

CITY OF PASADENA
City Council Minutes
November 17, 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 Hampton, Jones, and Madison)

CLOSED SESSION On the order of the Mayor, the regular meeting recessed at 5:01 p.m.
to discuss the following closed session items:

Councilmember Hampton
arrived at 5:27 p.m.

Councilmember Jones
arrived at 5:29 p.m.

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

**Name of Case: City of Pasadena v. The Regents of the
University of California**

Los Angeles County Superior Court Case No.: 25STCV31621

The above closed session 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 6:07
p.m. The pledge of allegiance was led by Councilmember Jones.

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 (absent)
Councilmember Gene Masuda

Staff:

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

CEREMONIAL MATTERS Mayor Gordo presented a certificate of recognition for Transgender
Day of Remembrance, honoring the resilience and contributions of
transgender, nonconforming, intersex community members. He also
reaffirmed the City's commitment to building a safe and inclusive

community for all individuals. Camila Camaleón – President of San Gabriel Valley LGBTQ Center, Julien De Jesus – Community Researcher from San Gabriel Valley LGBTQ Center, and Hector Plascencia – Chair of LA County LGBTQ+ Commission, expressed their appreciation to the City Council for the recognition and spoke on contributions from the transgender community, the importance of accepting gender diversity, and the need to protect intersex healthcare.

Mayor Gordo requested for the meeting to be adjourned in memory of Mollie Amada Rodriguez George, longtime Pasadena resident and local educator. He spoke on her advocacy and her tremendous contributions to Pasadena through El Centro de Accion Social.

SPECIAL ITEM

PRESENTATION BY STATE SENATOR SASHA RENÉE PÉREZ ON STATE OF THE STATE

State Senator Perez presented her State of the State presentation, noting major legislative actions including building standards to support a fire-safe state, tackling housing and homelessness issues, implementing the Film Tax Credit, and other public safety initiatives. She also presented information on district-focused legislative actions relating to the Eaton Fire recovery efforts and safeguarding vulnerable communities in response to recent federal immigration activities.

Mayor Gordo expressed his strong concerns regarding State Senate Bills (SB) 7 and 79. He highlighted the anticipated impacts of SB79 on Pasadena, especially neighborhoods near transit stops including on historic neighborhoods, and how this legislation continues to erode and usurp local control. Senator Perez reported that the bill will not impact sites with current local historic registries and that state legislators are working on amendments to address concerns pertaining to SB79. Mayor Gordo requested that the details of SB79 be agendaized for City Council discussion, either for closed session or open session. Councilmembers Cole and Lyon advocated for the City to work with Senator Perez's office to address local concerns.

Yadi, Pasadena resident, thanked Senator Pérez for her work relating to wildfire recovery and SB805, and she advocated for the City Council to reconsider its position on SB79, noting the importance of public transportation and affordable housing.

Camila Camaleón, Pasadena resident, thanked Senator Pérez and her team for contributing to the All Children Thrive initiative with the San Gabriel Valley LGBTQ Center and advocated for the state to reinstate the furloughed grant to continue their important work.

The following individuals expressed their opposition to Senator Perez's support for Assembly Bill 715 and provided comments denouncing the bill:

Teri Stein, Pasadena resident
Dr. Lena Alsarraf, Pasadena resident
Jacinta Lincke, Pasadena resident

Humaira Afzal, Pasadena resident, thanked Senator Pérez for her work on SB79 and urged the City Council to support initiatives to increase housing over prioritizing historic districts.

Allen Shay, Pasadena resident, advocated for more local/community outreach prior to discussing projects.

The City Council expressed appreciation to Senator Pérez for her legislative work and continuously advocating for her communities.

On order of the Mayor, by consensus of the City Council, the information was received and filed.

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

The following individuals advocated for the City to maintain a neutral position in response to the crisis in Gaza and/or expressed opposition to the City's Fire & Police Retirement System divesting from specific companies based on their association with Israel, noting concerns that divestment could potentially impact retirement funds for firefighters and police officers:

Sharon Washington, Pasadena resident
Jesse Duker, Jewish Federation of the San Gabriel Valley
David Kopp, residence not stated
Gregg Mashberg, Jewish Federation of the San Gabriel Valley

Jill Davis, Pasadena resident, thanked the City Council for keeping Pasadena special and for attending the Veterans' Day event and honoring those who served the country.

The following individuals advocated for the City Council to agendize a resolution for Polluters Pay at the next City Council meeting in efforts to support state climate advocacy legislation and/or provided other related comments:

Teresa Wong, residence not stated
Alani Velez, Pasadena resident
Atticus Jackson, residence not stated

Autumn Munoz, Whittier resident, expressed opposition to AB715 and provided comments on antisemitism.

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

Dr. Lena AlSarraf, Pasadena resident
Humaira Afzal, Pasadena resident
Eric Pettit, residence not stated
Michael Flynn, Monrovia resident

Olden Denham, Pasadena resident, provided comments on the public comment section of the City Council meeting minutes for September 29, 2025, and on the officer involved shooting of Anthony McClain.

Allen Shay, Pasadena resident, provided comments on public comment section of the City Council meeting minutes for September 29, 2025.

Ted Smith, Pasadena resident, advocated for the City to partake in LA Found, a Los Angeles County program that helps locate cognitively impaired individuals who wander and become lost.

De, residence not stated, stated a formal complaint regarding identity fraud of black Americans in the City of Pasadena.

Nassar Zomorod, Pasadena resident, expressed concerns regarding traffic safety on the corner of North Lake Ave and Villa Street.

Councilmember Cole requested a report from City staff on the City's process for assisting unhoused individuals during bad weather conditions. Mayor Gordo expressed support for the request and also requested information on how organizations that are financially supported by the City are stepping in to assist.

In response to public comment and Councilmember Lyon's inquiry, City Clerk Jomsky reported that the minutes for the September 29, 2025, City Council meeting are accurate, and City staff can reach out to the public commenters to learn more about their concerns.

CONSENT CALENDAR

City Manager/ Executive Director

Item discussed separately

AUTHORIZE THE CITY MANAGER TO ENTER INTO A CONTRACT WITH DUDEK FOR AN AMOUNT NOT-TO-EXCEED \$339,652 FOR CONSULTING SERVICES TO ASSIST IN PREPARATION OF AN ENVIRONMENTAL JUSTICE ELEMENT OF THE GENERAL PLAN (Planning Dept.)

ADOPT A RESOLUTION TO APPLY TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR GRANT FUNDING UNDER THE CALHOME PROGRAM (Housing Dept.)

Recommendation: It is recommended that the City Council:

- (1) Find that the recommended action in the agenda report is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines per Section 15061(b)(3), the "Common Sense" exemption that CEQA only applies to projects that may have a significant effect on the environment;
- (2) Adopt a Resolution of the City of Pasadena City Council approving the application submission to the California Department of Housing and Community Development's CalHome program notice of funding availability for grant funding in the amount of \$1,080,000 to provide financing for the rehabilitation and construction of accessory dwelling units (Resolution No. 10161); and
- (3) Authorize the City Manager to execute, and the City Clerk to attest, a standard agreement, any amendments, and any and all other related documents deemed necessary to participate in the CalHome program, if selected for funding.

AUTHORIZE THE CITY MANAGER TO ENTER INTO A CONTRACT WITH BBB-CA, INC., DBA BLOCK BY BLOCK IN AN AMOUNT NOT-TO-EXCEED \$11,000,000 FOR FIVE YEARS FOR A PARKING FACILITIES SECURITY PROGRAM IN THE EIGHT CITY-OWNED AND MANAGED PARKING GARAGES FOR A THREE-YEAR TERM PLUS TWO OPTIONAL ONE-YEAR EXTENSIONS (Transportation Dept.)

Recommendation: It is recommended that the City Council:

- (1) Find that the actions proposed in the agenda report is not a "project" subject to the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 21065 and within the meaning of Section 15378(b); and
- (2) Authorize the City Manager to enter into a contract, as a result of the competitive selection process, as specified by Section 4.08.047 of the Pasadena Municipal Code, with BBB-CA, INC., dba Block by Block for security in the eight City-owned and managed parking garages for an amount not-to-exceed \$11,000,000 for five years, with a three year initial term and the option for two one-year extension periods, as outlined in the fiscal impact section of the agenda report, at the discretion of the City Manager. Competitive price bidding is not required pursuant to City Charter Section 1002(F) contracts for professional or unique services. (Contract No. 33457)

AUTHORIZE THE CITY MANAGER TO ENTER INTO A CONTRACT WITH BLUE ANGEL INTERNATIONAL, LLC FOR THE PURCHASE OF COVERED OVERHEAD ELECTRICAL WIRES FOR UP TO FIVE YEARS FOR AN AMOUNT NOT-TO-EXCEED \$1,000,000 (Water & Power Dept.)

Recommendation: It is recommended that the City Council:

- (1) Find that the proposed action in the agenda report is not a project subject to the California Environmental Quality Act ("CEQA") pursuant to Section 21065 of CEQA and Sections 15060(c)(2), 15060(c)(3), and 15378 of the State CEQA Guidelines, and as such, no environmental document pursuant to CEQA is required; and

(2) Award a contract to lowest and best bid dated June 11, 2025, submitted by Blue Angel International, LLC ("Blue Angel") in response to the specifications for Electrical Tree Wires, and authorize the City Manager to enter into a contract for a grand total amount not-to-exceed \$1,000,000, which includes the base contract amount of \$600,000 for three years and the option for two additional one-year extensions or an amount not-to-exceed \$400,000, at the discretion of the City Manager. (Contract No. 33425)

Item discussed separately

AUTHORIZE THE CITY MANAGER TO ENTER INTO A CONTRACT WITH DOTY BROS EQUIPMENT COMPANY FOR RAYMOND AVENUE UTILITY UNDERGROUNDING CIVIL CONSTRUCTION AND ELECTRIC SERVICE CONVERSION SERVICES FOR AN AMOUNT NOT-TO-EXCEED \$21,403,255 (Water & Power Dept.)

REJECT ALL BIDS FOR AS-NEEDED ELECTRIC VEHICLE CHARGER INSTALLATIONS AND CONSTRUCTION (Water & Power 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 Public Resources Code Section 21080(b)(5) (projects which a public agency rejects or disapproves) and Section 15270 of the State CEQA Guidelines; and

(2) Reject all bids received by August 7, 2025, in response to the Invitation for Bids for As-Needed Electric Vehicle ("EV") Charger Installations and Construction.

AUTHORIZE THE CITY MANAGER TO ENTER INTO A CONTRACT WITH ALTEC INDUSTRIES, INC., FOR THE PURCHASE OF THREE SERVICE BUCKET TRUCKS WITH ELECTRIC BOOMS FOR A TOTAL AMOUNT NOT-TO-EXCEED \$1,143,450 (Water & Power Dept.)

Recommendation: It is recommended that the City Council:

(1) Find that the proposed action in the agenda report is not a project subject to the California Environmental Quality Act ("CEQA") pursuant to Section 21065 of CEQA and Sections 15060(c)(2), 15060(c)(3), and 15378 of the State CEQA Guidelines, and as such, no environmental document pursuant to CEQA is required;

(2) Authorize the City Manager to enter into a contract with Altec Industries, Inc., ("Altec") for the purchase of three service bucket trucks with electric booms, for an amount not-to-exceed \$1,143,450, which includes the base contract amount of \$1,039,500 and a contingency of \$103,950 to provide for any necessary change orders. Competitive price bidding is not required pursuant to City Charter Section 1002(H) (Contracts with other governmental entities or their contractors for labor, material, supplies or services) (P.O. per staff); and

(3) Grant the recommended contracts an exemption from the Competitive Selection process pursuant to Pasadena Municipal Code Section 4.08.049(B) contracts for which the City's best interests are served.

AUTHORIZE THE CITY MANAGER TO ENTER INTO CONTRACTS WITH WEST COAST SAND & GRAVEL, INC., AND BLUE ANGEL INTERNATIONAL LLC TO PROVIDE ROCK AND BITUMINOUS MATERIALS FOR FIVE YEARS FOR A COMBINED TOTAL AMOUNT NOT-TO-EXCEED \$2,208,383 (Water & Power 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 Sections 15060(c)(2), 15060(c)(3) and 15378(b)(2);

(2) Award contract to lowest and best bid dated August 15, 2025, submitted by West Coast Sand & Gravel, Inc., in response to the project plans and specifications for Rock and Bituminous Materials, authorize the City Manager to enter into a five-year contract for an amount not-to-exceed \$1,130,564, which includes the base contract amount of \$1,027,785 and a contingency of \$102,779 to provide for any necessary change orders (Contract No. 33437);

(3) Award contract to lowest and best bid dated August 18, 2025, submitted by Blue Angel International LLC in response to the project plans and specifications for Rock and Bituminous Materials, authorize the City Manager to enter into a five-year contract for an amount not-to-exceed \$1,077,819, which includes the base contract amount of \$979,835 and a contingency of \$97,984 to provide for any necessary change orders (Contract No. 33440); and

(4) Authorize the City Manager to approve no-cost amendments to the subject contracts including durational extensions.

MUNICIPAL SERVICES COMMITTEE: ADOPTION OF THE REVISED ENERGY AND CREDIT RISK MANAGEMENT POLICY (Water & Power 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(b); and

(2) Adopt the revised Energy and Credit Risk Management Policy ("Policy") for Pasadena Water and Power ("PWP") wholesale energy transactions.

Recommendation of the Municipal Services Committee: On October 28, 2025, the Municipal Services Committee provided guidance on two modifications to the policy that are presented in the agenda report. The transaction authorization for the Assistant General Manager of Power Supply was maintained at three-months

for duration and lead time. The reporting frequency was amended to state that the General Manager will report out annually in conjunction with reporting on power supply activities. The report will include the scope of activities covered in the current policy.

Staff also clarified that the scope of the policy is related to power supply transactions that are short-term in nature, as reflected in the transaction authorization table for staff which is limited to be up-to two years. The policy is adopted in alignment with PWP's priorities which are reliability, responsiveness to customers, reasonable rates and environmental stewardship.

City Clerk/ Secretary	October 27, 2025	City Council Special Meeting
	October 27, 2025	City Council
MINUTES APPROVED	October 27, 2025	Successor Agency to the Pasadena Community Development Commission

CLAIMS RECEIVED AND FILED	Claim No.	Claimant	Claim Amount
	2026-0117	Isaiah D. Garrett	\$ 35,000.00+
	2026-0118	Joseph Targoda	35,000.00+

MOTION: It was moved by Councilmember Masuda, seconded by Councilmember Lyon, to approve all items on the Consent Calendar, with the exception of Items 1 and 8. (Motion unanimously approved) (Absent: Councilmember Madison)

CONSENT ITEMS DISCUSSED SEPARATELY

AUTHORIZE THE CITY MANAGER TO ENTER INTO A CONTRACT WITH DUDEK FOR AN AMOUNT NOT-TO-EXCEED \$339,652 FOR CONSULTING SERVICES TO ASSIST IN PREPARATION OF AN ENVIRONMENTAL JUSTICE ELEMENT OF THE GENERAL PLAN (Planning Dept.)

Recommendation: It is recommended that the City Council:

- (1) Find that the proposed action contained in the agenda report is not a "project" subject to the California Environmental Quality Act ("CEQA") as defined in State CEQA Guidelines Section 21065 of CEQA and within the meaning of 15378;
- (2) Authorize the City Manager to enter into a contract for Environmental Justice Element Consulting Services, following a competitive selection process, pursuant to Pasadena Municipal Code Section 4.08.047 with Dudek in an amount not-to-exceed \$339,652 for an initial two-year term. Competitive price bidding is not required pursuant to City Charter Section 1002(F) (Contracts for professional or unique services) (Contract No. 33428); and
- (3) Authorize the City Manager to extend the contract for one additional one-year period.

Yadi, Pasadena resident, requested that the City provide clarification on how different elements of the general plan are updated as it pertains to certain state laws, and she inquired why City staff did not use outside consultants for certain tree planting.

Councilmember Hampton advocated for a community subgroup to work alongside the consultants for the proposed project.

Councilmember Lyon expressed support for the proposed contract and advocated for Dudek to also analyze local heat risk data, transportation exposure, housing conditions, public health data, and qualitative data on people's lived experiences in the City.

Councilmember Cole advocated for the City staff to identify an action plan to devote staff and financial resources to address long-standing environmental injustices in the community.

In response to Councilmember Jones' inquiry regarding the strategy and implementation plan, Jennifer Paige, Planning Director, reported that the various policies that are identified in the City's General Plan dictates what City staff will work on, such as identifying future goals, planning for such goals, and being responsible for meeting such goals. She added that the work is presented to the Planning Commission as part of dedicated meetings, and once policies are adopted by the City Council, City staff looks for grant opportunities.

In response to some of the stated concerns, Mayor Gordo noted that the budgeting process will provide an opportunity to establish planning strategies and identify funds to support projects.

MOTION:

It was moved by Councilmember Hampton, seconded by Councilmember Lyon, to approve the staff recommendation, amended to incorporate a community subgroup to work alongside consultants as part of the project. (Motion unanimously approved) (Absent: Councilmember Madison)

Mayor Gordo stated a conflict of interest, recused himself from the item, and left the meeting at 8:03 p.m.

AUTHORIZE THE CITY MANAGER TO ENTER INTO A CONTRACT WITH DOTY BROS EQUIPMENT COMPANY FOR RAYMOND AVENUE UTILITY UNDERGROUNDING CIVIL CONSTRUCTION AND ELECTRIC SERVICE CONVERSION SERVICES FOR AN AMOUNT NOT-TO-EXCEED \$21,403,255 (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 a contract to lowest and best bid dated June 19, 2025, submitted by Doty Bros. Equipment Company ("Doty Bros.") in response to the project plans and specifications for Raymond Avenue Utility Undergrounding Civil Construction and Electric Service Conversion Services, and authorize the City Manager to

enter into a contract for up to three years for a grand total amount not-to-exceed \$21,403,255, which includes the base contract amount of \$19,457,505 and a contingency of \$1,945,750 to provide for any necessary change orders. (Contract No. 33367)

MOTION:

It was moved by Councilmember Jones, seconded by Councilmember Hampton, to approve the staff recommendation. (Motion unanimously approved) (Absent: Councilmember Madison and Mayor Gordo)

OLD BUSINESS

Mayor Gordo returned to the meeting 8:04 p.m.

AUTHORIZE THE CITY MANAGER TO ENTER INTO A CONTRACT WITH TREE SERVICE KINGS, INC. FOR TREE TRIMMING, VEGETATION MANAGEMENT, AND EMERGENCY RESPONSE SERVICES FOR POWER LINE CLEARANCE FOR UP TO SIX YEARS FOR A GRAND TOTAL AMOUNT NOT-TO-EXCEED \$24,415,000 (Water & Power Dept.)

Recommendation: It is recommended that the City Council:

- (1) Find that the project is statutorily exempt from the California Environmental Quality Act ("CEQA") in accordance with Public Resources Code Section 21080(b) and CEQA Guidelines Section 15269 as an action necessary to prevent or mitigate an emergency and is categorically exempt pursuant to State CEQA Guidelines Article 19, Class 1, Section 15301, Existing Facilities and Class 4, Minor Alterations to Land, and that there are no features that distinguish the project from others in the exempt classes, and therefore, there are no unusual circumstances; and
- (2) Award contract to lowest and best bid dated September 17, 2025, submitted by Tree Service Kings, Inc. ("TSK") in response to the project plans and specifications for Tree Trimming, Vegetation Management, and Emergency Response Services for Power Line Clearance, and authorize the City Manager to enter into a contract for up to six years for a grand total amount not-to-exceed \$24,415,000, which includes the option for three additional one-year extensions or an amount not-to-exceed \$13,272,000, at the discretion of the City Manager. (Contract No. 33269)

David Reyes, General Manager of Water & Power, provided introductory remarks and background information on the item, recapping the previous City Council discussion (see minutes for July 17, 2025) and City staff's actions on the item. He also reported that City staff will bring forward information to a Municipal Services Committee at a meeting in January 2026 regarding performing the proposed tree trimming, vegetation maintenance, and powerline clearance in-house.

In response to Councilmember Cole's inquiry regarding having the Public Works Department oversee the proposed contract, General Manager Reyes reported that tree clearance around powerlines has specialized requirements, in terms of equipment, staff experience, and insurances.

Mayor Gordo suggested that the matter of contract oversight for tree maintenance (in general) be referred to the Municipal Services Committee.

Councilmember Masuda expressed support for having the tree maintenance performed in-house, and noted the importance of having the Water and Power Department overseeing the tree maintenance contracts when it comes to power line clearance.

In response to Councilmember Jones' inquiry regarding identified locations for tree trimming for the upcoming year, and gathering community input on trees that need to be trimmed, General Manager Reyes reported that residents are helpful in terms of monitoring and identifying trees that need to be maintained throughout the City. Varoojan Avedian, Assistant General Manager, also reported that the City has a three-year tree trimming cycle, however, some species and variable growth rates may require trees to be trimmed more frequently.

Councilmember Hampton suggested that City staff put out information regarding the difference between powerlines and telecommunication lines to provide clarification for the public.

City Clerk Jomsky reported that one letter expressing concerns related to the staff recommendation and providing comments on the matter was received by the City Clerk's Office, distributed to the City Council, posted online, and is part of the public record for this item.

Yadi, Pasadena resident, expressed support for having the tree trimming and maintenance performed in-house.

David Bona, representing Utility Tree Service, expressed concerns regarding the process for awarding the bid and the training and certification requirements that bidding contractors must have.

Mike Polka, Pasadena resident, expressed concerns regarding appropriate seasons for tree trimming.

Gerard Ledesma, Tree Service Kings, spoke on the company's experience in vegetation management and expressed enthusiasm to be working with the City.

MOTION:

Following discussion, it was moved by Councilmember Hampton, seconded by Councilmember Cole, to approve the staff recommendation. (Motion unanimously approved) (Absent: Councilmember Madison)

PUBLIC HEARINGS

Vice Mayor Rivas stated a conflict of interest, recused herself from the item, and left the meeting at 8:30 p.m.

MOTION:

Vice Mayor Rivas returned to the meeting at 8:31 p.m.

APPROVE THE NORTH LAKE SPECIFIC PLAN (Planning Dept.)

Recommendation: It is recommended that the City Council continue the public hearing to November 24, 2025 at 6:00 p.m.

It was moved by Councilmember Hampton, seconded by Councilmember Jones, to continue the public hearing to November 24, 2025 at 6:00 p.m. (Motion unanimously approved) (Absent: Councilmember Madison and Vice Mayor Rivas)

APPROVE THE DESIGNATION OF THE HERNLY HOUSE AT 1475 SCENIC DRIVE AS A LANDMARK (Planning Dept.)

Recommendation: It is recommended that the City Council:

(1) Find that the designation of a historic resource is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15308, Class 8 of the CEQA Guidelines pertaining to Actions by Regulatory Agencies for Protection of the Environment and there are no features that distinguish this project from others in the exempt class, and therefore, there are no unusual circumstances;

(2) Find that the Hernly House at 1475 Scenic Drive meets Criterion C as a landmark pursuant to Pasadena Municipal Code (PMC) Section 17.62.040.D.2.c because it embodies the distinctive characteristics of a locally significant property type, architectural style and period and represents the work of an architect whose work is of significance to the City. It is a locally significant example of a Mid-Century Modern style single-family development designed by locally significant architect Lawrence Test;

(3) Adopt a resolution approving a Declaration of Landmark Designation for 1475 Scenic Drive, Pasadena, California (Resolution No. 10162);

(4) Authorize the Mayor to execute a Declaration of Landmark Designation for 1475 Scenic Drive, Pasadena, California; and

(5) Direct the City Clerk to record the declaration with the Los Angeles County Recorder.

Recommendation of the Historic Preservation Commission: On September 2, 2025, the Historic Preservation Commission recommended that the City Council approve the designation of the Hernly House at 1475 Scenic Drive as a landmark under Criterion C of PMC Section 17.62.040.

City Clerk Jomsky reported that 79 postcards were mailed and 58 notices were posted on November 3, 2025, and no correspondence was received by the City Clerk's Office for this item.

MOTION:

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

In response to Councilmember Lyon's inquiry regarding the character-defining features for this landmark designation, Stephanie Cisneros, Senior Planner, reported that the materials used are the character-defining features, not the paint color.

In response to Councilmember Cole's inquiry regarding the applicability of this standard to houses that may be eligible for the same designation, Kevin Johnson, Principal Planner, reported that City staff conducted a study of mid-century modern architecture in Pasadena and identified a number of houses that would be eligible for a landmark designation. Planning Director Paige added that having landmarked homes contributes to establishing character within the community and that the owner of the property can apply for Mills Act to help preserve the property.

MOTION:

Following brief discussion, it was moved by Councilmember Hampton, seconded by Councilmember Jones, to approve the staff recommendation.

AYES: Councilmembers Hampton, Jones, Lyon, Masuda,
Vice Mayor Rivas, Mayor Gordo

NOES: Councilmember Cole

ABSENT: Councilmember Madison

ABSTAIN: None

APPROVE THE DESIGNATION OF THE RETAINING WALL AT 333, 353, AND 375 ANITA DRIVE AS A LANDMARK (Planning Dept.)

Recommendation: It is recommended that the City Council:

- (1) Find that the designation of a historic resource is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15308, Class 8 of the CEQA Guidelines pertaining to Actions by Regulatory Agencies for Protection of 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;
- (2) Find that the front property line retaining wall at 333, 353 and 375 Anita Drive meets Criterion C as a landmark pursuant to Pasadena Municipal Code (PMC) Section 17.62.040.D.2.c because it possesses artistic values of significance to the City. The front property line retaining wall that extends across three properties is a unique and highly crafted landscape feature that references the original Tudor Revival design of the house at 353 Anita Drive (which is listed in the National Register of Historic Places) and demarcates the likely extent of the original property's frontage along Anita Drive;
- (3) Adopt a resolution approving a Declaration of Landmark Designation for the retaining wall fronting 333, 353 and 375 Anita Drive, Pasadena, California (Resolution No. 10163);

- (4) Authorize the Mayor to execute a Declaration of Landmark Designation for the retaining wall fronting 333, 353 and 375 Anita Drive, Pasadena, California; and
- (5) Direct the City Clerk to record the declaration with the Los Angeles County Recorder.

Recommendation of the Historic Preservation Commission: On July 15, 2025, the Historic Preservation Commission recommended that the City Council approve the designation of the retaining wall fronting 333, 353 and 375 Anita Drive as a Landmark under Criterion C of PMC Section 17.62.040.

City Clerk Jomsky reported that 99 postcards were mailed and 50 notices were posted on November 3, 2025, and no correspondence was received by the City Clerk's Office for this item.

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

MOTION: It was moved by Councilmember Lyon, seconded by Councilmember Cole, to approve the staff recommendation. (Motion unanimously approved) (Absent: Councilmember Madison)

APPROVE THE DESIGNATION OF THE WELSH HOUSE AT 1220 WYNN ROAD AS A LANDMARK (Planning Dept.)

Recommendation: It is recommended that the City Council:

- (1) Find that the designation of a historic resource is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15308, Class 8 of the CEQA Guidelines pertaining to Actions by Regulatory Agencies for Protection of the Environment and there are no features that distinguish this project from others in the exempt class, and therefore, there are no unusual circumstances;
- (2) Find that the Welsh House at 1220 Wynn Road meets Criterion C as a landmark pursuant to Pasadena Municipal Code (PMC) Section 17.62.040.D.2.c because it embodies the distinctive characteristics of the Mid-Century Modern architectural style designed by architect Harold B. Zook;
- (3) Adopt a resolution approving a Declaration of Landmark Designation for 1220 Wynn Road, Pasadena, California (Resolution No. 10164);
- (4) Authorize the Mayor to execute a Declaration of Landmark Designation for 1220 Wynn Road, Pasadena, California; and
- (5) Direct the City Clerk to record the declaration with the Los Angeles County Recorder.

Recommendation of the Historic Preservation Commission: On September 2, 2025, the Historic Preservation Commission recommended that the City Council approve the designation of the Welsh House at 1220 Wynn Road as a Landmark under Criterion C of PMC Section 17.62.040.D.2.

City Clerk Jomsky reported that 20 postcards were mailed and 36 notices were posted on November 3, 2025, and no correspondence was received by the City Clerk's Office for this item.

Aaron Kiely, Pasadena resident, expressed support for the staff recommendation and spoke on the importance of the local Pasadena architect.

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

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

AYES: Councilmembers Hampton, Jones, Lyon, Masuda, Vice Mayor Rivas, Mayor Gordo

NOES: None

ABSTAIN: Councilmember Cole

ABSENT: Councilmember Madison

QUASI-JUDICIAL ACTION: APPEAL OF THE BOARD OF ZONING APPEALS' QUASI-JUDICIAL DECISION TO APPROVE MINOR CONDITIONAL USE PERMIT NO. 7318 TO ESTABLISH A SAFE PARKING LAND USE AT 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 to be categorically exempt from the environmental review pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities), and there are no features that distinguish that project from others in the exempt classes, and therefore, there are no unusual circumstances; and

(2) Adopt the findings in Attachment A of the agenda report to uphold the Board of Zoning Appeals' decision and approve Minor Conditional Use Permit No. 7318, with the conditions in Attachment B of the agenda report.

City Clerk Jomsky reported that 32 postcards were mailed on November 3, 2025. He also reported that 12 letters advocating for the City Council to deny the appeal and uphold the hearing officer's decision to approve the minor conditional use permit and/or support the Safe Parking program partnership with the Shower of Hope and All Saints Church, 2 letters advocating for the City Council to grant the appeal and expressing concerns with the Safe Parking program proposed by All Saints Church and advocating for reasonable mitigative measures, and 1 letter providing information related to the Safe Parking program and Shower of Hope, 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.

Planning Director Paige provided introductory comments on the item and background information regarding the Board of Zoning Appeals considerations on the item. Alison Walker, Planner, presented a PowerPoint presentation on the Safe Parking program, the proposed project, appeals submitted, and responses to appeals.

Erica Tamblin, representative for the applicant, advocated for the City to approve the proposed Minor Conditional Use Permit (MCUP) for the Safe Parking program and spoke on the need to offer vulnerable members of the community a safe resting space. Mel Tillekeratne, representative of Shower of Hope, spoke on the operations of the Safe Parking program and partnership with the Shower of Hope.

Silvio Nardoni, representing the appellant, expressed concerns relating to the residency of those utilizing the Safe Parking program (not being from Pasadena), potential consequences pertaining to the safety and environment of the surrounding communities, and the lack of effectiveness for addressing homelessness. Jennifer Erickson, representing the appellant, advocated for all parties to work together to address the concerns raised by the community.

The following individuals spoke in opposition to the proposed MCUP to allow the Safe Parking program and/or expressed concerns relating to potential safety impacts the program has had on the surrounding community:

Ashley Urban, Pasadena resident
Strefan Fauble, The Maryland Homeowners' Association
Amy Hellmund, Pasadena resident
Tom Early, The Maryland Homeowners' Association
Angela Masino, Pasadena resident
Alex Baker, The Maryland Homeowners' Association
William Stoner, Pasadena resident
Kevin Mardesoch, Pasadena resident
Joe Ravetto, Pasadena resident

The following individuals advocated for the City to approve the MCUP and allow the Safe Parking program at this location, and/or provided comments relating to the vulnerability of the unhoused community:

David Smith, Pasadena resident
Pastor Sharon Richter, All Saints Church
Reverend Tim Rich, All Saints Church
Lynn Zekanis, Pasadena resident
Cliff Wander, Pasadena resident

Jon Pelzer, residence not stated
Sue Barkawitz, Pasadena resident
Mirna Rodriguez, Pasadena resident
Pamela Gomez, Pasadena resident
Jeannine Rohn, Los Angeles resident
Kevin Ezech, residence not stated
Jonathan Ashworth, Pasadena resident
Al Hughes, All Saints Church
Daniel Lopez, Rosemead resident
Alice Baklayan, All Saints Church
Gasethata Resheng, residence not stated
Jill Shook, Pasadena resident
Shawn Morrissey, Union Station Homeless Services
Selina, Pasadena resident
Kaveh Naeeni, residence not stated
Yaneli Soriano Santiago, Pasadena resident
Gerri Cragnotti, Pasadena resident

Allison Henry, Pasadena resident, advocated for the City Council to work with neighbors expressing safety concerns while acknowledging the need for the Safe Parking program.

Jennifer Erickson, representing the appellant, reiterated the concerns expressed by some of the residents. Silvio Nardoni, representing the appellant, suggested identifying alternative locations or other solutions to the Safe Parking program.

Mel Tillekeratne spoke on the benefits offered by the Safe Parking Program that help prevent vulnerable individuals from residing on streets.

In response to Councilmember Jones' inquiries regarding the operations of the existing Safe Parking program at Trinity Lutheran Church, Pastor Richter reported that the average stay varies by individual and noted that the program operates year-round.

In response to Councilmember Jones' inquiry regarding the calls for service related to the Safe Parking program at Trinity Lutheran Church, Planner Walker reported that between March 2024 and September 2025, there were 31 calls for service related to Trinity, however, the Police Department did not determine if the calls were related to the Safe Parking program itself. She also noted that there have not been any Code Enforcement complaints at Trinity while the program has been in operation.

In response to Councilmember Jones' inquiry regarding an additional security guard to appease residents' concerns for safety, Mr. Tillekeratne reported that the costs of hiring an additional security guard for the program would not be financially feasible.

In response to Councilmember Cole's inquiry regarding community outreach on the applicant's part for the Safe Haven program, Ms. Tamblin reported that the homeowner's association was invited to participate in their weekly meetings. Ms. Tamblin also reported that when the Safe Parking program was implemented, community meetings were set up and postcards and mailers were sent out. She also briefly explained that one of the conditions of their permit is to post contact information should a problem arise.

In response to Councilmember Masuda's inquiry regarding the training received by the security guards for the parking lot, Mr. Tillekeratne reported that the guards receive one week of training and only carry pepper spray.

Councilmember Jones suggested possibly reallocating the monthly \$25,000 for the Safe Parking program to rental assistance for unhoused individuals. Mr. Tillekeratne stated that while the funds could be reallocated towards rental subsidies, the funds do not account for the time it takes to find an acceptable rental unit, the services a client may require before being connected to housing, potential medical needs, and securing employment.

Councilmember Cole suggested that the Planning Department work in tandem with the Police Department to monitor all incoming complaints related to the Safe Parking program prior to the mandatory six-month hearing as conditioned by the Board of Zoning Appeals for the proposed MCUP.

In response to Councilmember Lyon's inquiry regarding where Pasadena's unhoused population is from, Jennifer O'Reilly-Jones, Program Coordinator, reported that over half of those experiencing unhoused homelessness in the City are originally from Pasadena, with the data also indicating that they were permanently housed in the City for an average of 19 years before losing their housing.

In response to Councilmember Lyon's inquiry regarding conflicts between the use of the parking lot for the Safe Parking program and the City's Zoning Code, Planning Director Paige confirmed that the church is allowed to lease the parking lot that they own, with no other affiliations, outside of normal operation hours for the purposes of the Safe Parking program.

In response to Mayor Gordo's inquiry regarding medical services for those utilizing the program, Mr. Tillekeratne reported the Shower of Hope partners with LA County Department of Health's mobile clinic that provides comprehensive blood testing during the day.

In response to Mayor Gordo's inquiry regarding whether the MCUP runs with the land, Planning Director Paige confirmed that CUP's are tied to the property itself and noted that safe parking is an accessory use to the specific primary uses of religious facility sites, colleges, and transportation parking terminals.

MOTION:

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

Councilmember Lyon expressed support for the staff recommendation after finding that the parking lot is suitable for safe parking and that those utilizing the lot are primarily high functioning, employed unhoused individuals.

Vice Mayor Rivas expressed support for the staff recommendation and emphasized that the purpose of the Safe Parking program is to prevent unhousing individuals from ending up on streets with worsened quality of life and public safety issues.

Mayor Gordo emphasized the need to identify alternative solutions to housing individuals rather than having them live in their cars in parking lots. He suggested repurposing the funds for the safe parking program and working with local nonprofits and, if needed, outside nonprofit organizations to find housing alternatives. He also expressed concerns regarding the safety and welfare for the current residents in the community, as well as the unhoused individuals, as presented to the Board of Zoning Appeals.

Discussion ensued regarding alternative approaches to housing unhoused individuals, such as motel vouchers.

Vice Mayor Rivas suggested bifurcating the staff recommendations, and stated her intent to move to approve the CEQA findings.

In response to Councilmember Jones' inquiry regarding the CEQA findings and the Board of Zoning Appeals' decision, City Attorney Bagneris reported that if there are sufficient City Council votes to overturn the Board of Zoning Appeals' decision, then the MCUP for the Safe Parking program would not be approved. If there are insufficient City Council votes to take an action on the MCUP, then the Board of Zoning Appeals' decision would stand, and the MCUP for the Safe Parking program would be approved. With regard to the CEQA finding, if there are not five affirmative votes of the City Council to make the CEQA finding, then the CEQA findings are not deemed approved. The project cannot be approved without CEQA findings.

Vice Mayor Rivas expressed that there has not been an issue raised with the CEQA finding and stated her support for the CEQA findings.

Discussion ensued regarding whether the proposed project is categorically exempt from CEQA and potential unusual circumstances of the project. In response to Mayor Gordo's inquiry regarding what may be classified as an unusual circumstance, Caroline Monroy, Assistant City Attorney, reported that such circumstances for environmental impacts are based on the specifications of a project, such as unusual topographical features like steep slopes.

In response to Councilmember Jones' inquiry regarding if the appellant made an argument for why the proposed project does not qualify for a CEQA exemption, City Attorney Bagneris noted that the public hearing would need to be reopened to hear from the appellant.

MOTION: It was moved by Councilmember Jones, seconded by Councilmember Cole, to reopen the public hearing.

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

Strefan Fauble, appellant, argued that the proposed permit does not meet CEQA findings because it calls for a change of use. He also noted that the idling cars produce exhaust, the expansion of use would increase pollutants, and that the parking lot is a commercial parking lot.

Planning Director Paige clarified that the Safe Parking program is an accessory program to the primary use of the parking lot. She noted that the use for safe parking is not allowed in the Zoning Code unless it is accessory to other specific primary uses, which in this case is religious facilities.

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

In response to additional inquiries from the City Council, Planning Director Paige further clarified that City staff recommended use of the parking lot after hours would be considered a negligible expansion of the use under the CEQA exemption. She also confirmed that CEQA findings are limited to environmental adverse impacts.

MOTION: Following discussion, it was moved by Vice Mayor Rivas, seconded by Councilmember Lyon, to adopt the CEQA findings.

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

MOTION FAILED.

City Attorney Bagneris reported that the proposed project cannot be approved unless member of the Council makes a motion to reconsider the CEQA findings. She also noted that the City Council may take precautions and make a motion to either uphold or reverse the Board of Zoning Appeal's decision on the merits. She confirmed that a motion for reconsideration on the CEQA findings would be appropriate to be made at the same meeting if the City Council wishes to reopen and continue the public hearing to a future date.

Discussion ensued regarding the local homelessness emergency, whether or not the proposed project has environmental impacts, and having City staff work to identify shelter alternatives to safe parking.

Councilmember Cole noted the absence of Councilmember Madison and requested that the public hearing be continued to a future City Council meeting to provide an opportunity for the full City Council to make a determination on the matter.

MOTION: Following discussion, it was moved by Vice Mayor Rivas, seconded by Councilmember Lyon, to reopen and continue the public hearing to January 12, 2026, at 6:00 p.m.

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

MOTION FAILED.

ADJOURNMENT

On order of the Mayor, the regular meeting of the City Council adjourned on November 18, 2025 at 12:16 a.m. in memory of Mollie Amada Rodriguez George.

Victor M. Gordo, Mayor
City of Pasadena

ATTEST:

City Clerk