

From: "Steinmeyer, John" <jsteinmeyer@cityofpasadena.net>
Date: December 13, 2010 8:37:35 AM PST
To: "Jomsky, Mark" <mjomsky@cityofpasadena.net>
Cc: "Mermell, Steve" <smermell@cityofpasadena.net>
Subject: FW: Recommend Council Support Colorado at Lake Project

Mark--

For the Council meeting tonight.

Thanks.

-----Original Message-----

From: Carla Walecka [<mailto:cwalecka@earthlink.net>]
Sent: Monday, December 13, 2010 7:47 AM
To: Steinmeyer, John
Subject: Recommend Council Support Colorado at Lake Project

Dear Mr. Steinmeyer:

I would like to enter this email into the record for the December 13th City Council meeting on agenda item 32, the appeal of the Colorado at Lake project EIR and Permits.

As a nearby property owner, I want to reiterate my support for this project--even though my building is located on an impacted street segment. The project provides major overriding economic, historic preservation, and pedestrian environment benefits that offset the additional trips. I sympathize with the need for all types of affordable housing in Pasadena, but I do not believe that blocking the return of the New Constance Hotel to its historic use is the way to accomplish that housing goal.

I urge the City Council to reject the appeal, to certify the final EIR, and approve all necessary permits to start this project without further delay.

Sincerely,

Carla Walecka
23-25-27 North Mentor
Pasadena CA
Cwalecka@earthlink.net

Sent from my iPhone

12/13/2010

Item 32



COLDWELL BANKER COMMERCIAL
NORTH COUNTY
801 NORTH BRAND BLVD., SUITE 180
GLENDALE, CA 91203
818-334-1900 PH.
818-334-1876 FX.
CA DRE Lic. No. 01786868

December 13, 2010

The Honorable Bill Bogaard, Mayor of Pasadena
And Members of the City Council of Pasadena
C/O: John Steinmeyer, Senior Planner Planning Department
City of Pasadena
175 North Garfield Avenue
Pasadena, CA 91101

Re: Colorado at Lake/Constance Hotel project EIR, CUP #5209

Dear Mayor Bogaard and Council Members:

We are writing in support of development of the site at Colorado Boulevard and Lake Avenue into an office, hotel and retail/restaurant center. We understand the project will include 261,305 total square feet. Of that, approximately 80,000 square feet are proposed to be developed for a hotel, 35,000 square feet for restaurant uses, 25,000 for retail and bank uses and 103,000 square feet for commercial office space.

We also understand that the renovated hotel and new construction will meet all of the City of Pasadena green building requirements, including those mandating water and electricity conservation and that the project as proposed meets all land use and zoning requirements of the City.

We believe Pasadena needs a hotel in this area to support the needs of the Class A and B office market. We feel the reconstruction of the Constance Hotel will provide much needed luxury hotel rooms in a convenient and centrally located area in the heart of the Commercial District of Pasadena. We believe in the preservation of the historic architecture of Pasadena and favor the return of The Constance Hotel to the use for which it was originally built. The addition of a hotel at the site will be very positive for the restaurants, retailers and nearby commercial office employers.

The addition of a boutique hotel in the South Lake Business District will offer business travelers the opportunity to take public transportation to Pasadena and walk to their business meetings at offices in the South Lake Business District. As business travelers ourselves, when we visit other major metropolitan areas, we seek hotel accommodations that offer a short walk to our business destinations. There is over 1,000,000 square feet of office space in the South Lake District which

12/13/2010
Item 32

draws many business travelers annually. If those business travelers could stay in a boutique hotel in the district, they will not only reduce vehicular traffic congestion by perhaps traveling to Pasadena via Public Transportation but also by walking to their meetings in the office projects in the South Lake Area. They will also then likely walk to shop and dine in the district presenting a significant boon to business owners in this district.

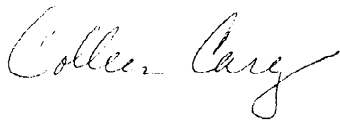
If we want the Gold Line to be utilized by business travelers, we need to offer all the services they will seek within walking distance from the Gold Line Station at Lake and the Freeway. Thus, if vehicular traffic is to be reduced in the District, this hotel is vital to that goal.

Although the EIR does not demand increased public transportation services for this project, we would encourage Pasadena to increase transit bus/shuttle service to and from the gold line station as it will encourage use of the Gold Line by both business travelers and employees who wish to visit or who work in the South Lake District. We would also encourage incentives to building occupants and visitors to utilize public transportation. We have endorsed the increase of the public transportation to and from the Gold Line Station at Lake and the 210 freeway to the South Lake Commercial area as this will decrease congestion in the area. With the impending extension of the Gold Line further east, the probability of increased commuter and business traveler use of the Gold Line will make such shuttle service and nearby hotel accommodations even more important to the development of the South Lake area.

At a time when our economy is languishing, this project is one that could be a significant factor in revitalizing our economy. Approval of this project would show that the City of Pasadena is willing to move forward with developments that provide significant positive impacts to our local economy that will support business expansion in our City.

We urge approval of this project.

Sincerely,



Colleen Carey
Vice President



Bill Ukropina
Executive Vice President

641 South Saint John Avenue
Pasadena, California 91105-1913
Telephone 626-441-6333
Facsimile 626-441-2077

P A S A D E N A H E R I T A G E

December 13, 2010

Honorable Mayor and City Council
City of Pasadena
100 North Garfield Avenue
Pasadena, CA 91109

RE: Appeal of CUP #5209, 880-940 E Colorado Boulevard, Colorado at Lake Project



Dear Mayor Bogaard and Honorable Members of the City Council,

Pasadena Heritage would like to reiterate its support for the proposed Colorado at Lake Project. As stated at previous public hearings before the Hearing Officer and the Board of Zoning Appeals, we have reviewed the Environmental Impact Report, had several discussions with the applicant's representatives, and agree that the modified Alternative 3 – Hotel Option Project is the superior alternative.

We understand the current proposal for Alternative 3 includes the rehabilitation of the landmark Constance Hotel tower and its associated historic retail structures and the historic hotel courtyard. This alternative is a welcome improvement from the project as originally proposed in the EIR, which would have demolished both the historic retail structures and courtyard, possibly rendering the Constance Hotel ineligible for listing on the National Register of Historic Places.

We also appreciate the applicant's special attention to site planning to reduce visual impacts of the new construction. The site plans and renderings indicate the new hotel addition will be located at the rear of the existing hotel, and will have a more traditional form with suggested punched windows and cornice lines that relate to the historic Constance Hotel tower. The new office building, with a more contemporary aesthetic, is to be located as far as possible from the Constance Hotel tower, along the site's Lake Avenue frontage. We agree with this approach and plan to participate in future Design Commission meetings which should ensure the building designs are executed in a compatible manner.

Pasadena Heritage is eager to see the rehabilitation of the historic Constance Hotel tower, storefronts, and courtyard get underway in Phase I of the Colorado at Lake Development. We support the recommendations of the staff report, and encourage you to affirm the decision of the Hearing Officer and Board of Zoning Appeals to approve the Conditional Use Permit and related entitlements.

Sincerely,

Handwritten signature of Susan N. Mossman in black ink.

Susan N. Mossman
Executive Director

Handwritten signature of Jenna Kachour in black ink.

Jenna Kachour
Preservation Director

12/13/2010
Item 32

Jomsky, Mark

From: NRCHOMSKY@aol.com
Sent: Monday, December 13, 2010 4:30 PM
To: Jomsky, Mark; Flores, Silvia
Subject: Council 12/13/10 Meeting: Agenda #32; Constance Hotel Project Appeal

Please deliver to the City Council before tonight's Hearing -- Thank you.

NINA CHOMSKY
1500 Lancashire St.
Pasadena, CA 91103

December 13, 2010

Council 12/13/10 Meeting: Agenda #32; Constance Hotel Project Appeal

Mayor Bill Bogaard and City Council Members
c/o Pasadena City Clerk's Office

Mayor Bogaard and Council Members:

I am writing to you in my individual and personal capacity to express my **SUPPORT** for the Project, approval of all requested Entitlements, and Certification of the Final Environmental Impact Report (FEIR.)

This Project is important for several significant reasons.

First, is the commendable Environmental process followed by the City and the Applicant for this Project. The Draft Environmental Impact Report fully, understandably and legally adequately discussed and analyzed a reasonable range of Project Alternatives meeting the objectives of the Project, including clearly identifying the Environmentally Superior Alternative -- Option 3, the Hotel Option Project. In response, promptly, to public support for this Alternative, which reduces Environmental impacts on historic resources and traffic, including reducing the size of the Project and maximizing preservation and rehabilitation of historic fabric, including preservation and rehabilitation of the courtyard, the Applicant revised the original Project to meet Option 3. Recent development history in Pasadena yields few other examples of such a successful Environmental process.

Second, the Project, as revised to meet Option 3, is an important effort to preserve and rehabilitate significant commercial historic fabric at a significant Pasadena commercial location. This effort, supported by preservation advocates in Pasadena,, also deserves your support not just because preservation is a commendable goal in and of itself, but also because preservation and rehabilitation at this location will inspire further such preservation, rehabilitation and commercial revitalization in the Project area and further East on Colorado Blvd.

As to the Entitlements requested by the Applicant, please note that a number of such requests are related to the preservation aspects of the Project, as revised, and support and enhance the preservation aspects of the revised Project.

Thank you for your attention to my comments.

Sincerely,

Nina Chomsky

12/13/2010
Item 32