE BOWL OPERATING COMPANY BOARD EFFECTIVE MARCH 18, 2026 (Mayor Nomination)

RESIGNATION OF GABRIELA PEREZ FROM THE COMMISSION ON THE STATUS OF WOMEN (District 4 Nomination)

RESIGNATION OF BETSY MITCHELL FROM THE RECREATION AND PARKS COMMISSION (District 2 Nomination)

City Clerk/ Secretary

CLAIMS RECEIVED AND
FILED

Claim No.	Claimant	Claim Amount
2026-0220	Liana Mkrtychyan	\$ 35,000.00
2026-0221	Virginia Thompson	4,913.35
2026-0222	CSAA	10,000.00+
2026-0223	Maria Regina Argueta	5,000.00
2026-0224	Geoff Waugaman	1,202.74

2026-0225 Ryan Brewer
2026-0226 AAA

35,000.00+
Not stated

PUBLIC HEARING SET

March 23, 2026, 6:00 p.m. – Substantial Amendment to 2025 Annual Action Plan for Home Investment Partnership Act

March 23, 2026, 6:00 p.m. – Appeal of the Design Commission’s Approval of an Application for Concept Design Review (DHP2024-00261), 511 S. Oak Knoll Avenue

April 13, 2026, 6:00 p.m. – Approval of Public Housing Agency Annual Plan (2026) for Submittal to the U.S. Department of Housing and Urban Development

MOTION:

It was moved by Councilmember Masuda, seconded by Councilmember Lyon, to approve all items on the Consent Calendar. (Motion unanimously approved) (Absent: None)

PUBLIC HEARING

QUASI-JUDICIAL ACTION: APPEAL OF THE BOARD OF ZONING APPEALS’ QUASI-JUDICIAL DECISION TO APPROVE MINOR CONDITIONAL USE PERMIT #7318 TO ESTABLISH A SAFE PARKING LAND USE AT AN EXISTING RELIGIOUS FACILITY (ALL SAINTS CHURCH) AT 202 NORTH EUCLID 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 Sections 15301 (Class 1, Existing Facilities), 15303 (Class 3, Small Structures), and 15311 (Class 11, Accessory Structures); and there are no features that distinguish the project from others in the exempt classes, and therefore, there are no unusual circumstances or exceptions to the exemptions; and
- (2) Adopt the findings in Attachment A of the agenda report to uphold the Board of Zoning Appeals’ decision and approve Minor Conditional Use Permit #7318, with the conditions in Attachment B of the agenda report.

City Clerk Jomsky reported that 32 postcards were mailed, and 71 copies of the public hearing notice were posted, on February 23, 2026. He also reported that 1 individual submitted emails containing 24 items (attachments, correspondence, and videos), along with 36 letters in support of the Safe Parking Program proposed at All Saints Church or Trinity Lutheran Church, 1 letter in opposition to the City Council reopening the public hearing on the item, and 5 letters in opposition to the Safe Parking Program proposed at All Saints Church, which were all received by the City Clerk’s Office, distributed to the City Council, posted online, and made part of the public record.

Mayor Gordo disclosed that he had spoken with parishioners from All Saints Church and the Maryland, including Martin Truitt who is a resident from the neighboring property.

Councilmember Jones disclosed that he had spoke with residents of the Central District from the Montana, the Maryland, and the Euclid condominiums and apartments during a community meeting, as well as representatives from All Saints Church. He also disclosed that he represents the district that Mr. Truitt currently resides in and that he has previously hired him for political campaign consulting.

Councilmember Lyon disclosed that he previously received a campaign contribution from an individual who formerly held a volunteer leadership role at All Saints Church and noted that he has no involvement or financial interest in this matter. He also noted that no application from the Church was pending at the time of the campaign contribution, and upon reopening the matter and learning of the donor's prior role, he voluntarily returned the contribution. Councilmember Lyon also disclosed that his husband is an Episcopal priest at Church of Our Savior in San Gabriel and does not have any interests or affiliations with All Saints Church.

Vice Mayor Rivas reported that she received numerous communications from residents on the matter outside of the public hearing and that she spoke with Planning Commissioner Julianna Delgado regarding the matter.

Councilmember Masuda reported that regardless of how he previously voted on the matter, he would listen to both sides of the matter objectively.

Councilmember Cole reported that he did not have any meetings or substantive discussions with parties involved, aside from receiving unsolicited opinions from the public. He also reported visiting Trinity Lutheran Church to observe and discuss its experience with their safe parking program.

Councilmember Hampton reported receiving communications from residents regarding the issue, including those in response to public statements made by other Councilmembers. He stated that he responded to some concerns and affirmed that he will remain unbiased and consider all information upon reopening the matter.

Councilmember Madison reported that he was unable to attend the previous public hearing in November due to travel delays but reviewed the meeting record. He reported that he did not have discussions with parties or stakeholders, aside from general correspondence, and affirmed that he will base his decision solely on the evidence in the record.

City Attorney Bagneris reported that there is no motion to rescind since there was no final decision by the City Council at the November 17, 2026 public hearing for this matter. She recapped that the City Council did not reach a final decision at the November 17, 2025 hearing because it failed to secure the required 5 affirmative votes (the motion failed 4–3), so no valid action was taken under the City Charter. Specifically, the City Council could not adopt the necessary California Environmental Quality Act (CEQA) findings related to the minor CUP appeal. She also reported that on February 2, 2026, the City Council voted to rescind the closure of that prior hearing and to reopen the matter, which is allowed under both the City Charter and Municipal Code, as well as Robert's Rules of Order, noting no vested rights or irreversible actions had occurred.

Jennifer Paige, Planning Director, provided introductory comments on the item. Beilin Yu, Zoning Administrator, provided background information on the CEQA guidelines and exemptions. She reported that the proposed safe parking use, which involves no new construction, would not harm or alter the historic resource or reduce its significance, and therefore, it would not negatively impact the site's historical value. She also noted that the applicant requested the City Council consider applying CEQA exemptions for small structures (Section 15303), accessory structures (Section 15311), and a Public Resources Code provision related to contracts for homelessness services. She clarified that the proposal involves a conditional use permit, which is a land-use approval, not a contract, so the homelessness services contract exemption does not apply.

In response to Mayor Gordo's inquiry regarding use for safe parking, Planning Director Paige clarified that safe parking is permitted only as an accessory use to specific primary uses (i.e. religious facilities, colleges, or transit stations).

In response to Councilmember Jones' inquiry regarding use of a commercial parking lot, Planning Director Paige reported that the Church currently leases parking spaces to the courthouse, and that safe parking is considered accessory to the primary religious use, not commercial parking. She further clarified that shared parking during off-peak hours is permitted and does not constitute commercial off-street parking, which only applies when parking operates as a standalone use without any associated primary use.

Erica Tamblin, on behalf of the applicant, spoke on the benefits of the safe parking program and noted that those who seek safe parking are typically individuals that are employed but are unable to afford housing and are at risk of becoming fully homeless. She also provided details of the program pertaining to operating hours, security, and registration. Mel Tillekeratni, representing Shower of Hope, also provided information on the safe parking program.

In response to Councilmember Lyon's inquiry regarding a video involving a former All Saints employee suggesting program participants were encouraged to leave the site to use drugs, Ms. Tamblin confirmed that the individual is no longer an employee nor represents All Saints Church, and she reported that All Saints Church's policy requires Safe Haven program members to sign a good neighbor policy requiring participants to follow certain rules within a half-mile radius of the Church.

In response to Councilmember Cole's inquires regarding safety concerns, Mr. Tillekeratni reported that safe parking programs he operates in Los Angeles use lighting, cameras, and on-site security to help deter outside threats.

In response to Councilmember Jones' inquiry regarding vehicles idling in the parking lot, Mr. Tillekeratni reported that vehicle idling is not allowed and that Shower of Hope provides participants with thermal clothing and blankets during cold weather. He also noted that moving participants indoors during cold weather events would require interim shelter and that participants typically prefer staying in their vehicles where they feel more protected.

Discussion ensued regarding restroom access at All Saints Church for safe parking participants. Planning Director Paige explained that the hearing officer initially required participants to use indoor Church restrooms; however, following an appeal, the Hearing Officer issued an addendum modifying the condition to allow a second portable restroom. She stated that the change was due to the impracticality of indoor access, as the site layout would require participants to be escorted to and from the building, which created staffing and financial constraints for All Saints Church. The Board of Zoning Appeals approved the proposed use with an additional outdoor portable restroom. Planning Director Paige added that City staff continue to recommend limiting the site to one portable restroom.

In response to Councilmember Hampton's inquiry regarding the security plan for the proposed safe parking program at All Saints Church, Mr. Tillekeratni reported that the primary function of the security officer is to ensure that the premises and the participants of the safe parking program are secure. He noted that the security officer's authority is limited to the site boundaries, not incidents beyond the premises.

Discussion ensued regarding the calls for service data and police activity reported near the proposed safe parking site. Timothy Bundy, Police Lieutenant, described the nature of the calls for service at 132 N Euclid Ave over the past three years.

Silvio Nardoni, from the Maryland and representing the appellant, emphasized that no action was taken by the City Council and that the Board of Zoning Appeals' decision should stand. Strefan Fauble, appellant, stated that previous application was denied without prejudice, per the decision letter issued by the City. He argued that the proposed project does not comply with the decision letter and that the public hearing should not proceed without the applicant having to submit a new application. He also expressed concerns regarding the use of religious sites under the City's municipal code, the change of use for the Church's parking lot, vehicles idling and environmental impacts, and other public safety concerns.

The following individuals expressed support for the proposed project, advocated for the safe parking program, and/or provided related comments:

John Perez, Los Angeles resident
Mark Chase, All Saints Church
Angela Strong, Pasadena resident
Bob Aircher, All Saints Church
Rick Banales, Diamond Bar resident
Simon Anuszczyk, Pasadena resident
Tim Rich, All Saints Church
Dylan Littefield, Trinity Lutheran Church
Michael Warner, Pasadena resident
David Smith, Pasadena resident
Kaveh Naeeni, Pasadena resident
Jonathan Ashworth, residence not stated
Al Hughes, All Saints Church
Bert Newton, Pasadena resident
Daniel Richter, Trinity Lutheran Church
Sharon Richter, Trinity Lutheran Church
Suzanne Lee, Pasadena resident
Cliff Wampler, residence not stated
Michael Canavan, Pasadena resident
Samuel Alcorn, Pasadena resident
Cora Cordova, Pasadena resident
Rachel Darling, Pasadena resident
Jon Pelzer, residence not stated
Patrick Briggs, Pasadena resident
Kathy Vu, Temple City resident
Frances Hales, Pasadena resident
Kimberly Douglas, Pasadena resident
Michelle White, Pasadena resident
Lena Alsarraf, Pasadena resident
Elisabeth Ellers, Pasadena resident
Bailey Payne, Pasadena resident
Jon Amirkharv, residence not stated
Jesus Melo, Apple Valley resident
Scott Chamberlain, Pasadena resident

Kevin Ezeh, Pasadena resident
Sonja Berndt, Pasadena resident
Ellen Snortland, Pasadena resident
Yadi, Pasadena resident
Nancy Schmieder, Trinity Lutheran Church
Anthony Manousos, Pasadena resident
Tunisia Offray, Pasadena resident
Carmen Conde, Pasadena resident
Savannah Dale, Pasadena resident
Adriana Bautista, Pasadena resident
Jill Shook, Pasadena resident
Heavenly Hughes, Pasadena resident

The following individuals expressed opposition to the proposed project, noted concerns relating to public safety, and/or provided related comments:

Tara Leininger, Pasadena resident
Tom Early, Pasadena resident
Alex Baker, Pasadena resident

Frances Myers, Pasadena resident, expressed concerns regarding theft and safety issues relating to the All Saints Church site.

Silvio Nardoni and Streffan Fauble, appellants, provided rebuttal comments and further emphasized that the proposed project site is not suitable for safe parking.

Mel Tillekeratni and Erica Tamblin, applicants, provided rebuttal comments and advocated for the City Council to support the application for the proposed safe parking program.

Mayor Gordo expressed concerns regarding the potential for overconcentrating the area of the proposed safe parking site with impacts related to homeless individuals, citing the number of calls for service in the area over the past year. In response to questions, Lieutenant Bundy clarified the different categories of calls for service.

Councilmember Hampton expressed concerns with the proposed security requirements, noting that it would be inadequate for one security guard to oversee managing and patrolling the site with 25 safe parking participants. He advocated for additional security to be required as a condition of approval in the event the City Council approves the application. He reiterated his support for having the applicant resubmit a new application.

Councilmember Jones advocated for the City to allocate funds for housing alternatives to safe parking.

Councilmember Lyon expressed support for the CEQA findings and the staff recommendations, and spoke on the findings to grant the conditional use permit. He stated that safe parking is permitted with a CUP approval, the proposed project is consistent with zoning regulations and the City's general plan, that there is no demonstrated negative impact, that the program aligns with the City's goals, and that the proposed project is compatible with its surroundings. He advocated for requiring a 6-month check-in before a hearing officer, should the proposed project be approved by the City Council.

Councilmember Cole also expressed support for the CEQA findings and acknowledged the public's concerns regarding public safety and the calls for service. He also concluded that the proposed project does not demonstrate a negative impact for the proposed use of the parking lot. He proposed two additional conditions for the proposed project: 1) have the applicant convene a monthly meeting with representatives of the program operator, the City's Housing Department, the City's Police Department, the respective Council District representative, representatives of nearby businesses, and residents including the Maryland Homeowners Association, to discuss and resolve issues associated with the project in a timely manner, and 2) have the applicant make available and post on site and online a phone number that is staffed during operating hours to handle issues and concerns in real time, and to keep records of such service calls, including actions necessary to resolve concerns. Planning Director Paige pointed to Condition of Approval No. 11, which requires the applicant to post a phone number visible from the right-of-way. Councilmember Cole then requested that Condition No. 11 be amended to include providing the phone number online.

Councilmember Madison also expressed support for the CEQA findings and the staff recommendations. He also suggested conditions for the proposed project to include the City Attorney's Office and the courthouse in the monthly meetings suggested by Councilmember Cole.

Vice Mayor Rivas expressed support for the proposed project, as well as the two proposed conditions.

Discussion ensued regarding the proposed conditions such as the effectiveness of community meetings, including different stakeholders, conducting periodic reviews, and implementing additional security. Jennifer O'Reilly Jones, Program Coordinator, reported that the original funds for the safe parking program are from the State (PLHA funds) which included a line item for security, however, the State has since disallowed funding for additional security, and the applicant has limited funds to provide these services and supplies. She reported that City staff is working to identify alternative funding for additional security.

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

MOTION: Following discussion, it was moved by Councilmember Cole, seconded by Councilmember Madison, to approve the staff recommendations, including the amendment to Condition No. 11 to include the posting of a phone number online, and to amend Condition No. 7 to have the applicant convene a monthly meeting with representatives of the program operator, the City's Housing Department, the City's Police Department, the respective Council District representative, the City Attorney's Office, the LA County Superior Courthouse, representatives of nearby businesses, and residents including the Maryland Homeowners Association and hotels by invitation, to discuss and resolve the issues in a timely manner.

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

RECOMMENDATIONS FROM OFFICERS AND DEPARTMENTS

City Manager

Item held; to be heard at a future meeting.

CONTINUATION OF THE CITY COUNCIL BUDGET WORKSHOP ON ISSUES INCLUDING, BUT NOT LIMITED TO, DISCUSSION OF CITY BUDGET, CITY COUNCIL BUDGET PRIORITIES, CRITERIA FOR PRIORITIZATION, MID-YEAR ADJUSTMENT PROTOCOLS, AND OTHER MATTERS IDENTIFIED BY MEMBERS OF THE CITY COUNCIL (Office of the City Manager)

ADJOURNMENT

On order of the Mayor, the regular meeting of the City Council adjourned at 11:28 p.m.

Victor M. Gordo, Mayor
City of Pasadena

ATTEST:

City Clerk