

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA ADOPTING  
A STATEMENT OF OVERRIDING CONSIDERATIONS AND A MITIGATION  
MONITORING AND REPORTING PROGRAM FOR ALTERNATIVE  
3—HOTEL OPTION TO THE COLORADO AT LAKE PROJECT**

**WHEREAS**, the Alternative 3—Hotel Option to the Colorado at Lake mixed-use project (the “Alternative 3—Hotel Option Project”) would convert the former Constance Hotel structure to a hotel use (156 rooms converted and new, plus new 5 multi-family residential units). Existing retail space along Colorado Boulevard would be retained and renovated, with ground floor retail and/or restaurant also provided in the former Constance Hotel. The total proposed office building and restaurant and retail square footage would be approximately 141,000 square feet with the hotel option. Total site development and reuse would be approximately 229,000 square feet. A new parking structure would be built and would include above grade parking in addition to on grade and subterranean parking (two subterranean levels and three structured levels), and the project would provide limited shared parking of approximately 65 parking spaces with the 2 N. Lake Avenue parking garage across Colorado Boulevard. A total of approximately 510 spaces (on- and off-site) would be provided. The construction could be accomplished in two phases;

**WHEREAS**, the City Council, as the decision-making body for the lead agency, by prior and separate Resolution certified the environmental impact report (“EIR”) for the Colorado at Lake project and made environmental findings;

**WHEREAS** all potential environmental effects of the Alternative 3—Hotel Option Project were fully and adequately analyzed in the EIR, and the City Council found that, for CEQA purposes, the Alternative 3—Hotel Option Project cannot be rejected because it is less impactful across every resource area than the Colorado at Lake project, although potentially significant effects still remain, and the Alternative 3—Hotel Option Project would meet or exceed many of the objectives of the Colorado at Lake project;

**WHEREAS** the applicant for the Colorado at Lake project has agreed to seek land use approvals for the Alternative 3—Hotel Option Project instead of the Colorado at Lake project; and

**WHEREAS**, all other legal prerequisites to the adoption of this Resolution have occurred.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PASADENA  
RESOLVES AS FOLLOWS:**

**I. RESOLUTION ADOPTING A STATEMENT OF OVERRIDING  
CONSIDERATIONS**

Pursuant to State CEQA Guidelines Section 15093, the City Council declares that the City of Pasadena has balanced the economic, legal, social, technological, and other benefits of the Alternative 3—Hotel Option Project against its unavoidable environmental risks in determining whether to approve the Alternative 3—Hotel Option Project. If these benefits outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered “acceptable.”

The City Council finds that the Alternative 3—Hotel Option Project's benefits outweigh its unavoidable adverse environmental effects, finds that this Statement of Overriding Considerations is supported by substantial evidence in the administrative record, and therefore adopts the following Statement of Overriding Considerations.

**STATEMENT OF OVERRIDING CONSIDERATIONS**

1. While the Colorado at Lake project always included rehabilitation and restoration of the historic Constance Hotel in accordance with the Secretary of the Interior's Standards, the Alternative 3—Hotel Option Project goes much further and also retains and rehabilitates the 1926 Colorado Boulevard multi-storefront retail buildings that are associated with the Constance Hotel tower. This preservation provides historical context for the Constance Hotel that would have otherwise been lost. After rehabilitation, the 1926 storefronts will be able to be evaluated for independent historic resource value beyond their association with the Constance Hotel.
2. The Alternative 3 Project will revitalize the site by providing Class A office space, ground-floor pedestrian uses, and more economically productive uses of the property than previously existed. The Alternative 3 —Hotel Option Project will also bring more tenants and employees to the site than currently exist, who will potentially patronize existing businesses within the vicinity and thereby contribute to their viability.

3. Implementation of the Alternative 3—Hotel Option Project will promote the City's Mobility Element guiding principle that "Pasadena will be a city where people can circulate without cars," and also implements Pasadena's Transit Oriented Development policies by coordinating and concentrating development in proximity to transportation alternatives such as the Gold Line. The Alternative 3—Hotel Option Project will utilize an existing parking garage at 2 N. Lake Avenue to provide a portion of the required parking and thereby efficiently using an existing parking resource in the Central District. The Alternative 3—Hotel Option Project will also provide secure bicycle parking facilities on site.
4. Implementation of the Alternative 3—Hotel Option Project will potentially improve social and economic conditions in Pasadena and Los Angeles County through:
  - a. providing approximately 630 construction jobs;
  - b. creating approximately 750 new jobs when construction is completed and in full operation with a payroll of nearly \$32 million. The indirect and induced employment impacts of the Alternative 3—Hotel Option Project in Los Angeles County are estimated at over 520 additional jobs and a payroll of nearly \$24 million; and
  - c. providing the City with annual increased revenues from sources such as property taxes, sales taxes, utility taxes, and business license, of over \$2 million, and one-time revenue, generally in the form of permit, impact and plan check fees, of approximately \$4 million.

5. Implementation of the Alternative 3—Hotel Option Project will provide a LEED certified, energy efficient and environmentally conscious development at the site, thereby contributing to Pasadena's efforts to achieve the goals of its Green City Action Plan.
6. Implementation of the Alternative 3—Hotel Option Project will potentially create a pedestrian and economic linkage between the Old Pasadena district to the west, and the South Lake Avenue district to the south, and the Metro Gold Line Station to the north, thereby enhancing the Central District and fulfilling multiple policies and objectives of the General Plan.

## **II. RESOLUTION ADOPTING A MITIGATION MONITORING PLAN**

Pursuant to Public Resources Code Section 21081.6, the City Council hereby adopts the Mitigation Monitoring and Reporting Plan ("MMRP") attached to this Resolution as Exhibit A, and incorporated herein. This MMRP includes all of the mitigation measures analyzed in the EIR that are applicable to the Alternative 3—Hotel Option Project, and only excludes those mitigation measures that are not required to reduce impacts of the Alternative 3—Hotel Option Project that are already less than significant. For informational purposes only, the mitigation measures that are not applicable to the Alternative 3—Hotel Option Project are shown on the MMRP in ~~strikeout form~~.

## **III. RESOLUTION REGARDING NOTICE OF DETERMINATION**

Staff is directed to file a Notice of Determination with the Clerk of the County of Los Angeles within five working days of final approval of the Alternative 3—Hotel Option Project.

Adopted at the \_\_\_\_\_ meeting of the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2010 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
MARK JOMSKY, CMC  
CITY CLERK

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Theresa E. Fuentes  
Assistant City Attorney