CITY OF PASADENA
City Council Minutes
May 18, 2026 – 5:00 P.M.
City Hall Council Chamber

OPENING:

Mayor Gordo called the regular meeting to order at 5:00 p.m. (Absent: Vice Mayor Rivas)

Councilmember Madison reported that he is participating remotely under the Government Code Section 54953.8.3 "just cause" provision on the basis of a contagious illness and stated that no one over the age of 18 is present in the room with him.

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: Building a Better Pasadena, LLC v. City of Pasadena, et al.
Los Angeles Superior Court Case No.: 26STCP01396

CITY COUNCIL CONFERENCE WITH LEGAL COUNSEL regarding pending litigation pursuant to Government Code Section 54956.9(d)(1)
Name of Case: Salazar, H., et. al. v. City of Pasadena
Los Angeles County Superior Court Case No. 24NNCV03133

CITY COUNCIL CONFERENCE WITH LEGAL COUNSEL regarding pending litigation pursuant to Government Code Section 54956.9(d)(1)
Name of case: Ulloa, L. v. City of Pasadena, et al.
Los Angeles Superior Court Case No. 25NNCV02725

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 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

The above closed session item was not discussed.

Councilmember Madison reported that he is participating remotely under the Government Code Section 54953.8.3 "just cause" provision on the basis of a contagious illness and stated that no one over the age of 18 is in the room with him.

On the order of the Mayor, the regular meeting reconvened at 6:02 p.m. The pledge of allegiance was led by Councilmember Hampton.

ROLL CALL:
Councilmembers:

Mayor Victor M. Gordo
Vice Mayor Jessica Rivas (arrived at 6:31 p.m.)
Councilmember Rick Cole
Councilmember Tyron Hampton
Councilmember Justin Jones
Councilmember Jason Lyon
Councilmember Steve Madison (via teleconference)
Councilmember Gene Masuda

Staff:

Interim City Manager Matthew E. Hawkesworth
City Attorney/City Prosecutor Michele Beal Bagneris
City Clerk Mark Jomsky

CEREMONIAL MATTERS

Mayor Gordo presented certificates of recognition to Outspoken Dance Company Elite team for competing at the 2026 Sharp International Las Vegas Nationals, and placing 1st and 3rd in three dance competitions. Councilmember Jones recognized Elite Team Coach Jamine Fennell, and commending her positive impacts she has had on the youth in Pasadena.

Mayor Gordo presented a proclamation declaring June 5, 2026 as Gun Violence Awareness Day in Pasadena, and spoke on the importance of reducing gun-related crimes and violence, and recognized community organizations that assist families that have been directly impacted by gun violence. Lola Osborne, Deputy Director of Parks, Recreation, and Community Services, and Paster Kerwin Manning from Pasadena Church accepted the proclamation, thanked the City Council, and spoke on the importance of supporting peace and prosperity in the City through violence intervention and prevention.

Mayor Gordo presented a certificate of recognition to Zacky Muñoz, Pasadena resident and the youngest person to initiate three food-allergy laws in the State of California, the Zacky Bill (2022), the Muñoz SAFE Act (2023), and the Zacky FAST Act, and congratulated him on his advocacy and remarkable achievements. Zacky Muñoz thanked the City Council for the recognition and spoke on the importance of food-allergy awareness.

SPECIAL ITEM

INTRODUCTION OF SHIVAJI DESHMUKH, GENERAL MANAGER OF THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

Cynthia Kurtz, City representative on the Metropolitan Water District ("MWD") Board, introduced Shivaji Deshmukh, the newly appointed General Manager of the Metropolitan Water District of Southern California. General Manager Deshmukh greeted the City Council, outlined major water-related challenges facing Southern California, and highlighted MWD's focus on long-term water reliability, climate adaptation, infrastructure investment, and regional collaboration efforts among agencies.

In response to Councilmember Hampton's inquiry regarding funding opportunities to increase stormwater capture and groundwater recharge in the Raymond Basin, General Manager Deshmukh reported that the MWD will continue to find ways to partner with member agencies to increase groundwater basins, invest in local supply projects, and identify water storage opportunities.

Vice Mayor Rivas arrived at 6:31 p.m.

Following discussion, by the order of the Mayor, with consensus of the City Council, the information was received and filed.

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

Humaira, Pasadena resident, provided comments on the recent shooting at a mosque in San Diego.

Ken Compton, Pasadena resident, expressed concerns regarding the removal of mature trees in the Arroyo.

Randall Heyn Lamb, Pasadena resident, provided comments on the ethical investment policy adopted by the City Council.

Councilmember Cole left the meeting at 6:48 p.m.

Yadi, Pasadena resident, urged the City Council to allocate additional funding for the Pasadena Fire Department.

CONSENT CALENDAR

City Manager/ Executive Director

FINANCE COMMITTEE: AMENDMENTS TO THE FIRE DEPARTMENT FISCAL YEAR 2026 ADOPTED OPERATING BUDGET (Fire Dept.)

Item discussed separately

FINANCE COMMITTEE: AUTHORIZE THE CITY MANAGER TO ENTER INTO A CONTRACT FOR THE PURCHASE OF SEVEN BATTERY ELECTRIC VEHICLES FROM COACH WEST FOR PASADENA DIAL-A-RIDE FOR A NOT-TO-EXCEED AMOUNT OF $2,921,713 (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);

(2) Authorize the City Manager to enter into a contract with Coach West for the procurement of seven battery electric vehicles, for the Pasadena Dial-A-Ride fleet, through the California Association for

Coordinated Transportation (CALACT)/Basing Transit Purchasing Cooperative pricing, for an amount not-to-exceed $2,921,713, which includes a base contract of $2,656,102 and a contingency of $265,611 (10%) to provide for any necessary change orders;
(3) Authorize the City Manager to approve no-cost amendments to the subject contract, including durational extensions;
(4) Amend the FY 2026 Capital Improvement Program (CIP) Budget by appropriating $745,455 as detailed in the Fiscal Impact section of the agenda report (Budget Amendment No. 2026-36); and
(5) Find that neither Competitive Bidding nor Competitive Selection are required pursuant to City Charter Section 1002(H) contracts with other governmental entities or their contractors for labor, materials, supplies or services, and Pasadena Municipal Code Section 4.08.049(B), contracts for which the City's best interests are served.

FINANCE COMMITTEE: AUTHORIZE THE CITY MANAGER TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE CALIFORNIANS DEDICATED TO EDUCATION FOUNDATION TO RECEIVE FUNDING OF $250,000 FOR THE STEAM PATHWAYS ACCELERATION PROGRAM AND AMEND THE CITY MANAGER'S FY 2026 OPERATING BUDGET TO RECOGNIZE AND APPROPRIATE THE FUNDS (Office of the City Manager)
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 Public Resources Code Section 21065 and within the meaning of State CEQA Guidelines Sections 15060(c) and 15378(b);
(2) Authorize the City Manager to execute a Memorandum of Understanding (MOU) with the Californians Dedicated to Education Foundation (CDEF) to receive funding in the amount of $250,000 to implement the STEAM Pathways Accelerations Program and execute any related documents necessary to implement the program (Contract No. 24,424); and
(3) Amend the City Manager's FY 2026 Operating Budget by recognizing revenues and appropriating $250,000 to support program implementation, staffing, and participant wages in the Workforce Innovation Opportunity Fund (Fund 681). (Budget Amendment No. 2026-37)

FINANCE COMMITTEE: RECOGNIZE AND APPROPRIATE GRANT FUNDS FOR A 2026 TRANSIT-FIRST FAN ZONE SOCCER WATCH PARTY IN THE AMOUNT OF $50,000 FROM THE COUNTY OF LOS ANGELES AND AMEND THE OFFICE OF THE CITY MANAGER'S FISCAL YEAR 2026 OPERATING BUDGET (Office of the City Manager)
Recommendation: It is recommended that the City Council
(1) Find that the actions proposed in the agenda report are categorically exempt from the California Environmental Quality Act

(CEQA) pursuant to State CEQA Guidelines Sections 15303, 15304, and 15323;
(2) Authorize the Economic Development Division, City Manager's Office, to administer grant funding from the County of Los Angeles for a World Cup 2026 Transit-First Fan Zone to be held on June 12, 2026, in Pasadena;
(3) Amend the Office of the City Manager's Fiscal Year (FY) 2026 Operating Budget by recognizing revenue and appropriating $50,000 in the General Fund (Budget Amendment No. 2026-38);
(4) Find that neither Competitive Bidding nor Competitive Selection are required pursuant to City Charter Section 1002(H) contracts with other governmental entities or their contractors for labor, materials, supplies or services, and Pasadena Municipal Code Section 4.08.049(B), contracts for which the City's best interests are served; and
(5) Authorize the City Manager to enter into a Social Program Agreement (SPA) between City of Pasadena and the County of Los Angeles. (Contract No. 24,425)

FINANCE COMMITTEE: FISCAL YEAR JUNE 30, 2025, SINGLE AUDIT REPORT (Finance Dept.)
Recommendation: This report is for information. There is no staff recommendation for this item. The City Council/Successor to Pasadena Community Development Commission may, however, take action relating to this item as it deems appropriate following consideration and discussion of the matter.

City Clerk/ Secretary

MINUTES APPROVED

April 13, 2026	City Council
April 13, 2026	Successor Agency to the Pasadena Community Development Commission
April 20, 2026	Special Joint Meeting with Finance Committee
April 20, 2026	City Council Special Closed Session
April 20, 2026	Special Joint Meeting with Pasadena Unified School District
April 25, 2026	City Council Special Closed Session
April 27, 2026	City Council
April 27, 2026	Successor Agency to the Pasadena Community Development Commission

CLAIMS RECEIVED AND FILED

Claim No.	Claimant	Claim Amount
2026-0268	Elvin Rey Magsino	$ 2,020.00
2026-0269	Charter Communications	8,888.30
2026-0270	Interinsurance Exchange of Auto Club a/s/o/ Llolani Rodriguez	10,000.00+
2026-0271	Elizabeth Hooper	2,139.94
2026-0272	Laurel McLendon	35,000.00+
2026-0273	Carlos Garcia	3,000.00

MOTION:

Councilmember Hampton left the meeting at 6:50 p.m.

It was moved by Councilmember Masuda, seconded by Councilmember Lyon, to approve all items on the Consent Calendar with the exception of Item 1.

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

CONSENT ITEMS DISCUSSED SEPARATELY

Councilmember Cole returned to the meeting at 6:51 p.m.

FINANCE COMMITTEE: AMENDMENTS TO THE FIRE DEPARTMENT FISCAL YEAR 2026 ADOPTED OPERATING BUDGET (Fire Dept.)

Recommendation: It is recommended that the City Council

(1) Find that the proposed action in the agenda report is not a "project" subject to the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 21065 and within the meaning of Section 15378(b); and

(2) Amend the Fire Department's Fiscal Year (FY) 2026 Operating Budget as detailed in the agenda report by increasing revenues and appropriations by $257,128. (Budget Amendment No. 2026-35)

Ted Smith, Pasadena resident, expressed support for the item and encouraged the City to ensure equitable outreach to seniors, individuals with disabilities, renters, and historically underserved communities who may need assistance with navigating vegetation compliance.

MOTION:

It was moved by Councilmember Masuda, seconded by Councilmember Jones, to approve the staff recommendation.

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

OLD BUSINESS

AUTHORIZE THE CITY MANAGER TO ENTER INTO A CONTRACT WITH STANTEC CONSULTING SERVICES, INC., FOR BIDDING AND CONSTRUCTION ADMINISTRATION SERVICES FOR THE HYDROGEN FUELING STATION PROJECT IN AN AMOUNT NOT-TO-EXCEED $316,800 (Public Works and Transportation Depts.)

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 21605 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;
(2) Authorize the City Manager to enter into a contract, without competitive bidding pursuant to City Charter Section 1002(F), contracts for professional or unique services, with Stantec Consulting Services, Inc., for Bidding and Construction Administration Services for the Hydrogen Fueling Station project for a total amount not-to-exceed $316,800, which includes a base contract of $288,000 and a contingency of $28,800 to provide for any necessary additional services (Contract No. 33660); and
(3) Grant the proposed contract with Stantec Consulting Services, Inc., an exemption from the Competitive Selection Process set forth in the Competitive Bidding and Purchasing Ordinance pursuant to the Pasadena Municipal Code Section 4.08.049(B), contracts where the best interests of the City are served.

Councilmember Cole reviewed concerns as part of a PowerPoint presentation regarding continued investment in hydrogen bus technology, reliance on “gray hydrogen”, and instability in the hydrogen market. He urged the City to stop further investment in hydrogen technologies, noting that abandoning the project now would minimize future financial losses.

City Clerk Jomsky reported that two letters advocating for the City to purchase battery electric-powered buses, two letters expressing concerns and/or opposition with the City purchasing hydrogen buses, and noted the prior correspondence received at the April 13, 2026 City Council meeting and the April 28, 2026 Municipal Services Committee (“MSC”) meeting, which were all distributed to the City Council, posted online, and made part of the public record for this item.

In response to Councilmember Madison’s inquiry, Acting Assistant City Manager Leclair reported on City staff’s review of contracts with the bus manufacturer and the evaluation done regarding potential cancellation or modification costs in switching from hydrogen to electric, and noted that changing course now would put the City at risk of losing grant funds.

Councilmember Lyon acknowledged concerns regarding the cons of current hydrogen technology, while also noting the City’s commitment of significant resources to the project, and the increasing development of green hydrogen technology.

Mayor Gordo expressed concerns regarding the changes in federal policy affecting green hydrogen, cited his satisfaction that alternative clean hydrogen sources remain available, and spoke in support for continuing the project.

MOTION: Following discussion, it was moved by Councilmember Jones, seconded by Councilmember Madison, to approve the staff recommendation.

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

<u>**PUBLIC HEARINGS**</u>

APPROVAL OF THE ANNUAL ACTION PLAN (2026) AND RELATED FUNDING APPLICATIONS FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT, HOME INVESTMENT PARTNERSHIP ACT, AND EMERGENCY SOLUTIONS GRANT PROGRAMS (Housing Dept.)
<u>**Recommendation**</u>**:** It is recommended that the City Council continue the public hearing to June 15, 2026 at 6:00 p.m.

MOTION: It was moved by Councilmember Masuda, seconded by Councilmember Jones, to continue the public hearing to June 15, 2026 at 6:00 p.m.

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

<u>**CONTINUED PUBLIC HEARING**</u>**: FISCAL YEAR 2027 CITY MANAGER'S RECOMMENDED OPERATING BUDGET** (Finance Dept.)
<u>**Recommendation**</u>**:** 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 Sections 15060(c) and 15378(b); and
(2) Receive public comment and continue this public hearing to each subsequent regular meeting of the City Council at 6:00 p.m. until June 15, 2026, or such other date as the City Council may determine, at which time the City Council will be asked to close the public hearing and adopt the FY 2027 Recommended Operating Budget.

City Clerk Jomsky reported that one letter advocating for the City Council to consider higher density in city planning in order for Pasadena to become financially solvent, and three letters advocating for the City Council to find a year-round shelter in the City, with all providing comments on the matter, were received by the City Clerk's Office, distributed to the City Council, posted online, and made part of the public record for this item

Bert Newton, Pasadena resident, expressed concerns that the City's budget deficits are attributed to the land use patterns and zoning policies, and he advocated for higher density development, increased walkability, bicycle use, public health improvements, and reduced air pollution.

MOTION: It was moved by Councilmember Masuda, seconded by Councilmember Cole, to continue the public hearing to June 8, 2026 at 6:00 p.m.

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

ADOPTION OF THE SCHEDULE OF TAXES, FEES AND CHARGES FOR FISCAL YEAR 2027 (Finance Dept.)
Recommendation: It is recommended that the City Council:
(1) Find that the action proposed in the agenda report is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15273 (Rates, Tolls, Fares, and Charges);
(2) Open the public hearing on the Fiscal Year (FY) 2027 Schedule of Taxes, Fees, and Charges; and
(3) Close the public hearing and adopt the FY 2027 Schedule of Taxes, Fees, and Charges.

City Clerk Jomsky reported that the public hearing notice was published on March 26, April 2, and April 9, 2026 in the Pasadena Press, and that no correspondence was received by the City Clerk's Office for this matter.

MOTION: It was moved by Vice Mayor Rivas, seconded by Councilmember Masuda, to close the public hearing.

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

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

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

<u>QUASI-JUDICIAL ACTION</u>: APPEAL OF THE DESIGN COMMISSION'S DECISION TO APPROVE AN APPLICATION FOR CONSOLIDATED DESIGN REVIEW (DHP2026-00073) FOR A PROJECT AT 600 N. ROSEMEAD BOULEVARD THAT INCLUDES A NEW FIVE-STORY, 82-UNIT, MULTI-FAMILY RESIDENTIAL BUILDING AND THE ADAPTIVE REUSE OF AN EXISTING TWO-STORY, OFFICE BUILDING INTO 51 DWELLING UNITS FOR A TOTAL OF 133 RESIDENTIAL UNITS (131 AFFORDABLE UNITS AND TWO MANAGER UNITS) (Planning Dept.)

<u>Recommendation</u>: 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 California Environmental Quality Act (CEQA) Guidelines Section 15332 (Class 32, In-Fill Development Projects), and that there are no features that distinguish this project from others in the exempt class, and that no exceptions to the exemption apply because there are no cumulative impacts, no unusual circumstances, no damage to scenic highways, no substantial adverse change in the significance of a historical resource, and the project is not located on any list compiled pursuant to Section 65962.5 of the Government Code;

(2) Adopt the findings in Attachment A of the agenda report that the project will comply with the purposes of design review, the design-related goals and policies of the Land Use Element of the General Plan, and the Design Guidelines in the East Pasadena Specific Plan and that the removal of seven protected trees meets findings #2 and #6 of Pasadena Municipal Code (PMC) Section 8.52.075.A (Tree Protection Ordinance), and the concessions comply with state law; and

(3) Deny the appeal and approve the applications for Consolidated Design Review, Private Tree Removal and Density Bonus with incentives and five concessions subject to the conditions in Attachment B of the agenda report, which shall be reviewed by staff during plan check prior to issuance of a building permit to ensure compliance, a unless otherwise stated.

City Clerk Jomsky reported 88 postcards were mailed out on May 4, 2026, and that 29 letters in opposition to/or expressing concerns related to the proposed development project and/or in support of the appeal, 49 letters in support of the proposed development project and/or advocating for the City Council to deny the appeal, 1 letter from the applicant responding to the appellant's concerns, and 1 email with 119 copies of a chain letter in support of the proposed project, were all received by the City Clerk's office, distributed to the City Council, posted online, and made part of the public record.

At Councilmember Lyon's request, City Attorney Bagneris provided a brief overview of the City Council's role in quasi-judicial proceedings.

Jennifer Paige, Acting Assistant City Manager, provided introductory comments on the item, and Rathar Duong, Senior Planner, provided a PowerPoint Presentation on the project providing background on the project, density bonus laws, surrounding building context, and staff's responses to appeal points.

Mayor Gordo disclosed that he had conversations outside of the public hearing with supporters and opposers of the project, noted he has not taken a position or come to any conclusions on the project, and will make his decision based on the evidence and findings presented during the quasi-judicial proceedings.

In response to Councilmember Cole's inquiry regarding the project's eligibility to obtain density bonus provisions based on proximity to major transit stops, Kevin Johnson, Principal Planner, confirmed that the City independently verified distances to the qualifying transit stops using the City's GIS mapping tool and the Southern California Association of Government (SCAG) Regional Transportation Plan mapping system, with both tools confirming measurement compliance.

Dana Sayles, representing the applicant on behalf of Elysian Housing, provided a PowerPoint presentation on the proposed project plan for the Rosemead Family Apartments, the revised features and design of the project following Design Commission's review and input, and the need for affordable housing in the City.

Ronnie Po, appellant, presented a PowerPoint presentation on the appellants' points of appeals relating to a flawed and incomplete review, lack of compatibility with the community, and neighbors' concerns with density bonus laws. Diane Kirby, appellant, reiterated concerns related to neighborhood compatibility and urged the City Council to reduce the density bonus.

In response to Councilmember Masuda's inquiry regarding how City staff determines if the application was complete, Acting Assistant City Manager Paige reported that City staff had 30 days to review the submitted application and materials, and concluded that the applicant had submitted all information necessary for completeness, including required plans, project documents, and concessions/ waivers.

Councilmember Hampton returned to the meeting at 9:27 p.m.

Discussion ensued regarding ways to measure distance in relation to transit stops, guidance provided by the California Department of Housing and Community Development's ("HCD") technical advisory memo, and measurement requirements.

In response to Councilmember Hampton's inquiry regarding whether the City is mandated to measure "as-the-crow-flies', Caroline Monroy, Assistant City Attorney, reported that the memo issued by the HCD is not law, but rather provides guidance for municipalities, is afforded weight by the courts, and confirms the City staff's measurements.

Elisia Pastor, land use counsel for the project, stated that the state density bonus law defines eligibility as any point of the proposed development being within one-half mile of a major transit stop and that the law states that measurements for distance should utilize "as-the-crow-flies" approach rather than walking distance. She also cited interpretations of the state density bonus law and stated that the Housing Accountability Act urges agencies to interpret statutes to encourage as much housing as possible.

In response to Councilmember Hampton's concerns regarding the adequacy of the proposed parking spaces, Ms. Pastor reported that Building A of the project is intended to serve special needs residents and individuals who are at risk of falling into homelessness, and/or coming out of homelessness, and may not be able to afford vehicles. She also stated that because Elysian Housing has operated other affordable housing projects with similar parking scenarios, they are confident that the proposed amount is sufficient. In response to Councilmember Hampton's inquiry regarding preferences for housing individuals who may not own vehicles, Ms. Pastor stated that the application process does not inquire as to whether applicants own a vehicle. Ms. Sayles also reported that state law requires parking to be unbundled from the housing units, therefore, the cost of parking is separate, managed by the building, and on a first-come, first-serve basis.

In response to Councilmember Lyon's inquiry regarding the Design Commission's concerns with the application, Principal Planner Johnson reported that the concerns were related to lighting on the building and missing details within the lighting plans. As a result, conditions of approval were added requiring additional lighting information to be provided and reviewed by staff and a Design Commission subcommittee during plan check.

In response to Councilmember Lyon's inquiry regarding the fire risk from the tree removal, Acting Assistant City Manager Paige reported that the issue had not previously been raised during the review process, and that the project includes a landscape plan requiring replacement and adding additional trees.

In response to Vice Mayor Rivas' inquiry regarding the different statutory standards cited by the appellants and applicant relating to transit stop proximity, Jason Mikaelian, Acting Director of Planning, reported that there are three government sections that apply to the proposed project: 1) Government Code Section 21064 which defines a major transit stop, 2) the density bonus chapter, and 3) Public Resources Code 21155, which is for transit priority projects. He clarified that the density bonus chapter refers to Public Resources Code 21155, however, the chapter contains additional, more specific language stating that qualification is based on whether any point on the project site is within the required distance of a major transit stop, and because the proposed project is a density bonus project, the specific language in the density bonus chapter overrides other code sections.

In response to Mayor Gordo's inquiries, Ms. Sales reported that additional barriers on the hillside behind the project are not necessary as there is an existing retaining wall that is 10ft high and an 8ft fence will be installed. She also noted that noise study conducted by Impact Sciences concluded that the project would not exceed allowable noise thresholds. Mayor Gordo suggested requiring post-construction noise testing as a condition of approval rather than relying on resident complaints. Ms. Pastor agreed to explore the possibility of operational noise testing following project completion, subject to client approval, and reiterated their commitment to complying with the City's noise regulations.

In response to Mayor Gordo's inquiry regarding the operational management of the property, Greg Comanor, applicant representative from Elysian Housing, reported that the project will be supported by a property manager, 3 full-time case managers, 24-hour security, and off-hours staff as well. Acting Assistant City Manager Paige stated that review of the property operator/manager responsibilities is not part of the planning application process, and that oversight of the affordable housing operations falls under the Housing Department though the Inclusionary Housing Plan. She elaborated that further review regarding operations would occur after project approval.

Discussion continued regarding the interpretation of "unobstructed access" under California density bonus law, and whether the required half-mile distance should be measured "as the crow flies" or based on pedestrian walking routes and potential physical impediments.

In response to Councilmember Lyon's inquiry regarding if the appellant presented an alternative legal opinion supporting a different interpretation of the measurement methodology, John Pinedo, appellant, reported that no separate expert opinion had been submitted, and that their position is based on their interpretation of the density bonus statute and references to walking distance and impediments. Mr. Pinedo reiterated their position that the major transit stop fails to meet requirements contained in Public Resources Code Section 21155(b).

The following individuals expressed support to deny the appeal and approved the proposed applications for consolidated design review, advocated for housing, and/or provided comments related to the item:

Anthony Manusos, Making Housing and Community Happen
Victoria Gomez, Housing Action Coalition
Dr. Lena AlSarraf, Pasadena resident
Maggie Chen, Pasadena resident
Jill Shook, Pasadena resident
Tom Boat, Pasadena resident
Randall Heyn-Lamb, Pasadena resident
Katia Guenther, Pasadena resident
Thomas Tai, Pasadena resident
Robert Nolty, Pasadena resident
Matthew Brehove, Abundant Housing Pasadena
Koji Sakano, Pasadena resident
Angela Strong, Pasadena resident
Alex Dobbs, Pasadena resident
Sonja Berndt, Pasadena resident
Awoenam MaunaWoanya, Pasadena resident
Kathryn Carpenter, Pasadena resident
Humaira Afzal, Pasadena resident
Sam Alcorn, Pasadena resident
Michael Canavan, Pasadena resident
Yadi, Pasadena resident
Shawn Morrisey, Union Station Homeless Services
Philip Taylor, Pasadena resident
Topher Mathers, Pasadena resident
Nayeli Hivner, Clergy Community Coalition
Jennifer Louie, Pasadena resident
P.A. Brown, Pasadena resident

The following individuals expressed opposition to the proposed project noting concerns that it does not meet state density bonus laws, impacts of the project on the neighborhood, and/or provided other related comments:

Alexander Jimenez, Pasadena resident
Scott Shimamoto, Pasadena resident
Kevin Wheeler, Pasadena resident
Frank Brandauer, Pasadena resident
Lihua Liu, Pasadena resident
Erica Foy, Pasadena resident
John Latta, Pasadena resident

Mariana S., Pasadena resident, expressed support for the appeal and advocated for a refined version of the proposed project with less units and increased natural light concepts.

Erica Jimenez, Pasadena resident, expressed concerns with the lack of schools and public transportation options in close proximity to the proposed project.

Noting heavy discussion around the item and the lateness of the hour, City Attorney Bagneris reported that Items 14, 15, 16, 17, 18, and 19 will be deferred to a future City Council meeting.

John Pinedo, appellant, provided rebuttal comments and advocated for the City Council to support the appeal for the proposed project.

Elisia Pastor, on behalf of the applicant, provided rebuttal comments and urged the City Council to deny the appeal and approve the proposed project.

Councilmember Masuda thanked the public for expressing their opinions on the proposed project located in Council District 4.

MOTION: Following discussion, it was moved by Councilmember Lyon, seconded by Councilmember Masuda, to close the public hearing.

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

MOTION: Following discussion, it was moved by Councilmember Masuda, seconded by Vice Mayor Rivas, to approve the staff recommendation.

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

Mayor Gordo expressed concerns regarding recent state laws that have significantly reduced local discretion over development decisions and urged state legislators to consider the impacts of such policies on local communities and decision-making processes.

Councilmember Lyon advocated for the City's Planning Department to provide guidance for appellants and improve public understanding of the appeal process, noting that it can be costly and time-consuming for all participants.

HOLD TAX EQUITY AND FISCAL RESPONSIBILITY ACT (TEFRA) HEARING AND ADOPT A RESOLUTION FOR THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY (CMFA) FOR THE BENEFIT OF 600 NORTH ROSEMEAD, LP (Finance Dept.)
Recommendation: It is recommended that the City Council:
(1) Hold a TEFRA hearing; and
(2) Adopt a resolution of the City Council of the City of Pasadena approving a plan of finance including the issuance of exempt facility bonds by the California Municipal Finance Authority in an aggregate outstanding principal amount not-to-exceed $60,000,000 to finance and refinance a qualified residential rental project for the benefit of 600 North Rosemead, LP (or an affiliate), and certain other matters relating thereto. (Resolution No. 10189)

City Clerk Jomsky reported that 2 letters providing information on the TEFRA process and the proposed land use at 600 N. Rosemead Blvd, 6 letters in opposition to the City Council moving forward with the TEFRA/CMFA financing, and 39 letters in support of the City Council approving the TEFRA financing for the proposed project at 600 N. Rosemead, were all received by the City Clerk's office, distributed to the City Council, posted online, and made part of the public record for this item.

The following individuals expressed support for the item and advocated for the City Council to adopt the proposed resolution to support funding for housing:

Angela Strong, Pasadena resident
Michael Canavan, Pasadena resident
Sonja Berndt, Pasadena resident
Bert Newton, Pasadena resident
Sam Alcorn, Pasadena resident
Donna Sider, Pasadena resident

Diane Kirby, Pasadena resident, inquired about funds allocated for rehabilitation.

MOTION: It was moved by Councilmember Hampton, seconded by Councilmember Jones, to close the public hearing.

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

MOTION: It was moved by Councilmember Hampton, seconded by Councilmember Jones, to approve the staff recommendation.

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

HOLD TAX EQUITY AND FISCAL RESPONSIBILITY ACT (TEFRA) HEARING AND ADOPT A RESOLUTION FOR THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY (CMFA) FOR THE BENEFIT OF COLORADO CREST, LP LOCATED AT 1756-1776 EAST COLORADO BOULEVARD (Finance Dept.)
Recommendation: It is recommended that the City Council:
(1) Hold a TEFRA hearing; and
(2) Adopt a resolution of the City Council of the City of Pasadena approving the issuance of the California Municipal Finance Authority exempt facility bonds for a qualified residential rental project in an aggregate principal amount not-to-exceed $20,000,000 for the purpose of financing or refinancing the acquisition, construction, improvement and equipping of Colorado Crest Apartments, and certain other matters related thereto. (Resolution No. 10190)

City Clerk Jomsky reported that one letter in support of the City Council approving the TEFRA financing for the proposed project was received by the City Clerk's office, distributed to the City Council, posted online, and made part of the public record.

MOTION: It was moved by Councilmember Hampton, seconded by Councilmember Cole, to close the public hearing.

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

MOTION: It was moved by Councilmember Lyon, 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

Item held; to be heard at a future meeting	**ADOPTION OF AN UNCODIFIED INTERIM URGENCY ORDINANCE AND AN UNCODIFIED DELAYED EFFECTUATION ORDINANCE RELATED TO THE ABUNDANT AND AFFORDABLE HOMES NEAR TRANSIT ACT (SENATE BILL 79)** (Planning Dept.)
RECOMMENDATIONS FROM OFFICERS AND DEPARTMENTS **City Manager** Item held; to be heard at a future meeting	**FINANCE COMMITTEE: ADOPT A RESOLUTION APPROVING AN UPDATED POLICY FOR REIMBURSEMENT FOR TRAVEL AND EXPENSES FOR ELECTED OFFICIALS AND RE-ADOPT WITHOUT CHANGES A POLICY FOR REIMBURSEMENT FOR TRAVEL AND EXPENSES FOR OFFICIALS APPOINTED BY THE CITY COUNCIL OF THE CITY OF PASADENA AS MEMBERS OF COMMISSIONS OR COMMITTEES** (Office of the City Manager)
ORDINANCES – FIRST READING Item held; to be heard at a future meeting	**Conduct first reading of "AN UNCODIFIED INTERIM URGENCY ORDINANCE OF THE CITY OF PASADENA TO DELAY EFFECTUATION OF THE ABUNDANT AND AFFORDABLE HOMES NEAR TRANSIT ACT (SENATE BILL 79) FOR CERTAIN SITES MEETING MINIMUM DENSITY THRESHOLDS AND/OR CONTAINING A LOCALLY DESIGNATED HISTORIC RESOURCE"**
Item held; to be heard at a future meeting	**Conduct first reading of "AN UNCODIFIED ORDINANCE OF THE CITY OF PASADENA TO DELAY EFFECTUATION OF THE ABUNDANT AND AFFORDABLE HOMES NEAR TRANSIT ACT (SENATE BILL 79) FOR CERTAIN SITES MEETING MINIMUM DENSITY THRESHOLDS AND/OR CONTAINING A LOCALLY DESIGNATED HISTORIC RESOURCE"**
Item held; to be heard at a future meeting	**Conduct first reading of "AN ORDINANCE OF THE CITY OF PASADENA AMENDING SECTIONS 2.05.210 AND 2.05.220 OF TITLE 2, CHAPTER 2.05 OF THE PASADENA MUNICIPAL CODE REGARDING THE COMPENSATION OF THE MAYOR AND MEMBERS OF THE CITY COUNCIL"**
Item held; to be heard at a future meeting	**Conduct first reading of "AN ORDINANCE OF THE CITY OF PASADENA AMENDING PASADENA MUNICIPAL CODE TITLE 2, ARTICLES III AND IV TO UPDATE PROVISIONS REGARDING TERM LIMITS AND TRAINING OF MEMBERS OF ADVISORY BOARDS, COMMISSIONS, COMMITTEES AND BOARDS OF OPERATING COMPANIES CREATED BY CITY COUNCIL"**
ORDINANCE – SECOND READING	**Adopt "AN ORDINANCE OF THE CITY OF PASADENA AMENDING TITLE 9 (PUBLIC PEACE, MORALS AND WELFARE) BY ADDING ARTICLE XIV, CHAPTER 9.99, SECTIONS 9.99.010 TO 9.99.080 TO THE PASADENA MUNICIPAL CODE RELATED TO PRESERVING CITY REAL PROPERTY FOR CITY PURPOSES"** (Ordinance No. 7469)

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

ADJOURNMENT

On order of the Mayor, the regular meeting of the City Council adjourned at 10:28 p.m. in memory of those who lost their lives in the recent shooting at the Islamic Center of San Diego.

Victor M. Gordo, Mayor
City of Pasadena

ATTEST:

City Clerk