

Plans to expand the area around the Auditorium and rejuvenate it into a modern Conference Center were developed by a team of architects that included John Carl Warnecke and Associates and James Ream and Associates. The 9.15-acre redeveloped site included a new Exhibition Hall building west of the extant Auditorium and a Conference Center building to the east, as well as twin landscaped plazas over subterranean parking structures south of both new buildings. Over the years, the auditorium remained one of the City's key cultural and social centers. However, with the construction of Plaza Pasadena in the 1970s, the Auditorium was seriously impacted economically and physically.

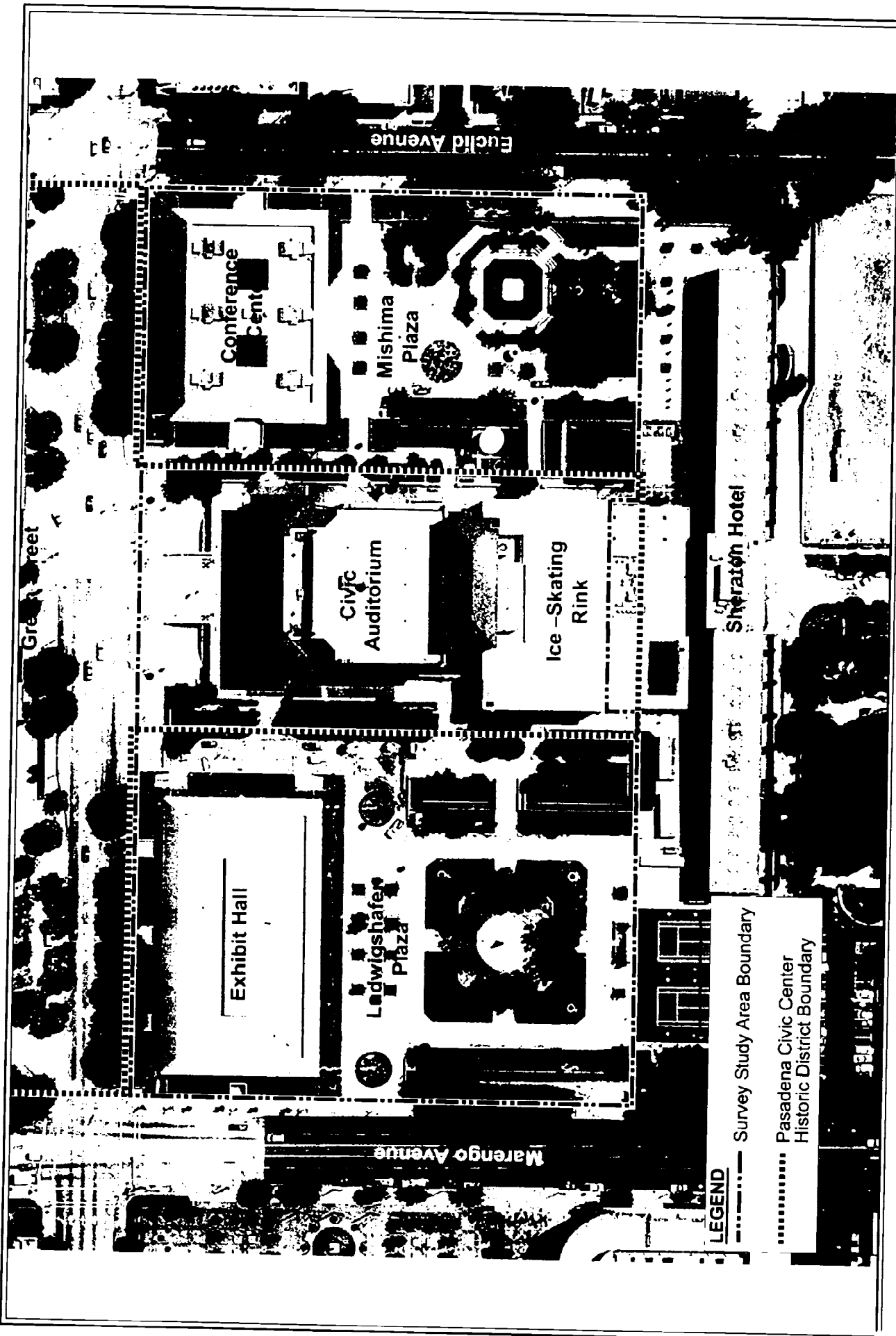
2.3. Existing Conditions

The Project site is located within the City's Central District area, in an area that is characterized by a mix of land uses. Immediately north of the Project site across Green Street is Paseo Colorado, which features 387 residential units, professional offices, and approximately eight dining and 60 retail establishments, including a gourmet market (Gelson's) and a department store (Macy's), and a multi-screen movie theater. To the east and west of the Project site are primarily office uses, and immediately to the south on the same block as the Project site are the 317-room Sheraton Hotel, the 14-story Concord Pasadena senior housing development, and the 135-unit Arpeggio apartment complex. Additionally, a portion of the Project site lies within the National Register listed Pasadena Civic Center Historic District.

The Project site itself consists of the Pasadena Conference Center complex, which is composed of a number of existing buildings and plazas. The Pasadena Civic Auditorium and the Pasadena Ice Skating Center (historically an exhibition hall and ballroom) are located on the central portion of the Project site, the Exhibition Hall building and Ludwigshafen Plaza are on the western portion of the site, and the Conference Center structure and Mishima Plaza are on the eastern portion.

2.3.1 Survey Study Area Defined

The historic resources study area was established based on the potential direct and indirect effects of the proposed Project on identified historic resources. The study area, as shown in Figure 7 on page 116, was defined as the Project site, which is located on the northern two-thirds of the block bounded on the north by Green Street, on the east by Euclid Avenue, on the south by Cordova Street, and on the west by Marengo Avenue.



LEGEND

- Survey Study Area Boundary
- Pasadena Civic Center Historic District Boundary



Figure 7
Survey Study Area

Source: Zimmer Gunsul Frasca Partnership, October 2002

2.3.2 Historic Resources within Study Area

The California Historical Resources Information System from the South Central Coastal Information Center indicates that there are two previously recorded properties listed in the California Historic Resources Inventory database maintained by OHP located within the Project site: the Pasadena Civic Center Historic District and the Pasadena Civic Auditorium building.

The current survey assessment was conducted per OHP methodology, which gives a 45-year threshold for surveying potential resources for significance. During the current survey, two pre-1945 properties were identified within the study area. Additionally, two buildings and two landscaped features of post-1958 construction (under 45 years of age) were identified within the study area. Summarized findings of these properties are discussed in the following paragraphs (see Table 10 on page 118).

Pasadena Civic Center Historic District

The southern most tip of the Pasadena Civic Center Historic District is located within a portion of the Project site. The Civic Center Historic District, situated in the City's Central District area, is the symbolic heart of Pasadena. It is home to the City's most important public institutions, including the City Hall, Central Library, and Civic Auditorium. The Pasadena Civic Center area was designated a National Register Historic District on July 28, 1980.

The Civic Center Historic District is a nationally significant example of civic art in the "City Beautiful" style of the 1920s. The main features of the plan were actually executed and the key buildings actually built by nationally recognized architects in a homogenous design. The plan managed to solve some of the severe traffic problems, which plagued Pasadena during the first quarter of the twentieth century (Colorado Boulevard was the only through east-west street in the center of the City before the execution of the plan). The plan recommended the creation of Green Street and Holly Street as additional east-west arteries. The designers also managed to locate the main buildings as terminations of axis, which showed the structures off to their best advantage, and gave a sense of interest, scale, and unity to the center of the City, a virtue lacking in most American town plans, which present streets as endless corridors extending to the horizon.²⁹ The boundaries of the Civic Center Historic District within the Project site are shown in Figure 7 on page 116.

²⁹ *National Register of Historic Places Nomination Form: Pasadena Civic Center District, listed on the National Register July 28, 1980.*

Table 10

PROPERTIES WITHIN STUDY AREA

Description	Year Built	Status Code
Pasadena Civic Center Historic District	1880s-1952	1S
Pasadena Civic Auditorium	1931-1932	1D/3S
Exhibition Hall	1972	6Z
Conference Center	1972	6Z
Ludwigshafen Plaza	1972	6Z
Mishima Plaza	1972	6Z

1S Properties separately listed on the National Register

1D Contributor to a National Register listed district

3S Properties appearing eligible for separate listing in the National Register

6Z Properties appearing ineligible for the National Register, with no potential for any other listing

Source: PCR Services Corporation/City of Pasadena, 2003.

Pasadena Civic Auditorium

The Civic Auditorium building is located in the center of the Project site, south of Green Street between the Exhibition Hall and Conference Center buildings. Designed by Edwin Bergstrom, Cyril Bennett, and Fitch H. Haskell in 1924, and completed in 1931, the Civic Auditorium is currently home to the People's Choice Awards and the Pasadena Symphony. The building underwent a \$1.3 million rehabilitation program in 1997, returning it to its original grandeur.

Historically, the Italian Renaissance designed Civic Auditorium was one of three civic buildings (City Hall, Central Library, and Civic Auditorium) conceived through the City Beautiful movement. Closing the Garfield axis at the south, the Auditorium faces the Library and is the third key civic building, indispensable to the overall plan. At the time it was built, it was Pasadena's first auditorium, and it was one of the foremost concert halls in southern California. Numerous famous orchestras and artists, as well as theatrical stars, have performed on its stage.

The front of the complex, which is considered the primary elevation, faces north onto Green Street. Setback from Green Street, the auditorium building is approached from the public right-of-way via a number of concrete steps, which leads to a large, open forecourt and terrace surrounded by a cast-stone balustrade. The design is refined and simplified Italian Renaissance, well adapted to Southern California. The main entrance element to the building is covered by a hipped, Mediterranean tile roof. There is no cornice. The eaves are treated as they might be in a rather simple Italian villa. The same type of roof covers the stage house to the rear (south). The auditorium roof is ornamented with pylons and parapet walls in the Italian Renaissance manner.

The first story, containing the entrance doors, is rusticated concrete simulating stone. The color is a warm, medium brown. The second story is treated in the Italian manner as a “piano nobile.” It is colored light buff. The large windows on this floor are surrounded by slightly recessed arched, decorated blue and gray tile panels. Over the top of each window is alternately a theatrical mask of a crown, representing the Coat of Arms of the City of Pasadena. Lacking the elaborate ornamental detailing of the primary (north) façade, the east and west elevations (secondary elevations) of the Auditorium exhibit restrained elements of the Italian Renaissance style in their design.

Most of the wall space along the east and west elevations of the Auditorium building are devoid of fenestration. Emergency exit stairs attached to these elevations lead from the balcony area to the ground level at grade. Additional pedestrian entries along the west elevation allow access to the back of the house (stage), the dressing rooms, and to a separate, yet attached ice-skating rink facility located at the rear (south) of the Auditorium building. According to Sanborn maps, the building in which the Pasadena Ice Skating Center is now located was historically utilized as an exhibition hall. Later during World War II it was used as a ballroom/dance hall. This portion of the Auditorium is also executed in the same Italian Renaissance manner as the rest of the building. Entry into this facility is off the building’s west elevation through a centrally located arched opening.

The floor of the Auditorium’s interior foyer is marble. The ceiling is vaulted and decorated with inset colored panels. The corridor, giving access to the auditorium, has a coffered ceiling decorated with stenciled Italian Renaissance motifs. The interior of the main auditorium area is richly colored, light buff, gray, and Pompeian red being the dominant colors. The side walls are painted in a “trompe l’oeil” manner, simulating undulations and slender columns. Around the proscenium arch are decorations in the Pompeian manner, depicting architectural scenes. Pompeian Grisaille or trompe l’oeil scenes also decorate the side and back walls under the balcony. The ceiling looks to the uninitiated like English “Adam” work, but is also based on Pompeian revival prototypes. Thus, the auditorium is decorated after the rediscovery of Pompeii. All of these decorations were designed and executed by John B. Smeraldi, an Italian artist who emigrated from Italy to Southern California. His first major commission was the design and decoration of the interiors of the Biltmore Hotel in downtown Los Angeles, which was designed by the architectural firm of Schultz and Weaver in 1923.

The Civic Auditorium is currently listed on the National Register as a contributor to the Pasadena Civic Center Historic District, under Criterion A (history), Criterion B (people), and Criterion C (design). Given the property’s association with the social, cultural, economical, and architectural history of Pasadena the Auditorium also appears eligible for listing on the National Register as an individual property. Additionally, the Auditorium is a City of Pasadena

designated Landmark. For the purposes of CEQA, the Civic Auditorium is considered a historic resource.³⁰

Exhibition Hall

The Exhibition Hall building, which is located on the northwestern corner of the Project site at the intersection of Green Street and Marengo Avenue, was constructed in 1972. Designed as part of the expanded Pasadena Civic Center by the development team of John Carl Warnecke and Associates and James Ream and Associates, this building contains 47,000 sq.ft. of meeting and convention space and a 4,000-sq.ft. lobby. The Exhibition Hall is separated from the adjacent sidewalk by a 25-foot-wide embankment that slopes down from the sidewalk to the base of the building one level below street grade. Because of its age and lack of important historical and architectural significance necessary for federal, state, and local designation, the Exhibition Hall is not considered a historic resource for the purposes of CEQA.

Conference Center

Designed as another part of the expanded Pasadena Civic Center by the development team of John Carl Warnecke and Associates and James Ream and Associates, the Conference Center building was also constructed in 1972. Located in the northeastern corner of the Project at the intersection of Green Street and Euclid Avenue, the building contains 49,344 sq.ft. of meeting and exhibit space and includes a 283-seat theater. The Conference Center building is separated from the adjacent sidewalk by a 25-foot-wide embankment that slopes down from the sidewalk to the base of the building one level below street grade. Because of its age and lack of important historical and architectural significance necessary for federal, State, and local designation, the Conference Center is not considered a historic resource for the purposes of CEQA.

Ludwigshafen Plaza

Named after Pasadena's original sister city, Ludwigshafen, Germany, the Ludwigshafen Plaza is located south of the Exhibition Hall along the western side of Euclid Avenue. It is landscaped with a central fountain, decorative planters, concrete walkways, and a variety of trees. Two levels of parking are provided below the existing plaza area. This plaza, installed in 1972, was designed as a component of the expanded Pasadena Civic Center by the development team of John Carl Warnecke and Associates and James Ream and Associates. Because of its age and lack of important historical and architectural significance necessary for federal, state, and

³⁰ CEQA Guidelines, Section 15064.5(a)(2)-(3).

local designation, the Ludwigshafen Plaza is not considered a historic resource for the purposes of CEQA.

Mishima Plaza

The Mishima Plaza, named after Pasadena's second sister city Mishima, Japan, is located immediately south of the Conference Center along the eastern side of Marengo Avenue. This plaza was constructed at the same time the Exhibition Hall, Conference Center, and Ludwigshafen Plaza were erected in 1972, as part of the newly expanded Pasadena Conference Center. The Mishima Plaza is landscaped with decorative planters, concrete walkways, and a variety of trees. Two levels of parking are provided below this plaza. Because of its age and lack of important historical and architectural significance necessary for federal, state, and local designation, the Mishima Plaza is not considered a historic resource for the purposes of CEQA.

View Corridors

The 1931 Sanborn Fire Insurance map first illustrates the Pasadena Civic Auditorium (noted as the Municipal Auditorium & Exhibition Hall) with an address of 300 East Green Street. The auditorium building and attached exhibition hall facility (currently the Pasadena Ice Skating Center) is situated on a large rectangular shaped parcel of land surrounded by generous setbacks from the adjacent streets (Green [north], Henrietta [south], and Arcadia [east and west] streets) and neighboring dwelling and shops.

At this time, several open street corridors provided views to and from the Civic Auditorium. Looking south down North Garfield Avenue from the Central Library, the Civic Auditorium was clearly visible. Looking east down, what was once, Arcadia Street from South Marengo Avenue the west elevation of the Civic Auditorium could be seen. Looking west down Arcadia Street from Euclid Avenue, the east elevation of the Civic Auditorium was visible. Henrietta Avenue, which ran in an east and west direction, was immediately to the south of the Civic Auditorium (the Sheraton Hotel now occupies this location). Looking north, the south elevation of the Civic Auditorium was visible from the public right-of-way off Henrietta Avenue.

Twenty years later, the 1951 Sanborn map illustrates the Civic Auditorium and surrounding area with virtually the same land and street configuration; however, a private driveway now runs along the west side of the Civic Auditorium building (within the previously established setback) connecting Henrietta, Arcadia, and Green Streets together. Where there once were dwellings along the south side of Green Street are now vacant parcels and a gas station. The two-story apartment houses that once landscape the west side of Euclid Avenue, just south of Green Street, are also gone and the parcels developed with open parking lots.

With the redevelopment of the overall conference center complex and construction of the Conference Center building, Exhibition Hall building, and the two open plazas in 1972, the historic Civic Auditorium with its generous setbacks and established buffer zones immediately surrounding the building has remained the focal point of the Conference Center complex visible from a number of locations on and off site, including Green Street, Marengo Avenue, and Euclid Avenue.

3.0 PROJECT IMPACTS

3.1 Thresholds of Significance

CEQA broadly defines the threshold for determining whether a project may have a substantial adverse effect on the significance of an identified historic resource. The current CEQA Guidelines state that a project involves a “substantial adverse change” when one or more of the following occurs:

- Substantial adverse change in the significance of a historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired.³¹
- The significance of a historical resource is materially impaired when a project:³²
 - a. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
 - b. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in a historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or

³¹ State CEQA Guidelines, 14 CCR Section 15064.5(b)(1).

³² State CEQA Guidelines, 14 CCR Section 15064.5(b)(2).

- c. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

3.2 Secretary of the Interior's Standards

The Secretary of the Interior's Standards for Rehabilitation (Standards) are codified at 36 Code of Federal Regulations (CFR) Section 67.7. The Standards are designed to ensure that rehabilitation does not impair the significance of a historic property. In most circumstances, the Standards are relevant in assessing whether there is a substantial adverse change under CEQA. Section 15064.5b(3) of the CEQA Guidelines states in part that "... a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historic resource."

The definition of "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character.

The standards are as follows:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that created a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive historic feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterized the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and mass to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The Guidelines for Rehabilitation of Historic Buildings were developed by the Department of the Interior's National Park Service to assist property owners and managers in applying the general Standards listed above. The Guidelines contain a specific hierarchy for decision-making in assessing the rehabilitation of any historic building. First, the significant materials and features of a building must be identified. Then a method for their retention and preservation must be found. If the physical condition of character-defining materials warrants additional work, repair is recommended. If deterioration or damage precludes repair, then replacement can be considered.

The introduction to the Guidelines states that:

*Some exterior and interior alterations to the historic building are generally needed to assure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes.*³³

A National Park Service technical brief, which describes how to identify the character-defining features of a historic building, notes:

³³ *Secretary of Interior's Standards, page 11.*

A complete understanding of any property may require documentary research about its style, construction, function, its furnishings or contents; knowledge about the evolutionary history of the building. Even though buildings may be of historic, rather than architectural significance, it is their tangible elements that embody its significance for association with specific events or persons and it is those tangible elements both on the exterior and interior that should be preserved.³⁴

In addition to the rehabilitation of character-defining features, the Standards and Guidelines also address alterations and additions to historic buildings, as well as retrofitting for health and safety requirements. Some interior and exterior alterations to a historic building may be needed to assure its continued use. These modifications should not, however, obscure character-defining features of the structure.

3.3 Design Review

The City uses the “Guiding Principles for Design” and “Purposes of Design Review” in the Pasadena Municipal Code as citywide standards for design. It also uses these and other guidelines for specific areas of the City. Within the Central District, which includes the Civic Center area, the City uses the “Design Guidelines for the Central District” (adopted by the City Council in October 2002) for new construction and the Secretary of the Interior’s Standards for Rehabilitation for alterations to architecturally significant buildings. Initially, design review begins with preliminary discussions with the staff of the Design & Historic Preservation Section of the Planning Division. Applications for design review within the Civic Center are forwarded with recommendations from staff to the City’s Design Commission. In the case of the Project, the findings of the Design Commission are advisory only. The Central District Design Review Area includes: Green Street, West 1-167 and Green Street, East 1-1070; Euclid Avenue, North 1-350 and Euclid Avenue, South 1-552. Marengo Avenue is not included.

3.4 Project Impacts

The proposed Project includes components that have the potential to affect historic resources: (1) potential direct impacts to the Pasadena Civic Center Historic District; (2) compatibility of Project buildings with the adjacent Pasadena Civic Center Historic District and the Civic Auditorium (potential indirect impacts); (3) potential direct and indirect impacts to the Civic Auditorium; and (4) potential impacts to historic view corridors.

³⁴ Lee Nelson, *Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character*, Preservation Brief 17, U.S. Department of the Interior, Preservation Assistance Division, 1982, page 1.

Pasadena Civic Center Historic District

Under the proposed Project, the Civic Auditorium, a contributing property to the Pasadena Civic Center Historic District would be directly affected. Specifically, non-significant elements such as the Civic Auditorium's current front step arrangement and placement situated between the building's forecourt and Green Street would be removed and the original 1932 design configuration would be reconstructed. If the proposed rehabilitation work is conducted in a manner consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), then no significant impacts to the Pasadena Civic Center Historic District would occur.

Additionally, the proposed Project would not introduce new building elements into the historical setting of the Pasadena Civic Center Historic District because of the district's boundary line delineation, which wraps closely around the Civic Auditorium property only. The proposed Project would respect the proximity of the district boundary adjacent to the location of the proposed new buildings (Exhibition Hall and Conference Center) in terms of compatibility in design, materials, scale, massing, height, proportions, and size. This would protect the integrity of the historic district and its environment, and promote a sense of visual harmony. Further, any work proposed within or adjacent to the Historic District would also consider and incorporate the design recommendations of the City's proposed Central District Specific Plan and the Secretary of the Interior's Standards for Rehabilitation. The proposed Project is anticipated to use materials that are compatible with the Historic District's character, in accordance with the mitigation measures proposed in the Land Use section as well as this section of this EIR. The architectural elements of the new buildings would complement the historic character of the district's setting, not mimic or portray a false historical appearance. Building heights adjacent to the Historic District would not be taller than the district's nearest contributing property, the Civic Auditorium. There appears to be no significant impacts with respect to the compatibility of the proposed Project's building envelope (scale, size, setbacks, etc.) with the Pasadena Civic Center Historic District. With adherence to the City's design guidelines and review process, and all proposed Land Use mitigation measures and Historic Resources mitigation measures, the Project's final design, materials, textures, and colors will be compatible with the historic character of the Civic Center Historic District's setting.

Pasadena Civic Auditorium

As stated above, the existing steps leading to the front of the Civic Auditorium from Green Street and the forecourt would be demolished and replaced with steps similar in design to the original 1932 layout. This improvement would provide access to this portion of the Project site and return the design of this area to its original 1932 configuration. These changes would not result in the physical expansion or change of the Civic Auditorium building itself. No other changes are proposed to the exterior of the Civic Auditorium. Additionally, no changes are

proposed for the interior spaces of the Civic Auditorium, except that the portion of the building currently used as the Pasadena Ice Skating Center would be modified. Under the proposed Project the Ice Skating Center would be converted to ballroom space. This portion of the building was originally designed as an exhibition hall and was also used as a ballroom, specifically during the 1940s. Character-defining features of this space, such as the hanging light fixtures and ceiling moldings, would be retained and incorporated into the new use. If the proposed rehabilitation work for the Civic Auditorium is conducted in a manner consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), then in terms of CEQA compliance, the project's adverse impact to this historic resource would be considered mitigated below a level of significance.

Exhibition Hall and Ballroom Building

Under the proposed Project, the existing Exhibition Hall building would be completely demolished and removed from the Project site to accommodate a new, larger Exhibition Hall and Ballroom building. The new Exhibition Hall and Ballroom building would be constructed at grade in order to engage the vibrant Civic Center District and welcome pedestrians onto the Project site. The existing setback along Green Street established by the current Exhibition Hall building would be maintained for the western half of the new building with a larger setback formed by the lobby that curves toward the Civic Auditorium. Other setbacks would vary for tree protection and for incorporating the proposed architectural design features, including pedestrian arcades along Green Street and Marengo Avenue. The design of the new Exhibition Hall and Ballroom building would be compatible with the historic character of the Civic Auditorium's setting in terms of size, scale, massing, material, texture, and color. The compatible design of the new Exhibition Hall and Ballroom building adjacent to the Civic Auditorium would protect the integrity of the Auditorium and its environment. Because the existing Exhibition Hall is not considered a historic resource for the purposes of CEQA, no mitigation measures would be required to implement this component of the proposed Project.

Conference Center

The existing Conference Center building would remain on site. However, the existing exterior elevations would be re-designed to complement the architectural styling, scale, massing, texture, and materials of the historic Civic Auditorium. The new design of the Conference Center would be similar to the design of the new Exhibition Hall and Ballroom building proposed for the west side of the Civic Auditorium. Additionally, the Conference Center's entrance would be relocated to a more prominent location situated at the northwest corner of the existing building off of the Civic Auditorium Forecourt area and opposite the entrance to the new Exhibition Hall and Ballroom building. New administrative office space would be located within the Conference Center along Green Street and Euclid Avenue. Because the existing

Conference Center building is not considered a historic resource for the purposes of CEQA, mitigation measures would not be required to implement this component of the proposed project.

Ludwigshafen Plaza

Though this plaza is not historic in itself, the view corridor (east/west direction) that it provides and preserves is considered historic in nature (discussed below). Under the proposed Project, the current location of the plaza would be replaced with a new, larger Exhibition Hall and Ballroom building. The Ludwigshafen Plaza, however, would be re-established in a north/south direction as a linear pedestrian plaza between the west side of the Civic Auditorium and the east side of the new Exhibition Hall and Ballroom building. Since the existing Ludwigshafen Plaza is not considered a historic resource for the purposes of CEQA, this project component is not considered a significant adverse impact. Therefore, mitigation measures would not be required for implementation of the proposed Project.

Mishima Plaza

As with the Ludwigshafen Plaza, the Mishima Plaza is not historic in itself, however, the view corridor (east/west direction) that it provides and preserves is considered historic in nature (discussed below). Under the proposed Project, most of Mishima Plaza would be replaced by a new multi-level parking structure. The design of this new parking structure would be compatible in size, scale, design, material, color, and texture with the historic character of the adjacent Civic Auditorium. Under the proposed Project, approximately 25 percent of the original plaza would be retained and incorporated into the overall site plan. The retention of this linear portion of the plaza would maintain the view corridor between Euclid Avenue and the Civic Auditorium. In conclusion, mitigation measures would not be required to implement this component of the proposed Project since the existing Mishima Plaza is not considered a historic resource for the purposes of CEQA.

View Corridors

Improving physical and visual access within the Civic Center is a central theme of the Civic Center Specific Plan. The "City Beautiful" concept, from which the Civic Center was initially based, and the axis of civic landmarks established by the 1923 Civic Center Plan are emphasized as key components of the Civic Center. The 1923 Civic Center Plan created the axis formed by Garfield Street with the Civic Auditorium as the southernmost anchor, the Central Library as the northernmost anchor, and City Hall as the fulcrum. The Civic Center Specific Plan calls for the view corridors along this axis to be strengthened and that all sight lines of the City's significant public buildings be maintained. With the demolition of the Plaza Pasadena and

the construction of the open-air Paseo Colorado urban village, this civic axis has been re-established.

As proposed, the Project retains and strengthens the historic view corridor connecting the Civic Auditorium with the Central Library and the rest of the Civic Center. Under the proposed Project, the new Exhibition Hall and Ballroom building would be composed of one large single building footprint with an interior space that could be partitioned into several smaller spaces. While the Exhibition Hall and Ballroom building would front directly onto Green Street and Marengo Avenue, the northeast corner of this new building would be presented in a semi-circular shape to allow for a greater, unobstructed view of the Civic Auditorium's primary (north) elevation. A similar design is proposed for the northwest corner of the Conference Center building. This pseudo setback would retain and enhance the view of the Civic Auditorium for motorists and pedestrians traveling east along Green Street. Historically, this view of the Civic Auditorium from East Green Street, both direct and angular, has existed since the building was completed in 1931. Further, this view has historically added and enhanced the prominence of the Civic Auditorium, and, thus, should continue to do so. As proposed, this Project component would not be considered a significant impact under CEQA.

Additionally, other less important view corridors would be modified with the implementation of the proposed Project. With the removal of Ludwigshafen Plaza in its current location for the construction of the Exhibition Hall and Ballroom building, the existing view of the Civic Auditorium from Marengo Avenue would no longer exist. While this view has never been obstructed since the building was completed in 1931, the loss of this view corridor is a less than significant impact because it is a view corridor to the Civic Auditorium's secondary (west) elevations. Under the proposed Project, the existing view corridor of the Civic Auditorium from Euclid Avenue would be retained under the proposed Project by the retention of the portion of Mishima Plaza between the existing Conference Center and the new parking structure. Retention of this view corridor to the Civic Auditorium's east elevation (secondary elevation) would not be considered a significant impact under CEQA.

Buffer zones around the Civic Auditorium, which were initially established historically from parcel line configuration and street patterns are present today by the extant courts and walkways that flank the east and west elevations of the Civic Auditorium building in a north-south direction. Under the proposed Project, these buffer zones would be retained and re-established as the new Ludwigshafen Plaza and the modified Mishima Plaza respectively. No significant impacts would occur with respect to these historic buffer zones.

The proposed Project's design as presented in this EIR is schematic in nature. It has been presumed that the Project's program, scale, massing, height, setbacks, and pedestrian and vehicular access are to be as presented in this EIR. Other aspects of the design, specifically building articulation, exterior colors, textures, and materials, will be refined as part of the City's

ongoing design review process. The Applicant is committed to a final building envelope that would be in substantial compliance with that presented in this EIR and a final design that would conform to all mitigation measures included in this EIR. As for the retention of historic view corridors, it is important to iterate that the most important historic public view corridor—along the Garfield Avenue axis—will be preserved and enhanced under the proposed Project. Additional information and analysis concerning potential view impacts can be found in Section III.D, Aesthetics/Views, of this EIR.

4.0 MITIGATION MEASURES

The following mitigation measures are required to ensure that potential direct and indirect adverse impacts to the Civic Auditorium and Pasadena Civic Center Historic District would be less than significant:

Rehabilitation Work. Any maintenance, repair, stabilization, rehabilitation, preservation, conservation or reconstruction of any portion of the Civic Auditorium and/or Pasadena Civic Center Historic District shall be conducted in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings, Weeks and Grimmer (1995). Detailed design plans involving modifications to the Civic Auditorium, and ultimately the Civic Center Historic District, shall be submitted to the City's Design & Historic Preservation staff and the Design Commission for their review and approval prior to the beginning of any construction activities, including demolition.

Photography and Recordation. Prior to the implementation of the reconstruction/rehabilitation of the Civic Auditorium terrace steps, 35-mm black and white or digital photographs shall be taken of the Civic Auditorium's terrace area, the current step configuration, and the area between the steps and Green Street (portions of the Civic Center Historic District). The photographer should be familiar with the recordation of historic resources. Photographs should be prepared in a format consistent with Historic American Buildings Survey (HABS) standards for field photography. The photographs along with the original negatives (if applicable) shall be submitted to the Design & Historic Preservation Section of the City's Planning and Development Department and to the Central Library for filing in their archives.

Compatibility of New Construction. Where new construction, including reconstruction/rehabilitation work, is proposed for the Civic Auditorium and adjacent areas, the Standards shall be followed. Consistent with the Standards, the proposed new construction shall be differentiated from the Civic Auditorium and will be compatible

with the historic materials, features, size, scale and proportion, color, and massing to protect the integrity and character of the historic property and its environment. The new construction shall also respect the Civic Auditorium's design relationship to solids and voids along primary elevations of the new buildings. Design for the new work may be contemporary or may reference design motifs from the Civic Auditorium. Proposed Project plans shall be submitted to the City's Design Commission for their review prior to the beginning of any construction activities, including demolition.

5.0 NET UNAVOIDABLE IMPACTS

The Project would not introduce new building elements into the setting of the Pasadena Civic Center Historic District and there are no significant impacts with respect to the compatibility of the proposed Project's scale, size, design, material, and color with the Pasadena Civic Center Historic District. The current Exhibition Hall, the Conference Center, Ludwigshafen Plaza, and Mishima Plaza are not considered historic resources for the purposes of CEQA, and, therefore, the alteration of these Project components are not considered significant adverse impacts. Changes to view corridors, as noted in this EIR, would constitute a less than significant impact. The Project would have a direct desirable impact on the Civic Auditorium as a result of the reconstruction and rehabilitation of the front steps of the Civic Auditorium. Additionally, the removal of the Ice Skating Center located within the southern portion of the Civic Auditorium and the installation of the ballroom within the same space would be considered a beneficial affect since this Project component restores a historic element and use of the building. With implementation of the mitigation measures identified above, all impacts upon historic resources would be reduced to a less than significant level.

6.0 CUMULATIVE IMPACTS

Cumulative impacts on historic resources evaluate whether impacts of the proposed Project and related projects, when taken as a whole, substantially diminish the number of extant resources within the same or similar context or property type. To the extent that other projects in the City of Pasadena affect historic resources, adverse cumulative impacts may be expected. However, none of the related projects listed in Section III.B of this document are known to have such effects.

III. ENVIRONMENTAL IMPACT ANALYSIS

D. AESTHETICS

1.0 INTRODUCTION

New development can affect the aesthetic quality of a community. This section will address the aesthetics, views, light and glare, and shade/shadow that could result from Project implementation. The following analysis of aesthetics impacts addresses the Project's visual relationship with existing and future known land uses in the surrounding area, as well as consistency of the proposed Project with the applicable regulatory environment.

Aesthetics refers to the overall visual qualities of an area or within a given field of view. Aesthetics includes aspects such as size, shape, color, texture, and general composition, as well as the relationships between these elements. Aesthetic features often consist of unique or prominent natural or man-made attributes or several small features that, when viewed together, create a whole that is visually interesting or appealing. The degree of visual access to an aesthetic resource contributes to the value of aesthetic features.

Views refer to visual access to aesthetic features. Viewsheds are typically defined by landscape elements and building locations. Existing views may be partially obstructed or entirely blocked by modification of the environment. Conversely, modifications to the natural or man-made landscape of an area may create or enhance view opportunities. In general, visual access is closely tied to topography and distance from the resource.

Light impacts are typically associated with the use of artificial light during the evening and nighttime hours. Artificial light may be generated from point sources, as well as from indirect sources of reflected light. Uses such as residences, hospitals, and hotels are considered light sensitive since they are typically occupied by persons who have expectations for privacy during evening hours and who are subject to disturbance by bright light sources.

Glare is primarily a daytime occurrence caused by the reflection of sunlight or artificial light by highly polished surfaces, such as window glass or reflective materials, and, to a lesser degree, from broad expanses of light-colored surfaces. Daytime glare generation is common in urban areas and is typically associated with mid- to high-rise buildings with exterior façades largely or entirely comprised of highly reflective glass or mirror-like material from which the sun can reflect at a low angle in the periods following sunrise and prior to sunset. Glare can also be produced during evening and nighttime hours by the reflection of artificial light sources, such as automobile headlights. Glare generation is typically related to either moving vehicles or sun

angles, although glare resulting from reflected sunlight can occur regularly at certain times of the year. Glare-sensitive uses generally include residences and transportation corridors.

Shade/shadow would be cast on existing buildings by new buildings depending on the height relationship, as well as intervening open spaces. Shading is a common and expected quality in urban areas, and it is often considered a beneficial feature of the environment when it provides cover from excess sunlight and heat. However, it can have an adverse impact if the blockage of direct sunlight substantially affects adjacent properties or when it interferes with the performance of sun-related activities.

2.0 ENVIRONMENTAL SETTING

2.1 Regulatory Framework

Aesthetics and light and glare are considered in the Pasadena General Plan; the Civic Center Specific Plan; the Central District Specific Plan, which is currently in preparation; and the Citywide Design Guidelines, as well as the Pasadena Municipal Code (PMC). While the Civic Center Specific Plan is technically still applicable to the Project site, pending adoption of the Central District Specific Plan, the Citywide Design Guidelines are also applicable and are also the most recently adopted guidelines that are applicable to the Project.

2.1.1 Pasadena General Plan

The Pasadena General Plan promotes architectural and design excellence in buildings, open space, and urban design. The Pasadena General Plan states that harmonizing change and preserving the existing environment is of tremendous importance to the community. The Pasadena General Plan guides development so that it enhances and blends with the City's existing physical and social qualities as is stated in the following Objective and Policies:

- Objective 5—Character and Scale of Pasadena: Preservation of Pasadena's character and scale, including its traditional urban design form and historic character, shall be given highest priority in the consideration of future development.
 - Policy 5.1—Urban Design Principles: Apply city-wide urban design principles to complement the scale and quality of the best of our architectural and urban design traditions.
 - Policy 5.2—Urban Design Guidelines: Adopt urban design guidelines for each targeted development area and/or each identifiable design district in Pasadena.

- Policy 5.3—Character and Identity: Urban design programs, including principles and guidelines, shall reinforce the City’s unique character, scale and identity.
- Policy 5.5—Architectural and Design Excellence: The City shall actively promote architectural and design excellence in buildings, open space and urban design and shall discourage poor quality development.
- Policy 5.7—Enhance Environment: Development should be shaped to improve the environment for the public; it should support the distinctiveness of the locality and region as well as the special characteristics of the existing fabric of the site’s immediate surroundings.
- Policy 5.9—Contextual and Compatible Design: Urban design programs shall ensure that new development shall respect Pasadena’s heritage by requiring that new development respond to its context and be compatible with the traditions and character of Pasadena, and shall promote orderly development which is compatible with its surrounding scale and which protects the privacy, and access to light and air of surrounding properties.
- Policy 5.10—Spatial Attributes: Promote development that creates and enhances positive spatial attributes of major public streets, open spaces, cityscape and mountain sight lines and important “gateways” into the City.

Section 4, Design Principles and Criteria, of Part D of the Pasadena General Plan Land Use Element address the importance of buildings being particular to a context and contributing to a coherent City. This section of the Pasadena General Plan provides the following principles and guidelines relative to urban design:

- Buildings should be designed to relate to and support the special characteristics of the existing fabric of the site’s immediate surroundings as well as to the larger environment of which they are a part.
- Buildings should allow sun to penetrate to the sidewalks and outdoor spaces.
- Open spaces and streets must be as carefully designed as buildings. They are the living rooms of the City and are as important as the buildings.
- Buildings should be designed to emphasize proportions and measurements that reflect the presence and importance of people.
- Public movement within buildings and open spaces should be along passages that are capacious and clear.

The section of the Pasadena General Plan also provides the following as basic qualities of buildings and places:

- A distinctive hierarchy of publicly accessible spaces and significant landmark features and buildings;
- Entries and visual transparency that create frequent points of interest along public streets;
- The use of architecture and landscaping to create strong edges to and containment of open space;
- Differentiated kinds of passages;
- Frequent access to light and outlook;
- Vertical interconnections;
- Well crafted, durable materials;
- Elements that are human scaled;
- Passages, terraces, balconies and courts;
- The use of the ordering principles of:
 - Axis/datum; internal and contextural harmony/balance; hierarchy/emphasis; rhythm/repetition as related to line, place, mass, volume, light, color and texture; the use of proportion/scale as related to human use, ceremony and function.

The section also contains a list of elements that give Pasadena its particular sense of place and quality. Relevant elements include connected systems of outdoor passages, alleys, streets, courtyards, and gardens, and integration of art into the fabric of buildings, as well as open spaces.

Section 5 of Part D of the Pasadena General Plan Land Use Element addresses City processes that relate to design, such as streamlining the design review process, adopting specific design guidelines, and developing a public outreach program.