

# UNITEHERE! LOCAL 11

March 14, 2014

Mayor Bill Bogaard  
City of Pasadena  
100 N. Garfield Avenue, Room S228  
Pasadena, CA 91109  
Fax: (626) 744-3727

RE: 78 North Marengo Avenue (Julia Morgan Building/ Kimpton Hotel)

Dear Mayor Bogaard,

On Monday, March 17, 2014, the Pasadena City Council will review the hotel project located at 78 North Marengo Avenue, commonly referred to as the Julia Morgan Building/ YWCA site. The City is currently in negotiations with Kimpton Hotels regarding the lease agreement. Because the City owns the property, it has a proprietary interest in ensuring that the business is successful and that no labor disputes occur which could inflict financial harm on the City.

We strongly recommend that the City Council require a labor peace agreement for hotel operations to ensure the City is protected against lost revenue.

Labor peace agreements have a strong track record throughout Los Angeles County and the rest of the country. The Los Angeles World Airport and the Cities of Los Angeles and Santa Monica all have policies requiring labor peace agreements from operators for all concessions and hotels on public land. In 2008, the City of Pasadena worked to ensure a labor peace requirement for a new hotel project on City land near the Convention Center, but the development did not move forward due to the Recession.

In 2014, the City of Pasadena is poised to see new hotel developments and a thriving tourism industry. A labor peace agreement on this project will be another step in reaching its goal.

Thank you for your consideration in this matter.

Best regards,



Thomas Walsh  
President

CC: Pasadena City Council

**MAIN OFFICE**  
464 S. Lucas Ave., Suite 201  
Los Angeles, CA 90017  
(213) 481-8530 • Fax (213) 481-0352

**GARDEN GROVE OFFICE**  
13252 Garden Grove Blvd., Suite 200  
Garden Grove, CA 92843  
(714) 750-4373 • Fax (714) 750-2683

**AIRPORT OFFICE**  
4634 W. Imperial Hwy.  
Inglewood, CA 90304  
(310) 671-0720 • Fax (310) 671-5021

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A NEW ECONOMY FOR ALL

March 17, 2014

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**Thomas Walsh**  
President  
UNITE HERE! Local 11

**EXECUTIVE DIRECTOR**

Roxana Tynan

**Mayor Bill Bogaard**  
City of Pasadena  
Fax: (626) 744-3727

Dear Mayor Bogaard,

I understand that the City Council will review the YWCA project at 78 North Marengo Avenue this evening. This property is owned by the City of Pasadena, and the City is in negotiations with Kimpton Hotels to lease the land for hotel development.

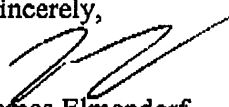
Because the City owns the property, it has a proprietary interest to ensure that the business is successful and that no labor disputes occur which could inflict financial harm.

A number of localities have adopted labor peace policies or required labor peace in individual lease agreements to ensure that labor strife does not disrupt operations and therefore revenue. These include the City of Los Angeles, the City of Long Beach, the City of Santa Monica, and the various proprietary departments of the City of Los Angeles, most notably Los Angeles World Airports (LAWA).

The City of Pasadena itself intended to do so on its convention center hotel project several years ago, but that project fell through as a result of the recession. We believe labor peace is an excellent way for cities to ensure that development moves forward, and the city protects itself against disruption and potential lost revenue, and encourage you to include such a requirement in this lease and any future hotel leases.

Having been involved in many of these policies, I'd be happy to discuss this issue if you have questions. I can be reached at 213-841-0881.

Sincerely,

  
James Elmendorf  
Deputy Director

CC: Pasadena City Council

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17 March 2014

Mayor Bill Bogaard and Members of the Pasadena City Council  
City Hall  
100 North Garfield Avenue  
Pasadena, CA

Dear Mayor Bogaard and City Council Members:

I respectfully request that when you consider the project before you for an addition to the historic YWCA building, that you carefully consider the project's intrusion into public parkland, which violates the setbacks from the street clearly indicated in the original Bennett Plan (see attached). A 1931 map (also attached) shows this land designated as "Park."

Pasadena voters approved the purchase of this land in June 1923 (see attached Sample Ballot), and until now, it has remained parkland/open space. This park, along Holly Street and Garfield Avenue across from City Hall, provides the necessary setting for the City Hall itself, as well as providing much-needed open space in an increasingly dense Civic Center.

I urge you to carefully consider the consequences of the irrevocable relinquishment of this valuable City asset. Of course it is desirable that the YWCA parcel be developed, but it should be done in a manner that enhances the Civic Center and does not damage its unique character.

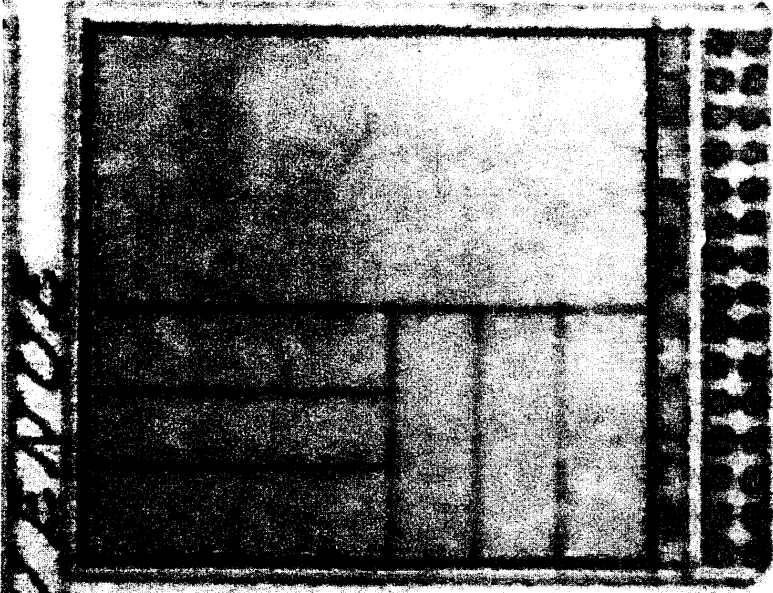
Sincerely yours,



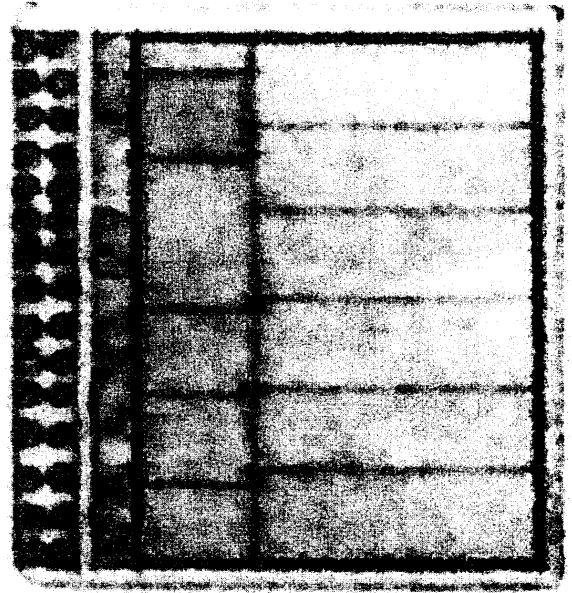
Ann Scheid  
500 South Arroyo Boulevard  
Pasadena, CA 91105

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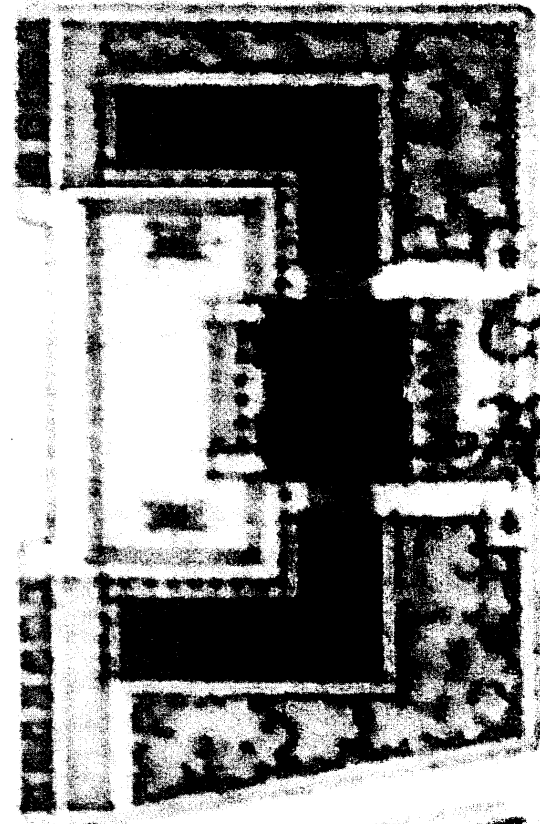
Bennett Plan 1923



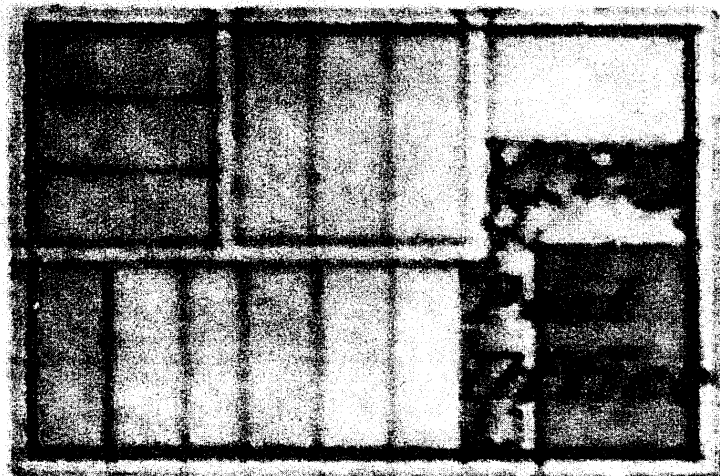
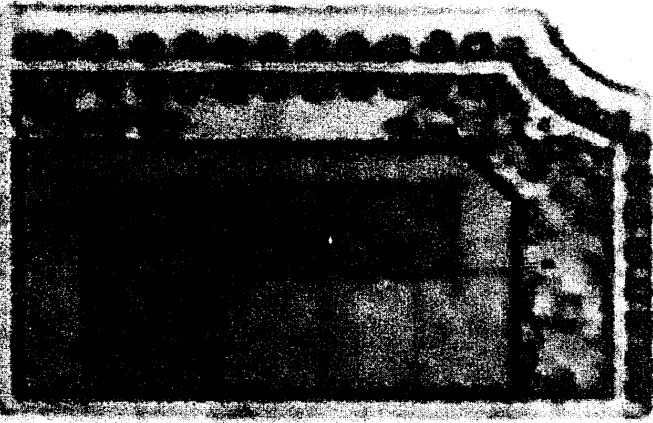
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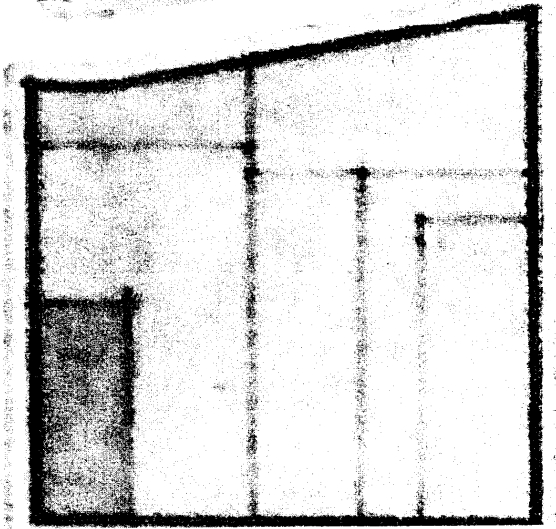
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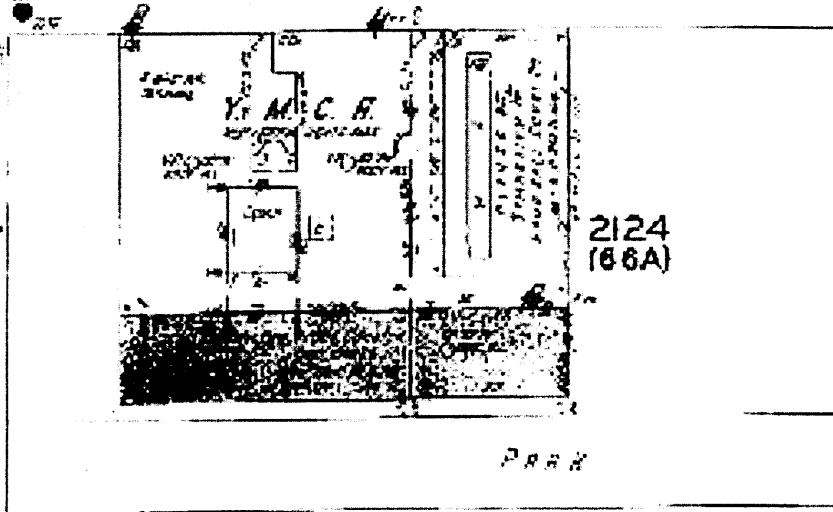
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AVE.



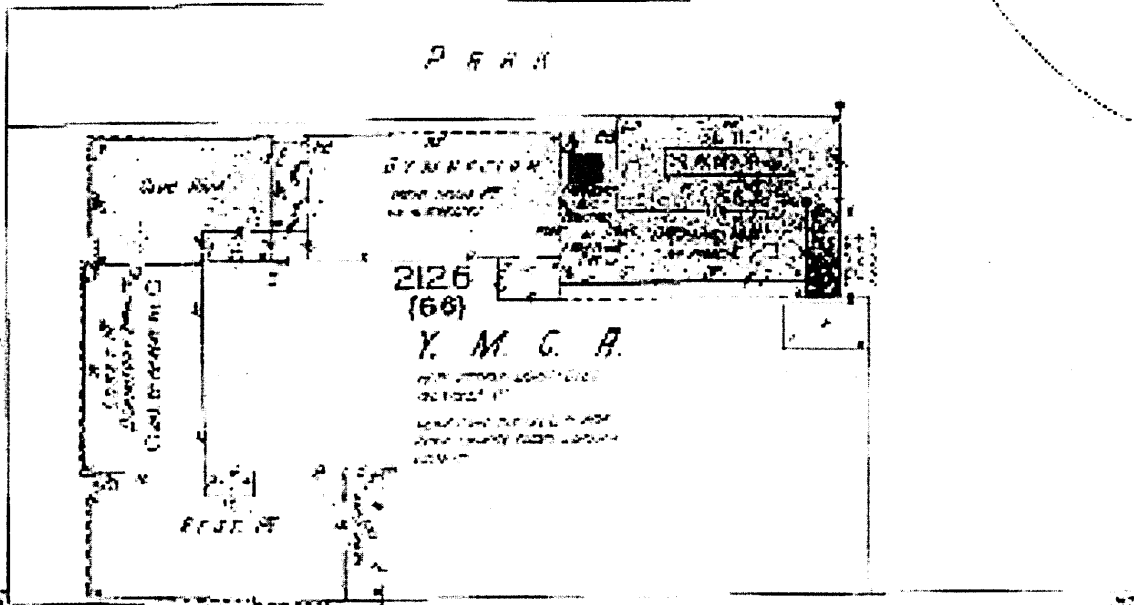
RAMONA



E. HOLLY

AV

N. MARENGO



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AV

N. GARFIELD



RD

# 'NIGHT BEFORE' WILL CLOSE CAMPAIGN

Bands, Red Fire, Speakers  
to Sound Medley for  
Bond Victory

STUMP SPEAKING  
TO BE FEATURE

Arthur Farwell Will Lead  
Singing and Rotary  
Quartet to Sing

Like a revival of the days following the granting of the Armistice, the rally to be held tomorrow night on East Colorado street from Lake to Raymond avenue is calculated to be a noisy affair. C. G. Dunwoody, in charge of entertainment, has provided 1000 tin horns for free distribution, and the blowing of these horns, the explosion of aerial bombs and the honking of automobile horns are expected for a short time to equal in intensity the noise and confusion of that greatest of joy periods.

The announcement that every person who goes to the rally on Wednesday night will be given an opportunity to guess the number of votes cast on Thursday for the civic center bonds and that the winner will secure a three-day trip to Catalina Island with all expenses paid as the gift of William Wrigley, is expected to add materially to the number on the streets that evening.

Judge Frank C. Dunham, Fred Bull, F. W. Kellogg and other citizens will address the people on Colorado street at Raymond, Marenco, Los Robles, and Lake avenues. Bands will be stationed at each of these corners.

Prominent citizens will act as chairmen of the street corner meetings and red fire and fireworks will be used to give color to the event.

### Dixie Melodies

Dixie melodies, all the old-time favorites of the Southland, will be

## Sample Ballot Shows How Propositions Are Worded

This is a reproduction of the ballot that will be used at the polls on Thursday at the election for the Civic Center bonds. It will be noticed that there are two propositions, the first for \$3,500,000 for the acquisition, construction and completion of the civic group of buildings, and the second is for approval of the City Plan so far as it applies to the civic group of buildings. This latter proposition is on the ballot in order to comply with the legal requirements. Voters in favor of the two propositions should vote for both, as they are related one to the other. The ballot should be marked as indicated herewith.

### SAMPLE BALLOT

999

#### Special Bond Election and City Plan Election.

(CITY OF PASADENA)

June 7, 1923

#### INSTRUCTIONS TO VOTERS.

To vote on any proposition stamp a cross (X) in the voting square after the word "Yes" or after the word "No."

ALL MARKS EXCEPT THE CROSS (X) ARE FORBIDDEN.

ALL DISTINGUISHING MARKS OR ERASURES ARE FORBIDDEN AND MAKE THE BALLOT VOID.

IF YOU WRONGLY STAMP, TEAR OR DEFACE THIS BALLOT, RETURN IT TO THE INSPECTOR OF ELECTION AND OBTAIN ANOTHER.

#### Proposition No. 1.

Shall the City of Pasadena incur a bonded debt of Three Million Five Hundred Thousand Dollars (\$3,500,000) for the purpose of the acquisition, construction and completion of certain municipal improvements in one group heretofore approved by the City Planning Commission of the City of Pasadena as constituting a City Plan, to-wit, the acquisition of land for and the construction and completion thereon of a building, together with suitable appurtenances, grounds and approaches, for City Hall purposes, and the acquisition of land for and the construction and completion thereon of a building, together with suitable appurtenances, grounds and approaches, for Public Library purposes, and the acquisition of land for and the construction and completion thereon of a building, together with suitable appurtenances, grounds and approaches, for use as a Municipal Auditorium and assembly and convention hall?

Yes



No



#### Proposition No. 2.

Shall the City Plan heretofore approved by the City Planning Commission of the City of Pasadena by Resolution No. 2 of said Commission, adopted May 11th, 1923, and fully set out and described in Ordinance No. 2116 published in the Pasadena Evening Post from May 28th, 1923, to June 4th, 1923, be approved?

Yes



No



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Best regards,



Ralph Hurtado

CC: Pasadena City Council

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