

ATTACHMENT L:
Applicant Submittals

MASTER

APPLICATION



PLANNING DIVISION MASTER APPLICATION FORM

Project Address: 78 North Marengo Avenue, Pasadena, CA
Project Name: YWCA Pasadena
Project Description: (Please describe demolitions, alterations and any new construction) See Attachment #1

Zoning Designation: CD-2 (Central District, Sub-area 2) General Plan Designation: Civic Center
Valuation (Cost of Project): \$18,000,000

APPLICANT / OWNER INFORMATION

APPLICANT NAME: Kimpton Hotel and Restaurant Group, LLC
Address: 222 Kearny Street, 2nd Floor
City San Francisco State: CA Zip: 94108

Telephone: [415] 397-5572
Fax: [415] 296-8031
Email: barbara.green@kimptongroup.com

CONTACT PERSON: Richard A. McDonald, Esq.
Address: 140 South Lake Avenue, Suite No. 251
City Pasadena State: CA Zip: 91101

Telephone: [626] 356-4801
Fax: [626] 487-6713
Email: rmcdonald@carlsonnicholas.com

PROPERTY OWNER NAME: City of Pasadena
Address: 100 North Garfield Avenue
City Pasadena State: CA Zip: 91109

Telephone: [626] 744-4009
Fax: [626] 744-4785
Email: dklug@cityofpasadena.net

TYPE OF PLANNING REVIEW AND APPROVALS REQUIRED (Mark clearly the type of approval(s) required):

<input type="checkbox"/> ADJUSTMENT PERMIT	<input type="checkbox"/> HEIGHT AVERAGING	<input type="checkbox"/> PREDEVELOPMENT PLAN REVIEW
<input type="checkbox"/> AFFORDABLE HOUSING CONCESSION OR WAIVER	<input type="checkbox"/> HILLSIDE DEVELOPMENT PERMIT	<input type="checkbox"/> RELIEF FROM THE REPLACEMENT BUILDING PERMIT REQUIREMENT
<input type="checkbox"/> CERTIFICATE OF APPROPRIATENESS	<input type="checkbox"/> HISTORIC DESIGNATION (MONUMENT, LANDMARK, TREE OR SIGN)	<input type="checkbox"/> SIGN EXCEPTION
<input type="checkbox"/> CERTIFICATE OF EXCEPTION	<input type="checkbox"/> HISTORICAL RESEARCH/EVALUATION	<input type="checkbox"/> TENTATIVE PARCEL/TRACT MAP
<input type="checkbox"/> CHANGES TO APPROVED PROJECT	<input type="checkbox"/> LANDMARK TREE PRUNING	<input type="checkbox"/> TEMP. CONDITIONAL USE PERMIT
<input checked="" type="checkbox"/> CONDITIONAL USE PERMIT	<input type="checkbox"/> MASTER DEVELOPMENT PLAN	<input type="checkbox"/> TREE PROTECTION PLAN REVIEW
<input type="checkbox"/> DESIGN REVIEW	<input type="checkbox"/> MASTER SIGN PLAN	<input checked="" type="checkbox"/> TREE REMOVAL
<input type="checkbox"/> DEVELOPMENT AGREEMENT	<input checked="" type="checkbox"/> MINOR CONDITIONAL USE PERMIT	<input checked="" type="checkbox"/> VARIANCE
<input type="checkbox"/> EXPRESSIVE USE PERMIT	<input type="checkbox"/> MINOR VARIANCE	<input type="checkbox"/> VARIANCE FOR HISTORIC RESOURCES
<input type="checkbox"/> FLOOR AREA RATIO (FAR) INCREASE	<input type="checkbox"/> PLANNED DEVELOPMENT ZONE	<input type="checkbox"/> ZONE CHANGE (MAP AMENDMENT)
<input type="checkbox"/> GENERAL PLAN AMENDMENT	<input type="checkbox"/> PRELIMINARY PLAN CHECK	OTHER: _____

Note: Space for signature is on reverse side

MAP -- Master Application REVISED.doc1/20/11

INDEMNIFICATION

Applicant agrees to defend, indemnify, and hold harmless the City and its officers, contractors, consultants, employees, and commission members (collectively, "City") from any and all liability, loss, suits, claims, damages, costs, judgments and expenses (including attorney's fees and costs of litigation), including any appeals thereto (collectively, "proceeding") brought against the City with regard to any approvals issued in connection with the application(s) by the City, including any action taken pursuant to the California Environmental Quality Act. If Applicant is required to defend the City in connection with such proceeding, the City shall have and retain the right to approve counsel to so defend the City; and all significant decisions concerning the manner in which the defense is conducted; and any and all settlements, which approval shall not be unreasonably withheld. The City shall also have and retain the right to not participate in the defense, except that the City agrees to reasonably cooperate with Applicant in the defense of the proceeding. If the City's Attorney's Office participates in the defense, all City Attorney fees and costs shall be paid by Applicant. Further, Applicant agrees to defend, indemnify and hold harmless the City from and for all costs and fees incurred in additional investigation or study of, or for supplementing, revising, or amending, any document if made necessary by said proceeding.

CERTIFICATION:

I hereby certify that I am the applicant or designated agent named herein and that I am familiar with the rules and regulations with respect to preparing and filing this petition for discretionary action, and that the statements and answers contained herein and the information attached are in all respects true and accurate to the best of my knowledge and belief.

SIGNATURE OF APPLICANT OR AGENT: *Stephane Green* Date: 12/9/14

<p><u>For Office Use Only</u></p> <p>PLN # _____ CASE # _____ PRJ # _____</p> <p>DATE ACCEPTED: _____ DATE SUBMITTALS RECEIVED: _____ RECEIVED BY (INITIALS): _____</p> <p>FEES: BASE FEE: \$ _____ 3% RECORDS FEE: \$ _____ TOTAL: \$ _____</p> <p>HISTORIC ARCH. RESEARCH REQUIRED? YES NO PUBLIC ART REVIEW REQUIRED? YES NO TRANSPORTATION REVIEW REQUIRED? YES NO INCLUSIONARY HOUSING REQUIRED? YES NO</p>	<p>REVIEW AUTHORITY:</p> <p><input type="checkbox"/> STAFF <input type="checkbox"/> HEARING OFFICER <input type="checkbox"/> PLANNING COMMISSION/BZA <input type="checkbox"/> DESIGN COMMISSION <input type="checkbox"/> HISTORIC PRESERVATION COMMISSION <input type="checkbox"/> CITY COUNCIL</p> <p>TAXPAYER PROTECTION</p> <p><input type="checkbox"/> DISCLOSURE REQUIRED <input type="checkbox"/> NOT REQUIRED</p>	<p>CEQA REVIEW:</p> <p><input type="checkbox"/> EXEMPTION <input type="checkbox"/> INITIAL STUDY <input type="checkbox"/> EIR</p> <p>CEQA REVIEW STATUS:</p> <p><input type="checkbox"/> PENDING <input type="checkbox"/> COMPLETED</p>	<p>Design & Historic Preservation:</p> <p>TYPE OF HISTORIC PRESERVATION REVIEW:</p> <p><input type="checkbox"/> CATEGORY 1 (DESIGNATED) <input type="checkbox"/> CATEGORY 2 (ELIGIBLE)</p> <p>LANDMARK/HISTORIC DISTRICT NAME: _____</p> <p>TYPE OF DESIGN REVIEW:</p> <p><input type="checkbox"/> CONCEPT <input type="checkbox"/> FINAL <input type="checkbox"/> CONSOLIDATED <input type="checkbox"/> PRELIMINARY CONSULTATION</p>
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**SUPPLEMENT TO MASTER APPLICATION FORM
ENVIRONMENTAL ASSESSMENT**

EXISTING PROPERTY INFORMATION:

This section of the Environmental Assessment is for information regarding the Existing property only.

**Your application is complete when all attached supplemental applications are completed and submitted. The case manager will notify you if any additional items or reviews are necessary.*

Assessor Parcel Number(s): 5723-026-028 (Lot) 5723-026-02p (Building)

Square Footage of Property: 48,260, 15,159 Average slope of land if over 15% N/A

Surrounding Land Uses:

North: Commerical East: City of Pasadena

South: Commerical West: First Baptist Church

EXISTING BUILDING(S)	BUILDING A	BUILDING B	BUILDING C	BUILDING D
Total gross square footage	48,260			
Total commercial gross square footage	48,260			
Total residential gross square footage	0			
Year built	1921			
Building footprint in square feet	21,361			
Open space / landscaping square footage	18,792			
Paving square footage	10,640			
Number of parking spaces	0			
Height of building in feet	44.6			
Number of stories	3			
Number of housing units	0			
Square feet to be demolished	0			
Number of covenanted affordable units demolished	0			
Number of housing units demolished	0			
Number of hotel / motel rooms to be demolished	0			
To be altered? (yes / no)	Yes			
To be relocated? (yes / no)	No			
Un reinforced masonry? (yes / no)	Yes			
Type of use (i.e. residential, commercial, mixed uses, etc.)	Commercial			

** Continue to Proposed Information Section*

ADDRESS OF LOCATIONS OF EXISTING BUILDINGS:

Building A: 78 North Marengo Avenue, Pasadena, CA

Building B: _____

Building C: _____

Building D: _____



**SUPPLEMENT TO MASTER APPLICATION FORM
ENVIRONMENTAL ASSESSMENT**

PROPOSED PROJECT INFORMATION:

This section of the Environmental Assessment is for information regarding the Proposed project only.

Estimated Valuation: \$18,000,000

Explain if the project is located in a geological hazard area (i.e. hillside area, Seismic fault, erosive soils): N/A

Amount of grading proposed: Cut: 2,500 cy Fill: 1,500 cy Balance: N/A

Imported: 1,500 cy Exported: 2,500 cy

Type of development (single family residence, apartments, condominiums, commercial, industrial, institutional): Commercial

Total housing units: N/A Is this an affordable Housing Project? yes no # of affordable units: N/A

Proposed Energy Types: All electrical Electric Kitchen Electric HVAC Gas kitchen

PROPOSED BUILDING(S)	BUILDING A	BUILDING B	BUILDING C	BUILDING D
Total gross square footage	40,570	87,342		
Total commercial gross square footage	40,570	87,342		
Total residential gross square footage	N/A	N/A		
Building footprint in square feet	39,127	17,766		
Open space square footage	26,553	Included in A		
Landscaping square footage	19,779	Included in A		
Height of building in feet	44.6	60.0		
Number of stories	3	6		
Number of parking spaces	0	0		
Number of housing units	N/A	N/A		
Number of bedrooms	N/A	N/A		
Hotel / motel number of rooms	13	166		
Hours of operation	24/7	24/7		
Number of employees	183	61		
Square feet of restaurant seating area	2,350	N/A		
Number of fixed seats (restaurant)	140	N/A		
Number of hotel / motel rooms to be demolished	N/A	N/A		
UBC occupancy group	<i>R1, A3, F1, 21, 32</i>	<i>R1, A3, F1, 21, 32</i>		
UBC construction type	Type II A	Type II A		
Fire sprinklers? yes / no	Yes	Yes		
Type of use (i.e. residential, commercial, mixed uses, etc.)	Commercial	Commercial		

* If there are additional buildings on the site, please attach a separate sheet with the above information for each building.

ATTACH AN EXPLANATION of any questions answered with yes.

yes no Is this a phased project?

yes no Will there be demolition or removal of any structure of any age?

yes no Will there be any alteration of any existing structure?



SUPPLEMENT TO MASTER APPLICATION FORM ENVIRONMENTAL ASSESSMENT

INCLUSIONARY HOUSING:

(If project includes 10 or more residential units):

Project type:

n/a Ownership (for sale) → For Sale Subarea n/a
n/a Rental → For Rental Subarea n/a
n/a Combination (sale / rental) → For Sale Subarea n/a For Rental Subarea n/a

Net Residential floor area (habital space) of the project in square feet:

Rental units: n/a square feet
 For sale units: n/a square feet

Total number of units proposed: n/a
 Number of inclusionary units required: n/a
 Number of inclusionary units proposed: n/a

Residential Units Mix:

# Bedrooms	Total # Units	# Units on Site	# Units off Site	# Market Rate Units	# Very Low Income Units	# Low Income Units	# Moderate Income Units
Studio							
1							
2							
3							
4							
5							

Alternatives selected: (if 'yes' is selected, provide information in second part)

- yes no On-site development → Inclusionary Units Provided # n/a
- yes no Off-site development → Inclusionary Units Provided # n/a
- yes no Land Donation → Estimate Land Value \$ n/a
- yes no In-Lieu Fee → Estimate In-Lieu Value \$ n/a

Land Donation of Off-Site Development Project Address: n/a

Incentives requested:

- Affordable Housing Fee Waiver yes no
- Unit Credit yes no
- Density Bonus yes no
- Financial Assistance yes no
- Enterprise Zone yes no
- Marketing Assistance yes no
- Green Building Rebate yes no
- Residential Impact Fee Rebate yes no



PASADENA PERMIT CENTER
www.cityofpasadena.net/permitcenter

**SUPPLEMENT TO MASTER APPLICATION FORM
ENVIRONMENTAL ASSESSMENT**

TREE INVENTORY FOR PROPERTY LOCATED AT Being prepared by Cy Carlberg of Carlberg & Associates - 310-453-8733

(For hillside project include all trees with a diameter of 4 inches or more. For all other projects, include all trees with a diameter of 8 inches or more.)
Application may not be process if Tree Inventory is not complete or if left blank. If no trees exist on site, indicate "NONE"

Tree # ¹	Scientific Name		DHB ²	Height ³	Spread	Proposed Status X = Remove R = Remain L = Relocate	Street tree or public tree? Y = Yes, N = No, U = Unknown
	Scientific Name	Common Name					

- 1 Tree number should match number on the site plan. Show tree location on site plan. Include all street trees and trees in public rights-of-way.
- 2 Diameter at breast height (DBH) measured at 4 1/2 feet above the point where the trunk meets the ground.
- 3 Estimate the tree height and spread of canopy and provide measurement in feet.

YWCA/KIMPTON

PROJECT DESCRIPTION

The proposed project is located on three adjacent parcels owned by the City of Pasadena. The first site is the historic YWCA site located at 78 N. Marengo Avenue on the northeast corner of Marengo Avenue and Union Street. It consists of approximately 40,200 square feet of land and has the existing YWCA building on it, which has been vacant for several decades. The second site is located just east of the existing YWCA Building and functions as a surface parking lot. This site is approximately 10,672 square feet. The third site is adjacent to the north and east of the first two sites in an L-shaped configuration fronting on Holly Street and Garfield Avenue. It consists of approximately 33,170 square feet. Combined, the three sites consist of approximately 84,042 square feet of land that will be developed into a single hotel project. The project needs to meet the District Specific Plan's Design Guidelines.

The proposed development for the combined sites consists of the rehabilitation of the historic YWCA building and the addition of an 87,342 square foot, six story boutique hotel consisting of 179 guestrooms and suites, approximately 1,989 square feet of meeting space, 5,630 square feet of ballroom space, and a 2,350 square foot, 140 seat restaurant. The ground floor of the existing historic YWCA building will undergo rehabilitation to house similar program to what had historically existed. For instance, the YWCA lobby will become the hotel lobby and registration space, the YWCA library will become the hotel "living room" or common room, the YWCA Cafeteria will become the hotel restaurant, and finally the large open YWCA Gymnasium and Pool spaces will become the hotel ballrooms. The existing YWCA second and third floors, which historically consisted of mostly dormitory rooms, will be rehabilitated to provide 13 guestrooms and suites ranging between 300 and 485 square feet. The existing YWCA second floor also contains a lounge space with adjacent meeting and office rooms. These existing second floor spaces will be rehabilitated into hotel meeting rooms with adjacent support spaces such as storage, a pantry and prefunction support space. The second floor area and roof level above the existing swimming pool locker rooms is a less architecturally significant area of the existing building and in poor condition. This space will be structurally strengthened and converted to an outdoor pool area. The basement of the existing YWCA structure will contain additional BOH space, such as kitchen storage, general storage, mechanical rooms and administrative function space.

The new hotel structure is proposed along Union Street, east of the existing YWCA building, setback 20 feet from the Garfield Avenue sidewalk, and a variable setback along Union ranging from 0 to 3 feet in length measured from the Union Street sidewalk (See Figure 2). The new complex includes the addition of a new courtyard and connection to public space at the Robinson Memorial and Centennial Square. Maximum height of the new building will be 60 feet high to the top of its cornice. The Garfield Avenue frontage of the new building will be 44'-6" high. The new building will consist of six floors and 166 guestrooms and suites with approximately 1,197 square feet of hospitality parlors on the ground floor, facing an interior courtyard that can be utilized for smaller events. Typical guestrooms in the new structure will be approximately 330 to 400 square feet in size with ADA guestrooms and suites approximately 400 to 600 square feet in size.

The proposed hotel will be a valet only hotel and, therefore, off-site parking will be utilized by partnering with existing parking lots and structures in the area to provide the code required parking. In addition, a sidewalk cut-back and use of the parking lane is proposed along N. Marengo Avenue for guest drop off, valet parking, and access to the hotel and restaurant's main entrance. A curb cut will be required along Union Street at the service entrance. A secondary entrance/exit for the hotel and meeting functions will be on Holly Street with a walk way proposed on both sides of a large span of lawn and landscaping. (See Figure 3) Similarly, a third entrance/exit for the hotel will be on Union Street between the existing YWCA Building and the proposed new addition to it.

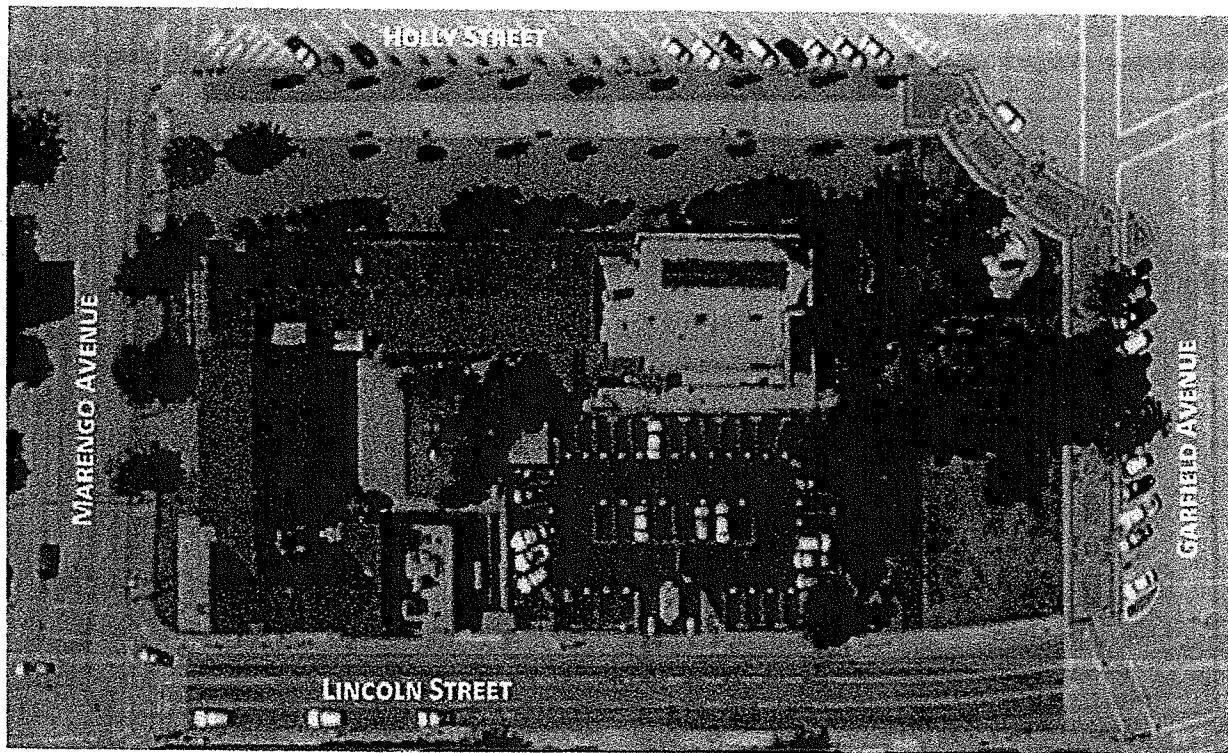


Figure 1 – Existing Site Conditions

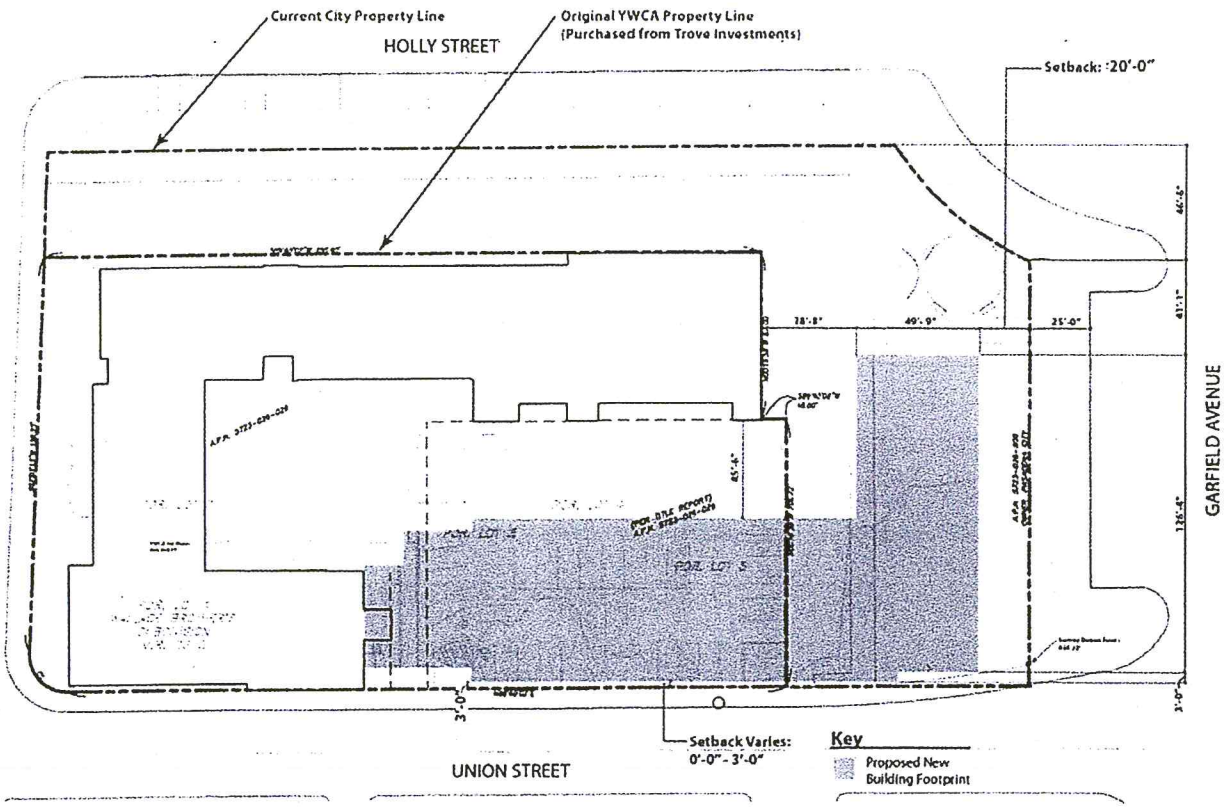


Figure 2 – Proposed Setbacks

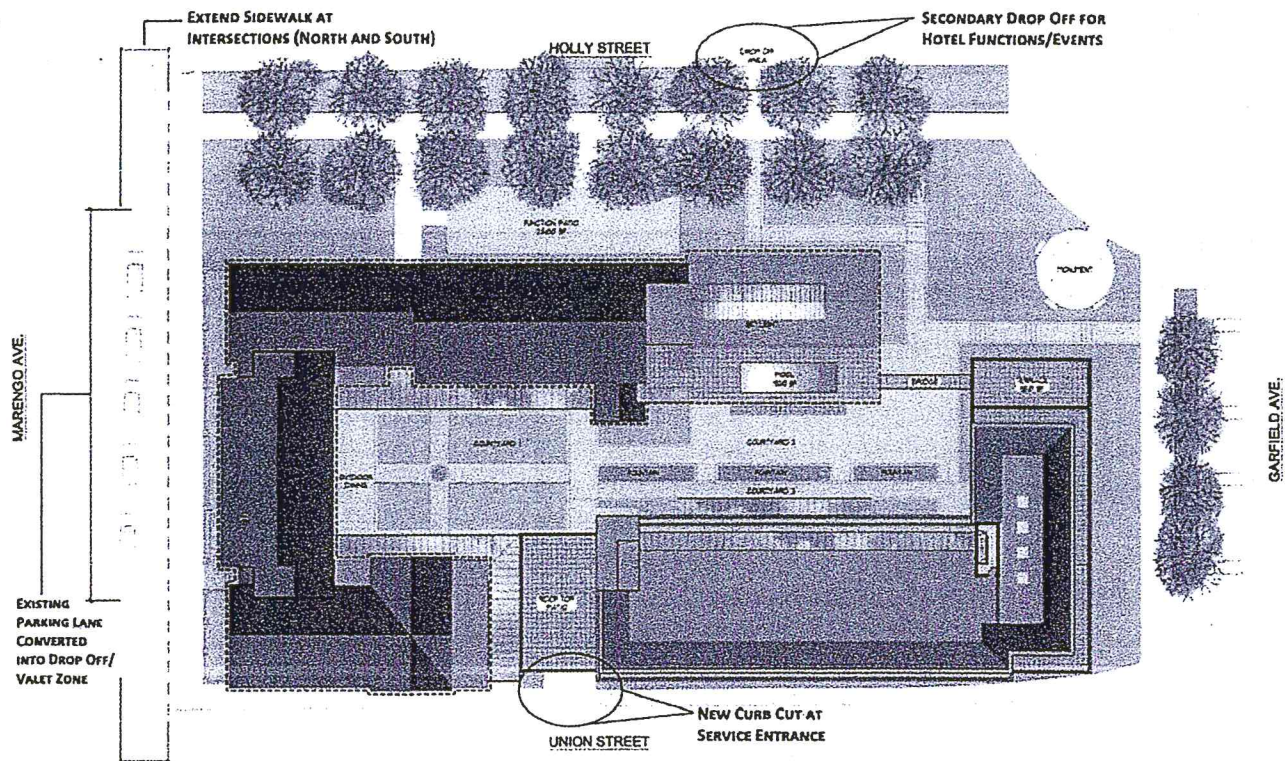


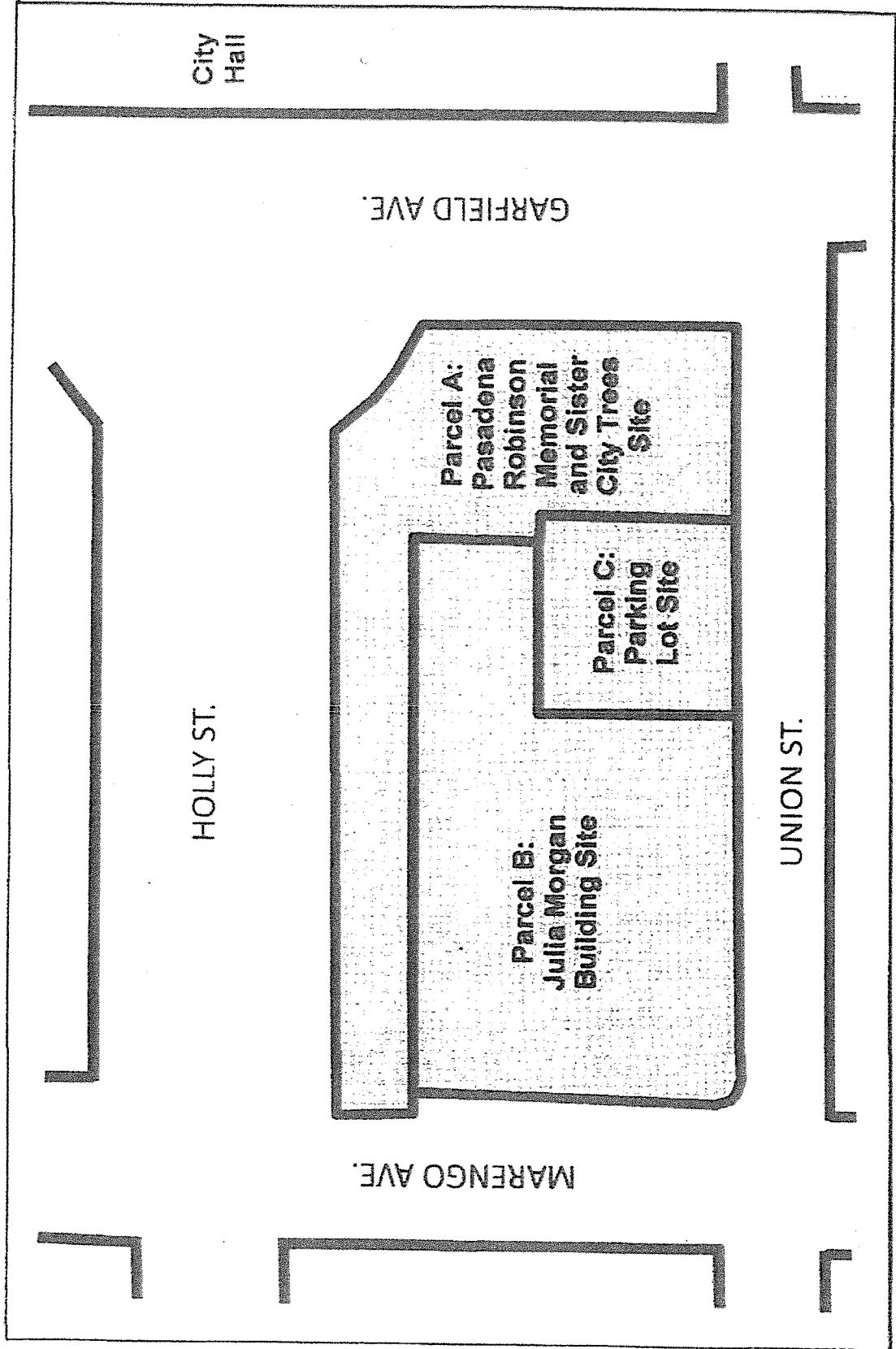
Figure 3 – Proposed New Curb Cuts/Drop Off Areas

PROJECT OBJECTIVES

The primary objective of this project is to restore and rehabilitate the historic YWCA building as an integral part of the Civic Center area, and as part of a new, four star boutique hotel. Toward that end, the project also will:

- a. create a premier four star hotel that adheres to the intent and the requirements of the City's General Plan and the Central District Specific Plan;
- b. complement City Hall and the existing Civic Center area by adding a premier boutique hotel with restaurant and banquet facilities;
- c. support the Civic Center, Mid-Town, Paseo, Playhouse, South Lake, and Old Pasadena Business Districts by creating a destination hotel within easy access to them;
- d. create a vibrant entrance to the City's Civic center area in an urban context that encourages pedestrian oriented and non-motorized transportation uses;
- e. locate a premier boutique hotel near a major public transportation facility, i.e. the Memorial Park Gold line Station;
- f. improve the local economy and the City's tax base by retaining and adding high-quality jobs in Pasadena;
- g. increase pedestrian activity in the Civic Center area to help extend Old Pasadena east and the Mid-Town area west;
- h. strategically use existing parking facilities, valet parking, landscaped gardens, courtyards, and walkways to create a pedestrian friendly environment for the public and create a pleasant walk that connects the Civic Center area to the Mid-Town, Paseo, Playhouse, South Lake, and Old Pasadena Business Districts;
- i. support the convention center by providing additional hotel rooms and facilities nearby and within walking distance of it;
- j. implement the Bennett Plan concepts of a building mass, positioning, and view corridors from the west towards City Hall and the Civic Center east.

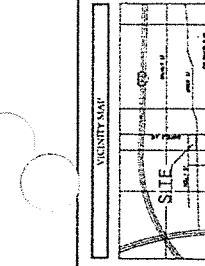
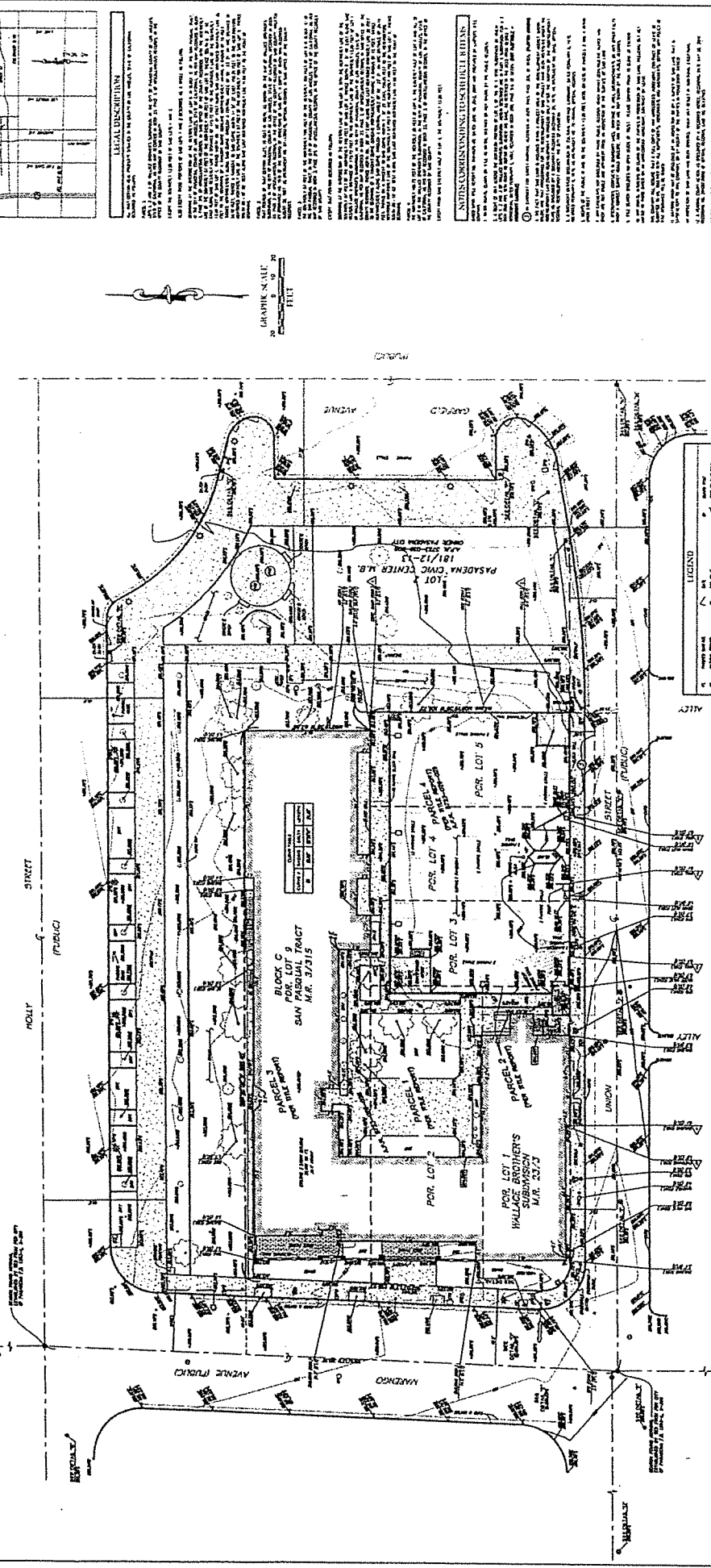
Total Site Area: 84,042 Square Feet



Parcel Map

A.L.T.A./A.C.S.M. LAND TITLE SURVEY

78 N. MARENGO AVE., PASADENA, CA 91101



LEGAL DESCRIPTION

The legal description of the site is as follows: [Detailed description of the property boundaries and easements].

ADJUSTING DIMENSIONS - DISCHURCH LEASONS

[Detailed text regarding the adjusting dimensions and any relevant leases or encroachments.]



LEGEND

- Symbol: [Symbol] - Description: [Easement]
- Symbol: [Symbol] - Description: [Easement]
- Symbol: [Symbol] - Description: [Easement]
- Symbol: [Symbol] - Description: [Easement]
- Symbol: [Symbol] - Description: [Easement]
- Symbol: [Symbol] - Description: [Easement]

SITE INFORMATION

THE NAME: [Name]
 THE DATE: [Date]
 THE SHEET: [Sheet Number]
 THE SHEETS: [List of sheets]

BASE OF BARRING

[Text regarding the base of barring for the survey.]

BENCH MARK

[Text regarding the bench mark used for the survey.]

ZONING RESTRICTIONS

[Text regarding the zoning restrictions applicable to the site.]

ADDITIONAL NOTES

[Additional notes and information related to the survey.]

NO.	DATE	REVISIONS
1	27/05/14	ADDITIONAL TDPD

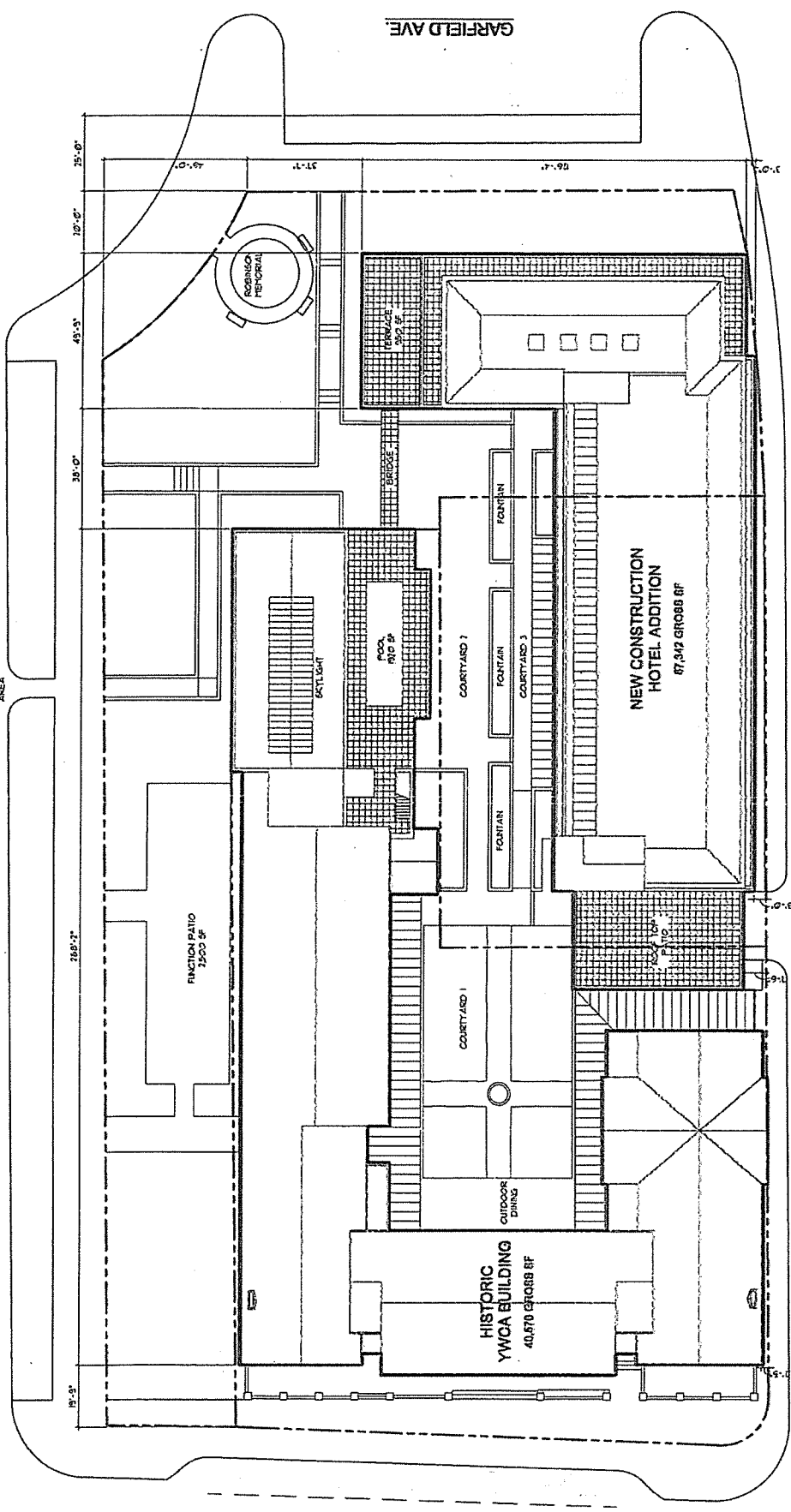
PREPARED BY: [Name]
CHECKED BY: [Name]
DATE: [Date]

CAL VADA SURVEYING, INC.
 111 South Co. St. Pasadena, CA 91105
 Tel: 626.795.2424 Fax: 626.795.2425
 www.calvada.com

DATE: AUGUST 05, 2013
 SHEET 1 OF 1

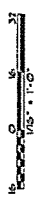
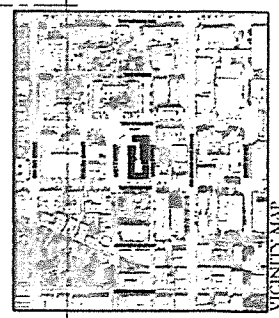
HOLLY STREET

DOOR OFF AREA



MARENGO AVE.

UNION STREET



YWCA - KIMPTON HOTEL
 78 N. MARENGO AVENUE
 PASADENA, CA 91101

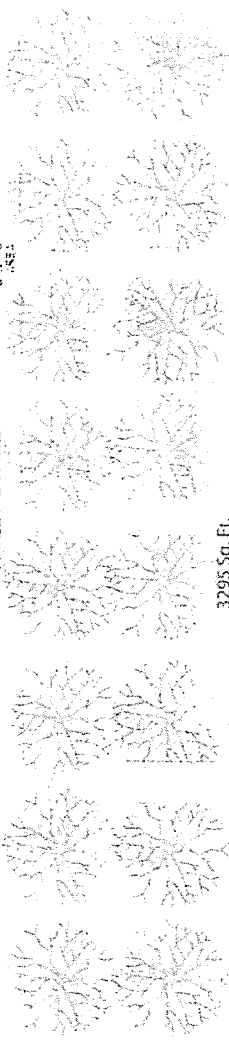
KHP III PASADENA, LLC.
 78 N. MARENGO AVENUE
 PASADENA, CA 91101
 XXX-XXX-XXXX

8

8

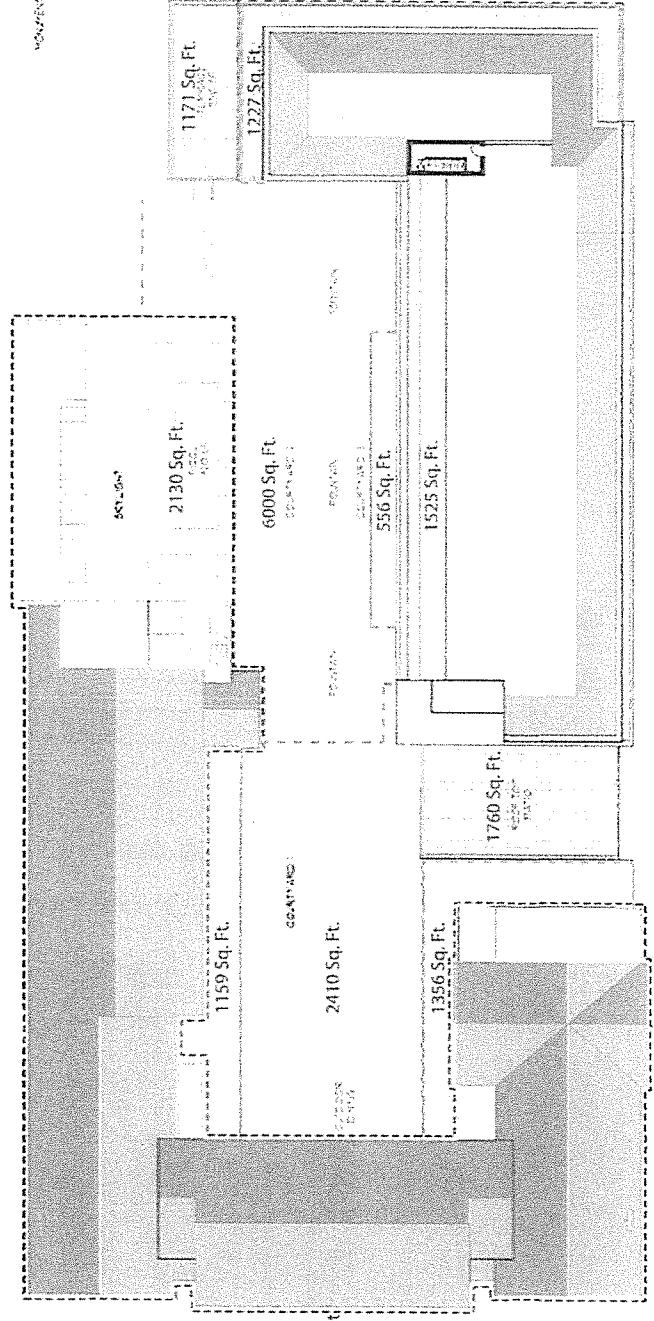
8

HOLLY STREET



3295 Sq. Ft.
TERRACE

2322 Sq. Ft.



MARENGO AVE

GARFIELD AVE

MONZEN

1171 Sq. Ft.
ELEVATOR

1222 Sq. Ft.

891 Sq. Ft.

2130 Sq. Ft.
LOBBY

6000 Sq. Ft.
RESTAURANT

556 Sq. Ft.

1325 Sq. Ft.

COURTYARD

1159 Sq. Ft.

2410 Sq. Ft.

1356 Sq. Ft.

1642 Sq. Ft.

1760 Sq. Ft.
ELEVATOR

UNION STREET

Total Open Space: 26,553 Sq. Ft.

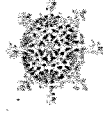


ARCHITECTURAL
RESOURCES GROUP, Inc.
Architects Planners & Conservators

SITE PLAN



A KIMPTON HOTEL
YWCA BUILDING
PASADENA, CA
SEPTEMBER 24, 2014

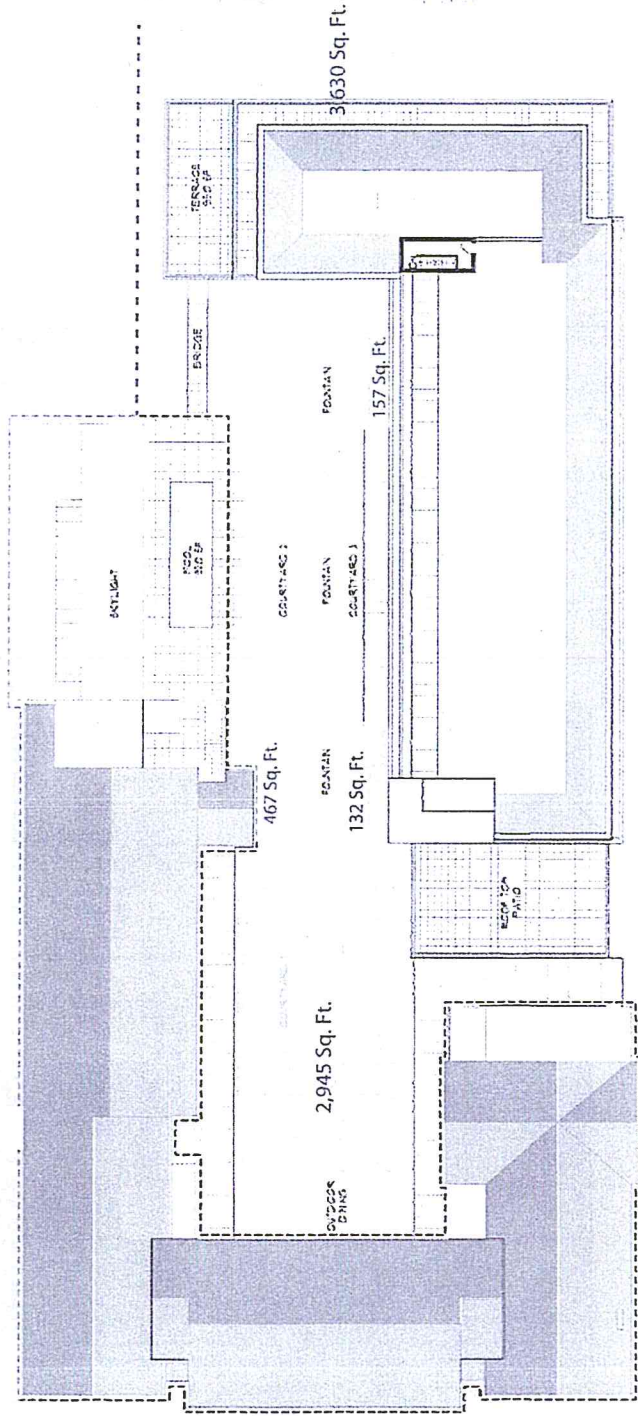


HOLLY STREET

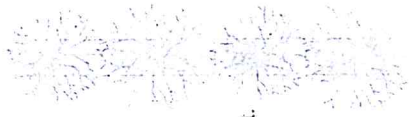


12,448 Sq. Ft.

MARENGO AVE



GARFIELD AVE



2,945 Sq. Ft.

467 Sq. Ft.

132 Sq. Ft.

157 Sq. Ft.

3,630 Sq. Ft.

UNION STREET

Total Landscape: 19,779 Sq. Ft.



ARCHITECTURAL RESOURCES GROUP, Inc. Architects Planners & Constructors

SITE PLAN



A KIMPTON HOTEL
YAWCA BUILDING
PASADENA, CA
SEPTEMBER 24, 2014

Richard McDonald

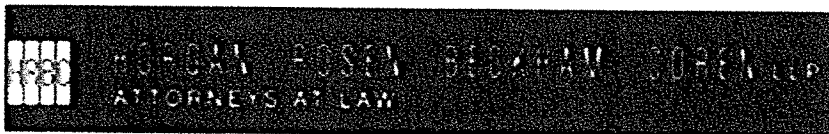
From: Richard McDonald
Sent: Wednesday, June 11, 2014 3:28 PM
To: Klug, David
Subject: FW: TPA Form
Attachments: Pasadena TPA Disclosure (Lease).pdf; Pasadena TPA Disclosure (Land Use).pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dave -- Per your request. Please let me know if you need anything else.

Richard A. McDonald, Esq.
Law Office of Richard A. McDonald
Of Counsel, Horgan, Rosen, Beckham & Coren, L.L.P.
140 South Lake Avenue, Suite No. 251
Pasadena, CA 91101-4724
Telephone No.: (626) 356-4801
Facsimile No.: (626) 356-4801
Cell Phone No.: (626) 487-6713

www.HRBC.com



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**Disclosure Pursuant to the
City of Pasadena Taxpayer Protection Act
Pasadena City Charter, Article XVII**

I. Does the value of this application/project *have the potential* to exceed \$25,000? Yes No (Applicant *must* mark one)

II. Is the application being made on behalf of a government entity? Yes No

III. Is the application being made on behalf of a non-profit 501(c) organization? Yes No

If yes, please indicate the type of 501(c) organization: 501(c)(3) 501(c)(4) 501(c)(6)

Applicant's name: KHP III Pasadena LLC Date of Application: 12/15/2014

Owner's name: City of Pasadena Contact phone number: 415-733-9602
(for questions regarding this form)

Project Address: 78 N. Marengo Ave. Pasadena

Project Description: _____

III. Applicant and Property Owner must disclose all joint owners, trustees, directors, partners, officers and those with more than a 10% equity, participation or revenue interest in owner and/or project. If any of these are an organization/entity, include the name of the organization/entity and the first and last names of all parties of interest of that organization/entity. (List all parties below and use additional sheets as necessary, or provide all parties on an attachment) Please print legibly. Have any additional sheets or an attachment been provided? Yes No

Names of Owner(s), Trustees, Directors, Partners, Officers of Owner/Project	Names of Owner(s), Trustees, Directors, Partners, Officers of Owner/Project (continued)	Those with more than a 10% equity, participation or revenue interest in Owner and/or Project
<u>KHP III Hotel Holding LLC</u>		<u>KHP III Hotel Holding LLC</u>

I hereby certify that I am the owner or designated agent and that the statements and answers contained herein, and the information attached, are in all respects true, accurate and complete to the best of my knowledge and belief.

Signature of Owner or Designated Agent: [Signature] Date: 6/11/14

For Office Use Only

Type of Application: Variance (all types) Adjustment Permit Sign Exception Temporary Use Permit Expressive Use Permit
 Conditional Use Permit (excluding Master Plan) Master Plan Amendment Planned Development Other

Assigned Planner: _____ PLN#: _____

Attached Address: _____ No Attached Address

Appealed: Yes No Appeal PLN# _____ Application Withdrawn

Final Decision: Approved Denied Decision Date: _____ Decision Maker: _____
(Name and Title, or Name of Commission/Committee)

Votes in favor (please print):

Disclosure Pursuant to the
City of Pasadena Taxpayer Protection Amendment
Pasadena City Charter, Article XVII

Contractor/Organization hereby discloses its trustees, directors, partners, officers, and those with more than 10% equity, participation, or revenue interest in Contractor/Organization, as follows:

(If printing, please print legibly. Use additional sheets as necessary.)

1. Contractor/Organization Name:
KHP III Pasadena LLC

2. Type of Entity:
 non-government nonprofit 501(c)(3), (4), or (6)

3. Name(s) of trustees, directors, partners, officers of Contractor/Organization:

KHP III Hotel Holding LLC (sole member)

4. Names of those with more than a 10% equity, participation or revenue interest in Contractor/Organization:

KHP III Hotel Holding LLC (sole member)

Prepared by: Judith C Miles

Title: Secretary, KHP III Hotel Holding LLC

Phone: 415-733-9602

Date: 6/11/14

CUP - HOTEL



PASADENA PERMIT CENTER
www.cityofpasadena.net/permitcenter

Supplemental Application for
CONDITIONAL USE PERMIT/ MINOR CONDITIONAL USE PERMIT

Project Address: 78 North Marengo Avenue

Case # PLN2013-00455

DESCRIPTION OF REQUEST:

A separate description and set of findings must be submitted if there is more than one Conditional Use Permit / Minor Conditional Use Permit request. This Conditional Use Permit / Minor Conditional Permit is to:

rehabilitate the historic YWCA building located at 78 North Marengo Avenue into a hotel;
and construct an 87,342 square foot, six-story addition to the proposed hotel.

The addition is proposed on three City-owned properties located just east of the YWCA property,
on the north side of Union Street and west of Garfield Avenue. The proposed hotel will consist
of approximately 179 guest rooms, 1,989 square feet of meeting space, 5,630 square feet
of ballroom, and a 2,350 square foot restaurant.

FINDINGS:

The applicant must thoroughly respond to the six (6) directives below to make the required findings for the proposed project. A separate set of findings must be submitted if there is more than one Conditional Use Permit / Minor Conditional Use Permit request. Use additional sheets if more space is necessary to complete your response. The City's Zoning Code and General Plan can be viewed at the Permit Center and online at www.cityofpasadena.net.

- 1) The proposed use is allowed with a Conditional Use Permit (Major and Minor) within the applicable zoning district and complies with all applicable provisions of this Zoning Code (see Section 17.10 of the City's Zoning Code and the zoning district purposes at the introduction to each zoning district regulation);

The site is located in the CD-2 zoning district (Central District Specific Plan, Civil Center/Midtown sub-area) and within the Central District
Transit-Oriented Area. The proposed use is classified as a Lodging – Hotels and Motels land use under the City's Zoning Code. Within the
CD-2, a hotel is allowed subject to the review of a Conditional Use Permit. In addition, any new construction within the CD-2 Zoning District
exceeding 25,000 square feet are subject to the review and approval of a Conditional Use Permit, and a Minor Conditional Use Permit
shall be required for any proposed commercial development project with over 15,000 square feet of gross floor area within the Central District
Transit-Oriented Area. The proposed hotel use further complies with Pasadena Municipal Code Section 17.30.150 (entitled "Lodging-Hotels
and Motels") and the applicable development and transit-oriented district standards set forth in Sections 17.24.030, 17.30.040, 17.30.050,
and 17.50.340.

Supplemental Application for
CONDITIONAL USE PERMIT / MINOR CONDITIONAL USE PERMIT

Project Address: 78 North Marengo Avenue

Case # PLN2013-00455

- 2) The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district;

The hotel fully supports the purpose of the CD-2 sub-district, which is "to strengthen its role as the symbolic and governmental center of the City, supporting civic, cultural, and public service institutions, while augmenting the character of the area with a complementary mixture of uses," by providing lodging services for visiting business people and tourists who will frequent the businesses and stores of the Paseo Colorado development as well as the convention center and civic auditorium adjacent to the south. The hotel also supports the purpose of the adjacent CD-4 Pasadena Playhouse sub-district, which is "to provide for a vibrant mixed-use environment that encompasses cultural and arts activities, centered on Colorado Boulevard and the Pasadena Playhouse" by providing lodging services for business people and tourists who will frequent the businesses and stores in the Playhouse District as well.

- 3) The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan;

The proposed hotel use is in conformance with all seven goals of the City's General Plan. The proposed hotel use also helps achieve Objective nos. 1, 11, 12, 22 and 25 (among others), and the policies enunciated therein, under the City's Land-Use Element. Further, the proposed hotel use helps achieve the purpose of the Central District Specific Plan by providing lodging services for visiting business people and tourists in the Central District. The proposed hotel use will also support the Paseo Colorado development, adjacent civic and cultural entities, and the Pasadena Playhouse sub-district, and in doing so provides a "diverse mix of land uses designed to create the primary business, financial, retailing, and government center of the City" as set forth in the General Plan and Central District Specific Plan. The project is a prime example of adaptive reuse, utilizing existing historic fabric and respecting the features of the historic resources. It has the potential to become a focal point for pedestrian activity, as well as an economic engine for tax revenue and job creation.

- 4) The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use;

The neighborhood around the proposed hotel use consists of commercially oriented businesses that will benefit from the increased pedestrian traffic created by the influx of business people and tourists visiting the City while lodging at the hotel. In addition, the proposed hotel use will provide additional jobs for residents in the area, and thus not be detrimental to their health, safety or general welfare. The project has the potential to provide a consistent consumer base from which the surrounding retail and service uses could draw, and the hotel itself would generate jobs for skilled and unskilled workers. Rehabilitating the building, constructing the new addition, and activating the area with activity will benefit the entire area.

Supplemental Application for
CONDITIONAL USE PERMIT / MINOR CONDITIONAL USE PERMIT

Project Address: 78 North Marengo Avenue

Case # PLN2013-00455

- 5) The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City; and

As explained above, the establishment of the hotel-use

with the pedestrian-oriented uses on Marengo Avenue, Union Street, and Garfield Avenue is encouraged, is

well within the framework provided by the City in its General Plan and the Central District Specific Plan,

and will not be detrimental to the area.

6. The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity, in terms of aesthetic values, character, scale, and view protection.

The subject property is located in an urban environment with the surrounding area fully developed with retail,

restaurant, and office uses. The project size is consistent with the scale and character of the surrounding

uses. Furthermore, the hotel is intended to be a cohesive addition to the existing successful mixed-use

development. The height, architecture, building materials and colors have been reviewed by the Design

Commission.

PUBLIC HEARING REQUEST:

Section 17.61.050(F) of the Zoning Code specifies that a public hearing need not be held on a "Minor" Conditional Use Permit if no concern is registered with the Zoning Administrator in response to the required public notice. If no concern is registered, however, the applicant may request that a public hearing be held.

Sign here if you wish to have a public hearing held even if no concern is registered.

Signature of Applicant

Date

CUP -

COMMERCIAL

PROJECT OVER

25,000 SQ. FT.



PASADENA PERMIT CENTER
www.cityofpasadena.net/permitcenter

Supplemental Application for
CONDITIONAL USE PERMIT/ MINOR CONDITIONAL USE PERMIT

Project Address: 78 North Marengo Avenue

Case # PLN2013-00455

DESCRIPTION OF REQUEST:

A separate description and set of findings must be submitted if there is more than one Conditional Use Permit / Minor Conditional Use Permit request. This Conditional Use Permit / Minor Conditional Permit is to:

allow for a new development over 25,000 square feet in the Central District to rehabilitate of the historic YWCA building located at 78 North Marengo Avenue into a hotel, and construct an 87,342 square foot, six-story addition to the proposed hotel. The addition is proposed on three City-owned properties located just east of the YWCA property, on the north side of Union Street and west of Garfield Avenue. The proposed hotel will consist of approximately 179 guest rooms, 1,989 square feet of meeting space, 5,630 square feet of ballroom, and a 2,350 square foot restaurant.

FINDINGS:

The applicant must thoroughly respond to the six (6) directives below to make the required findings for the proposed project. A separate set of findings must be submitted if there is more than one Conditional Use Permit / Minor Conditional Use Permit request. Use additional sheets if more space is necessary to complete your response. The City's Zoning Code and General Plan can be viewed at the Permit Center and online at www.cityofpasadena.net.

- 1) The proposed use is allowed with a Conditional Use Permit (Major and Minor) within the applicable zoning district and complies with all applicable provisions of this Zoning Code (see Section 17.10 of the City's Zoning Code and the zoning district purposes at the introduction to each zoning district regulation);

The site is located in the CD-2 zoning district (Central District Specific Plan, Civil Center/Midtown sub-area) and within the Central District Transit-Oriented Area. The proposed use is classified as a Lodging -- Hotels and Motels land use under the City's Zoning Code. Within the CD-2, a hotel is allowed subject to the review of a Conditional Use Permit. In addition, any new construction within the CD-2 Zoning District exceeding 25,000 square feet are subject to the review and approval of a Conditional Use Permit, and a Minor Conditional Use Permit shall be required for any proposed commercial development project with over 15,000 square feet of gross floor area within the Central District Transit-Oriented Area. The proposed hotel use further complies with Pasadena Municipal Code Section 17.30.150 (entitled "Lodging-Hotels and Motels") and the applicable development and transit-oriented district standards set forth in Sections 17.24.030, 17.30.040, 17.30.050, and 17.50.340.

CONDITIONAL USE PERMIT / MINOR CONDITIONAL USE PERMIT

Project Address: 78 North Marengo Avenue

Case # PLN2013-00455

- 2) The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district;

The size and scale of this development fully supports the purpose of the CD-2 sub-district, which is "to strengthen its role as the symbolic and governmental center of the City, supporting civic, cultural, and public service institutions, while augmenting the character of the area with a complementary mixture of uses," by providing a mix of uses including commercial services and lodging services for visiting business people and tourists who will frequent the businesses and stores of the Paseo Colorado development as well as the convention center and civic auditorium adjacent to the south. The hotel also supports the purpose of the adjacent CD-4 Pasadena Playhouse sub-district, which is "to provide for a vibrant mixed-use environment that encompasses cultural and arts activities, centered on Colorado Boulevard and the Pasadena Playhouse" by providing commercial and lodging services for business people and tourists who will frequent the businesses and stores in the Playhouse District as well.

- 3) The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan;

The proposed size and scale of the development is in conformance with all seven goals of the City's General Plan. The proposed hotel use also helps achieve Objective nos. 1, 11, 12, 22 and 25 (among others), and the policies enunciated therein, under the City's Land-Use Element. Further, the proposed development helps achieve the purpose of the Central District Specific Plan by providing lodging services for visiting business people and tourists in the Central District. The proposed hotel use will also support the Paseo Colorado development, adjacent civic and cultural entities, and the Pasadena Playhouse sub-district, and in doing so provides a "diverse mix of land uses designed to create the primary business, financial, retailing, and government center of the City" as set forth in the General Plan and Central District Specific Plan. The project is a prime example of adaptive reuse, utilizing existing historic fabric and respecting the features of the historic resources. It has the potential to become a focal point for pedestrian activity, as well as an economic engine for tax revenue and job creation.

- 4) The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use;

The neighborhood around the proposed development consists of commercially oriented businesses that will benefit from the increased pedestrian traffic created by the influx of business people and tourists visiting the City. In addition, the proposed development will provide additional jobs for residents in the area, and thus not be detrimental to their health, safety or general welfare. The project has the potential to provide a consistent consumer base from which the surrounding retail and service uses could draw, and the hotel itself would generate jobs for skilled and unskilled workers. Rehabilitating the building, constructing the new addition, and activating the area with activity will benefit the entire area.

Supplemental Application for
CONDITIONAL USE PERMIT / MINOR CONDITIONAL USE PERMIT

Project Address: 78 North Marengo Avenue

Case # PLN2013-00455

- 5) The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City; and

As explained above, the renovation of the existing site and hotel development will allow for more pedestrian-oriented

uses on Union Street and Garfield Avenue, is well within the framework provided by the City in

its General Plan and the Central District Specific Plan, and will not be detrimental to the area. Through the

plan check process, the new buildings shall be reviewed for compliance with the governing code requirements

to assure that the new building(s) are not detrimental or injurious to the surrounding properties. Furthermore,

additional renovations to the existing development shall be reviewed for compliance with the governing code

requirements as well.

6. The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity, in terms of aesthetic values, character, scale, and view protection.

The subject property is located in an urban environment with the surrounding area fully developed with retail,

restaurant, and office uses. The project size is consistent with the scale and character of the surrounding

uses. Furthermore, all newly constructed buildings are intended to be a cohesive addition to the existing

successful mixed-use development. The height, architecture, building materials and colors have been reviewed

by the Design Commission.

PUBLIC HEARING REQUEST:

Section 17.61.050(F) of the Zoning Code specifies that a public hearing need not be held on a "Minor" Conditional Use Permit if no concern is registered with the Zoning Administrator in response to the required public notice. If no concern is registered, however, the applicant may request that a public hearing be held.

Sign here if you wish to have a public hearing held even if no concern is registered.

Signature of Applicant

Date

CUP – ALCOHOL SALES



PASADENA PERMIT CENTER
www.cityofpasadena.net/permitcenter

Supplemental Application for
CONDITIONAL USE PERMIT FOR ALCOHOL SALES

Project Address: 78 N. Marengo Avenue

Case # PLN2014-00650

DESCRIPTION OF REQUEST:

A separate description and set of findings must be submitted if there is more than one alcohol-related Conditional Use Permit request. This alcohol-related Conditional Use Permit is to:

The applicant requests a Conditional Use Permit for the sale and consumption of a full line of alcoholic beverages at the hotel on-site.

NUMBER AND TYPE OF ABC LICENSE REQUESTED: ABC Type #48, On-Sale General

FINDINGS:

The applicant must thoroughly respond to the six (6) directives below to make the required findings for the proposed project. A separate set of findings must be submitted if there is more than one alcohol-related Conditional Use Permit request. Use additional sheets if more space is necessary to complete your response. The City's Zoning Code and General Plan can be viewed at the Permit Center and online at www.cityofpasadena.net.

- 1) Describe how the location of the site would not adversely affect the general welfare of the surrounding property owners;

The sale of beer, wine, and distilled spirits is consistent with the type of commercial activity occurring in the area. Alcohol service areas are on the premises, and no patrons shall be allowed to leave the premises with alcoholic beverages. The proposed use will be conducted in accordance with the City's ordinances and regulations, and special care will be taken to ensure the compatible coexistence of this use with surrounding uses, and mitigate potential adverse impacts.

Supplemental Application for
CONDITIONAL USE PERMIT FOR ALCOHOL SALES

Project Address: 78 N. Marengo Avenue

Case # PLN2014-00650

- 2) Explain how the location of the site would not result in an undesirable concentration of premises for the sale of alcoholic beverages, including beer and wine, in the area;

Alcohol is to be sold only for consumption on the premises. The sale of alcohol for on-site consumption complements the core hotel use, as well as the sorts of commercial activity already occurring in the Central District, and the Civic Center and Midtown areas in particular.

- 3) Explain how the proposed location of the site would not detrimentally affect the nearby surrounding area after giving special consideration to the proximity and nature of the proposed use with respect to:

- a) Residential uses and residential zoning districts;

The proposed development is consistent with the type and quality of development that the City of Pasadena promotes in the Central District in the General Plan, and the Civic Center and Midtown areas in particular, thereby contributing to the realization of the lively entertainment and cultural district that it envisions. Although the residences at The Paseo and the Senior Village Apartments are within a mile of the site, they are sufficiently separated and distant such that they will not be impacted by the patrons of the hotel who consume alcohol on-site.

- b) Hospitals, park and recreation facilities, places of public assembly, public or private schools and religious assembly uses that attract minors and other similar uses; and

With rigorous age verification and a vested interest in the orderly conduct of patrons inside the hotel and on its premises, the utmost care will be taken to ensure civility in the conduct of business associated with the hotel. In addition, the lack of on-site parking and the proposed valet parking service off Marengo Avenue will avoid conflicts with commercial offices to the south and Church activities to the west, the parking for which is off Union to the south and Holly Street to the west.

Supplemental Application for
CONDITIONAL USE PERMIT FOR ALCOHOL SALES

Project Address: 78 N. Marengo Avenue

Case # PLN2014-00650

- c) Other establishments offering alcoholic beverages (including beer and wine) for sale for consumption both on- and off-site.

The proposed bars may compete with other drinking establishments in the area, but the use should place no undue burden on them. Purveyors of alcoholic beverages for off-site consumption cater to clientele whose purposes in the purchase of alcohol differ from those who patronize a hotel, and should therefore not see any impact from the project.

- 4) Explain how the proposed location of the site does not aggravate existing problems created by the sale of alcohol (e.g. littering, loitering, noise, public drunkenness, and sales to minors); and

Given the confinement of alcohol sales areas within and throughout hotel, it is not likely that the proposed use will contribute to noise issues in an already busy commercial and governmental district. The location of on-site consumption areas also will mitigate littering and loitering. Rigorous age verification protocols will be employed to prevent sales to minors, and given that excessive drunkenness is detrimental to the pleasant atmosphere the applicant wishes to provide for its guests and patrons, special interest will be taken to prevent it.

- 5) Explain how the proposed use is in conformance with the goals, policies and objectives of the General Plan and the purpose and intent of any applicable specific plans.

The rebirth of the YWCA as an upper-upscale boutique styled hotel serves to reinforce the prominence and centrality of the Civic Center and Midtown areas as envisioned in the Central District Specific Plan. Furthermore, it contributes to the greater prominence of City Hall and the areas around it by providing a hotel development in the heart of the City. These contributions are consistent with the goals of the General Plan, the Central District Specific Plan, and the Sub-District Design Concepts in the City's Design Guidelines.

Supplemental Application for
CONDITIONAL USE PERMIT FOR ALCOHOL SALES

Project Address: 78 N. Marengo Avenue

Case # PLN2014-00650

6) Indicate the following for the finding of public convenience and necessity (this is only necessary for bars, off-site consumption or other uses deemed necessary by ABC):

a) Will the project result in a substantial net employment gain?

Yes, the hotel, restaurant, and bar will generate significant gains in employment.

b) Will the project result in a substantial increase in business taxes?

Yes, the project will generate significant increases in business taxes, property taxes, sales taxes, and transient occupancy taxes upon completion.

c) Is the project a unique business addition to the community?

Yes, the revitalization and renovation of the YWCA as an upper-upscale boutique styled hotel is a unique business addition and presents a wonderful opportunity for Pasadena residents and visitors to rediscover a local historic landmark.

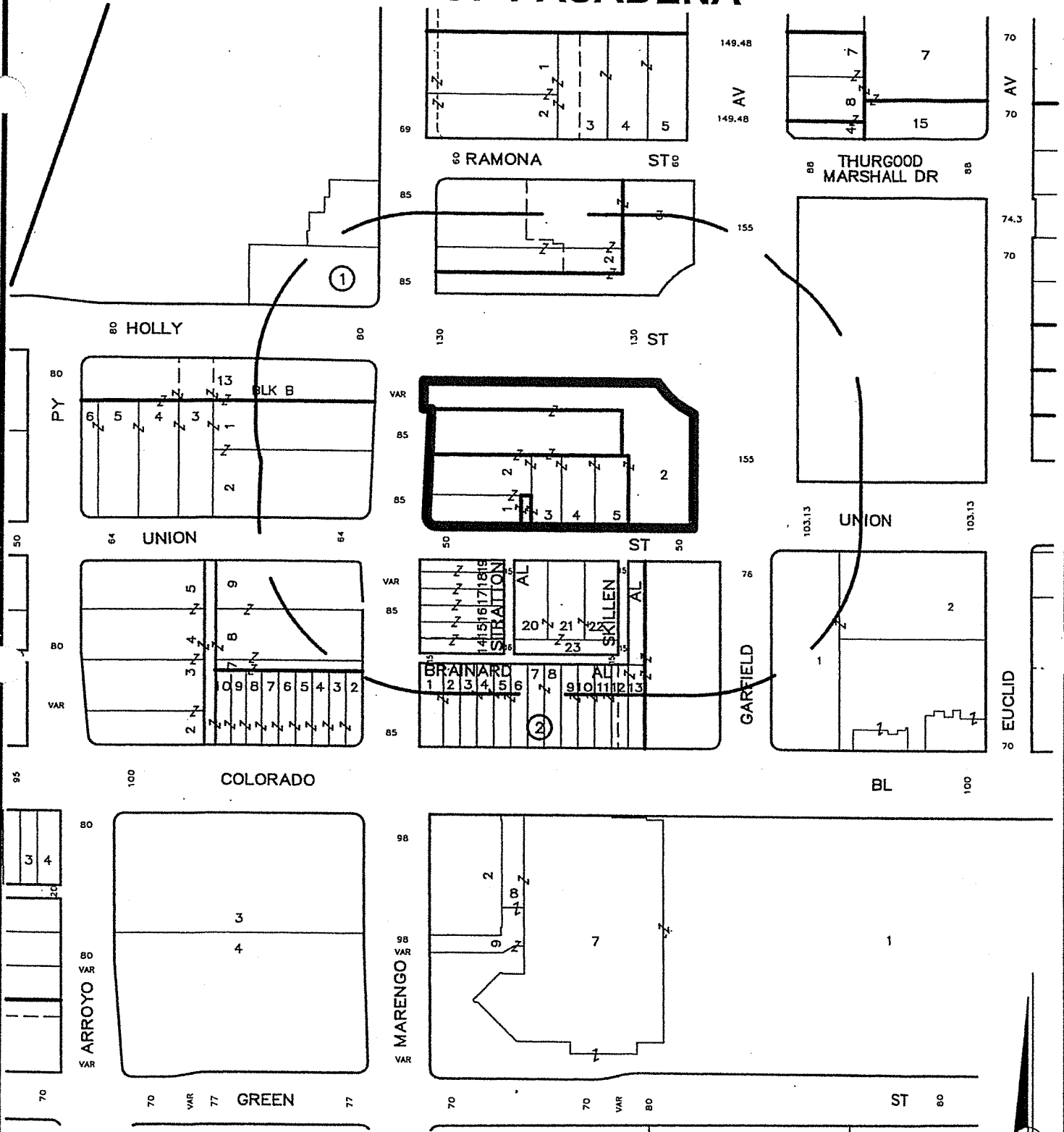
d) Will the project contribute to the long-term overall economic goal of the area?

Yes, the project will contribute to the long-term overall economic goal of the area. By revitalizing an underused historic structure for a hotel, restaurant, and bar, the project strengthens the centrality of the Civic Center and Midtown areas as an economic anchor for its surrounds, and as a strong connection to neighboring districts such as Old Pasadena, the Playhouse District, and the Paseo Colorado.

e) Will the project result in a positive upgrade of the area?

Yes, the project will result in a positive upgrade of the area. The project also will enhance to the vibrancy of the Central District upon completion, and complement the growing entertainment hub with the addition of pleasant and desirable nightlife near the Paseo Colorado, Old Pasadena, and the Playhouse District.

CITY OF PASADENA



250 FT. RADIUS MAP

SITE: 78 N. MARENGO AVENUE

GC MAPPING SERVICE, INC.

3055 WEST VALLET BOULEVARD
 ALHAMBRA CA 91803
 (626) 441-1080, FAX (626) 441-8850
 gcmapping@radiusmaps.com

LEGEND

① NUMBER IN CIRCLE CORRESPONDS TO ATTACHED LIST FOR NAME & ADDRESS OF ALCOHOL ESTABLISHMENT.

CASE NO.

DATE: 03 - 24 - 2015
 SCALE: 1" = 200'
 APN: 5723-026-900,902,903

ALCOHOL MAP

**ALCOHOL ESTABLISHMENTS
WITHIN 250 FT.**

78 N. MARENGO AVE.

1. **EDEN GARDEN BAR & GRILL
175 HOLLY ST.
ON-SITE FULL ALCOHOL**
2. **OZ SUSHI
245 E. COLORADO BLVD.
ON-SITE BEER & WINE**

**MINOR CUP -
COMMERCIAL
PROJECT OVER 15,000
SQ. FT. IN A TRANSIT
ORIENTED DISTRICT**



Supplemental Application for
CONDITIONAL USE PERMIT/ MINOR CONDITIONAL USE PERMIT

Project Address: 78 North Marengo Avenue

Case # PLN2013-00455

DESCRIPTION OF REQUEST:

A separate description and set of findings must be submitted if there is more than one Conditional Use Permit / Minor Conditional Use Permit request. This Conditional Use Permit / Minor Conditional Permit is to:

allow for a proposed renovation of an existing development with over 15,000 square feet of gross floor area in a TOD district; specifically to rehabilitate the historic YWCA building located at 78 North Marengo Avenue into a hotel, and to construct an 87,342 square foot, six-story addition to the proposed hotel. The addition is proposed on three City-owned properties located just east of the YWCA property, on the north side of Union Street and west of Garfield Avenue. The proposed hotel will consist of approximately 179 guest rooms, 1,989 square feet of meeting space, 5,630 square feet of ballroom, and a 2,350 square foot restaurant.

FINDINGS:

The applicant must thoroughly respond to the six (6) directives below to make the required findings for the proposed project. A separate set of findings must be submitted if there is more than one Conditional Use Permit / Minor Conditional Use Permit request. Use additional sheets if more space is necessary to complete your response. The City's Zoning Code and General Plan can be viewed at the Permit Center and online at www.cityofpasadena.net.

- 1) The proposed use is allowed with a Conditional Use Permit (Major and Minor) within the applicable zoning district and complies with all applicable provisions of this Zoning Code (see Section 17.10 of the City's Zoning Code and the zoning district purposes at the introduction to each zoning district regulation);

The site is located in the CD-2 zoning district (Central District Specific Plan, Civil Center/Midtown sub-area) and within the Central District Transit-Oriented Area. The proposed use is classified as a Lodging – Hotels and Motels land use under the City's Zoning Code.

Within the CD-2, a hotel is allowed subject to the review of a Conditional Use Permit. In addition, any new construction within the CD-2 Zoning District exceeding 25,000 square feet are subject to the review and approval of a Conditional Use Permit, and a Minor Conditional

Use Permit shall be required for any proposed commercial development project with over 15,000 square feet of gross floor area within the Central District Transit-Oriented Area. The project's location and proposed uses encourages use of the Gold Line, Metro and Arts buses, and walking.

The proposed hotel use further complies with Pasadena Municipal Code Section 17.30.150 (entitled "Lodging-Hotels and Motels") and the applicable development and transit-oriented district standards set forth in Sections 17.24.030, 17.30.040, 17.30.050, and 17.50.340.

Supplemental Application for
CONDITIONAL USE PERMIT / MINOR CONDITIONAL USE PERMIT

Project Address: 78 North Marengo Avenue

Case # PLN2013-00455

- 2) The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district;

The size and scale of this development fully supports the purpose of the CD-2 sub-district, which is "to strengthen its role as the symbolic and governmental center of the City, supporting civic, cultural, and public service institutions, while augmenting the character of the area with a complementary mixture of uses," by providing a hotel use, including commercial services and lodging services for visiting business people and tourists who will frequent the businesses and stores of the Paseo Colorado development as well as the convention center and civic auditorium adjacent to the south. The hotel also supports the purpose of the adjacent CD-4 Pasadena Playhouse sub-district, which is "to provide for a vibrant mixed-use environment that encompasses cultural and arts activities, centered on Colorado Boulevard and the Pasadena Playhouse" by providing commercial and lodging services for business people and tourists who will frequent the businesses and stores in the Playhouse District as well.

- 3) The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan;

The proposed size and scale of the development is in conformance with all seven goals of the City's General Plan. The proposed hotel use also helps achieve Objective nos. 1, 11, 12, 22 and 25 (among others), and the policies enunciated therein, under the City's Land-Use Element. Further, the proposed development helps achieve the purpose of the Central District Specific Plan by providing lodging services for visiting business people and tourists in the Central Business District. The proposed hotel use will also support the Paseo Colorado development, adjacent civic and cultural entities, and the Pasadena Playhouse sub-district. The development encourages pedestrian activity and will help extend pedestrian oriented uses along Marengo Avenue, Union Street, and Garfield Avenue which will further support and help achieve the goals and objectives of the General Plan. The project is a prime example of adaptive reuse, utilizing existing historic fabric and respecting the features of the historic resources. It has the potential to become a focal point for pedestrian activity, as well as an economic engine for tax revenue and job creation.

- 4) The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use;

The neighborhood around the proposed development consists of commercially oriented businesses that will benefit from the increased pedestrian traffic created by the influx of business people and tourists visiting the City.

The site is compatible with transit and consists of uses that encourage the use of transit while promoting pedestrian activities. In addition, the proposed development will provide additional jobs for residents in the area, and thus will not be detrimental to their health, safety or general welfare.

The project has the potential to provide a consistent consumer base from which the surrounding retail and service uses could draw, and the hotel itself would generate jobs for skilled and unskilled workers. Rehabilitating the building, constructing the new addition, and activating the area with activity will benefit the entire area.

Supplemental Application for
CONDITIONAL USE PERMIT / MINOR CONDITIONAL USE PERMIT

Project Address: 78 North Marengo Avenue

Case # PLN2013-00455

- 5) The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City; and

As explained above, the renovation of the existing historical building and hotel development

is well within the framework provided by the City in its General Plan and the Central District Specific Plan,

and will not be detrimental to the area. Through the plan check process, the new buildings shall be reviewed for compliance with the governing

code requirements to assure that the new building(s) are not detrimental or injurious to the surrounding properties. Furthermore, additional

renovations to the existing development shall be reviewed for compliance with the governing code requirements as well. The proposed

development achieves the General Plan, Central District Specific Plan, and Zoning Districts goals and objectives for the Civic Center area as one of the

primary governmental, cultural and public centers of the City. The site is compatible with transit and consists of a mix of uses that encourage the use of transit promoting pedestrian activities.

6. The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity, in terms of aesthetic values, character, scale, and view protection.

The subject property is located in an urban environment with the surrounding area fully developed with retail,

restaurant, and office uses. The project size is consistent with the scale and character of the surrounding

uses. Furthermore, all newly constructed buildings are intended to be a cohesive addition to the existing

successful mixed-use development. The height, architecture, building materials and colors has been reviewed

by the Design Commission.

PUBLIC HEARING REQUEST:

Section 17.61.050(F) of the Zoning Code specifies that a public hearing need not be held on a "Minor" Conditional Use Permit if no concern is registered with the Zoning Administrator in response to the required public notice. If no concern is registered, however, the applicant may request that a public hearing be held.

Sign here if you wish to have a public hearing held even if no concern is registered.

Signature of Applicant

Date

December 15, 2014

**City of Pasadena
Minor Conditional Use Permit Application**

ADDITIONAL FINDINGS FOR A TRANSIT-ORIENTED DEVELOPMENT (“TOD”)

As for the three additional findings as set forth on page 6 of the application:

No. 7 – The project consists of a use, or mix of uses, that encourage transit use and is oriented toward the transit user by complying with the parking standards and requirements set forth in the Zoning Code for a TOD, as well as the City’s Trip Reduction Ordinance. The site’s central location is well positioned to utilize local and regional MTA bus routes, bike routes, the Art bus, and hotel shuttles to the extent that the hotel provides this option.

No. 8 – The project is designed to enhance pedestrian access and/or other non-motor vehicle modes of transportation to public transit by providing valet parking and hotel entrances at street level, thus minimizing the number of trips generated to and from the site, minimizing ingress/egress to the site so pedestrian sidewalk use disruption is minimized, and providing incentives for hotel users and guests to walk to the mix of uses nearby. The project also will develop a Traffic Demand Management Plan in conjunction with City officials that takes advantage of the proximity to the local and regional MTA bus routes, bike routes, the Art bus, and hotel shuttles to the extent that the hotel provides them, and promotes public transit through adequate signage and access.

No. 9 – The project encourages pedestrian activity and/or other non-motor vehicle modes of transportation and reduces dependency on motor vehicles by incorporating into its site and building design the applicable portions of section 17.46.290 for bicycle parking, carpool and vanpool parking and easy access to transit stops. The development will support the City’s General Plan and Specific Plan for the Civic Center area by providing a use that promotes street-level activity.



MINOR CUP -

REDUCED PARKING



PASADENA PERMIT CENTER
www.cityofpasadena.net/permitcenter

Supplemental Application for
CONDITIONAL USE PERMIT/ MINOR CONDITIONAL USE PERMIT

Project Address: 78 North Marengo Avenue

Case # PLN2013-00455

DESCRIPTION OF REQUEST:

A separate description and set of findings must be submitted if there is more than one Conditional Use Permit / Minor Conditional Use Permit request. This Conditional Use Permit / Minor Conditional Permit is to:

allow for reduced parking under the provisions of Section 17.50.340.D.1.c for the historic YWCA building that will be rehabilitated into a hotel with restaurants and other amenities.

FINDINGS:

The applicant must thoroughly respond to the six (6) directives below to make the required findings for the proposed project. A separate set of findings must be submitted if there is more than one Conditional Use Permit / Minor Conditional Use Permit request. Use additional sheets if more space is necessary to complete your response. The City's Zoning Code and General Plan can be viewed at the Permit Center and online at www.cityofpasadena.net.

- 1) The proposed use is allowed with a Conditional Use Permit (Major and Minor) within the applicable zoning district and complies with all applicable provisions of this Zoning Code (see Section 17.10 of the City's Zoning Code and the zoning district purposes at the introduction to each zoning district regulation);

Reduced parking is allowed within the Central District and the Civic Center/Midtown sub-area pursuant to a parking demand study. It complies with the

applicable provisions of Section 17.50.340 of the City's Zoning Code and the zoning district's purposes as defined

in Section 17.30.020. This development proposes reduced parking for the hotel-use so that the minimum number of spaces needed for the hotel's program and functions will need to be provided, thus avoiding excess parking in the TOD. It is consistent with the hotel use. No plan amendment or zoning change is required to accommodate

the proposed amount of reduced parking.

CONDITIONAL USE PERMIT / MINOR CONDITIONAL USE PERMIT

Project Address: 78 North Marengo Avenue

Case # PLN2013-00455

- 2) The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district;

The utilization of reduced parking to support the hotel development, which includes restaurants and

hotel-use, is well suited for the civic center area of the City, which is within a short walk to the Gold Line Memorial Station, MTA bus lines, City ARTS buses, and easy walking to adjacent retail and business districts. It thus is consistent with the Central District Specific Plan, is consistent with the hotel use, and supports the viability of the hotel and

development in the Civic Center area.

- 3) The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan;

The utilization of reduced parking to support the development's mix of uses – which includes restaurants and hotel-use – will be an asset to the community, improving the economic vitality in the Central District and the Civic Center/Midtown sub-area.

The development is in conformance with the General Plan and embraces the goals of the City of Pasadena as stated by the Department of Transportation. It is well suited for the community and will support the civic center area

of the City, as envisioned by the Central District Specific Plan. The project is a prime example of adaptive reuse, utilizing

existing historic fabric and respecting the features of the historic resources. It has the potential to become a focal point for pedestrian activity, as well as an economic engine for tax revenue and job creation.

- 4) The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use;

The utilization of reduced parking to support the development's mix of uses – which includes restaurants and hotel-use – is well

within the framework provided by the City in the form of the Central District Specific Plan, and will not be detrimental to the

area. Reduced parking is consistent with the hotel use, and it supports the viability of the development. The development

has the potential to provide a consistent consumer base from which the surrounding retail and service uses could draw,

and the hotel itself would generate jobs for skilled and unskilled workers. Rehabilitating the building, constructing the new

addition, and activating the area with activity will benefit the entire area. It has the potential to become a focal point for

pedestrian activity, as well as an economic engine for tax revenue and job creation.

Supplemental Application for
CONDITIONAL USE PERMIT / MINOR CONDITIONAL USE PERMIT

Project Address: 78 North Marengo Avenue

Case # PLN2013-00455

- 5) The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City; and

The utilization of reduced parking to support the development's mix of uses – which includes restaurants and hotel-use – will not be detrimental to the area because it is consistent with the hotel use, and supports the viability of the development. The development's uses are encouraged, and using reduced parking is well within the framework provided of the Central District Specific Plan. The development has the potential to provide a consistent consumer base from which the surrounding retail and service uses could draw, and the hotel itself would generate jobs for skilled and unskilled workers. Rehabilitating the building, constructing the new addition, and activating the area with activity will benefit the entire area. It has the potential to become a focal point for pedestrian activity, as well as an economic engine for tax revenue and job creation.

6. The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity, in terms of aesthetic values, character, scale, and view protection.

The subject property is located in an urban environment with the surrounding area fully developed with retail, restaurant, and office uses. The project size is consistent with the scale and character of the surrounding uses.

The characteristics of the hotel development and the utilization of the reduced parking for it are within the framework of the Central District Specific Plan. Furthermore, the hotel's height, architecture, building materials and colors have been reviewed by the Design Commission.

PUBLIC HEARING REQUEST:

Section 17.61.050(F) of the Zoning Code specifies that a public hearing need not be held on a "Minor" Conditional Use Permit if no concern is registered with the Zoning Administrator in response to the required public notice. If no concern is registered, however, the applicant may request that a public hearing be held.

Sign here if you wish to have a public hearing held even if no concern is registered.

Signature of Applicant

Date

MINOR CUP -

SHARED PARKING



Supplemental Application for
CONDITIONAL USE PERMIT/ MINOR CONDITIONAL USE PERMIT

Project Address: 78 North Marengo Avenue

Case # PLN2013-00455

DESCRIPTION OF REQUEST:

A separate description and set of findings must be submitted if there is more than one Conditional Use Permit / Minor Conditional Use Permit request. This Conditional Use Permit / Minor Conditional Permit is to:

allow for "shared parking" methodology to be applied to the hotel development, thus reducing the number of parking spaces required for the rehabilitation of the historic YWCA building located at 78 North Marengo Avenue into a hotel, and construction of an 87,342 square foot, six-story addition to the proposed hotel. The addition is proposed on three City-owned properties located just east of the YWCA property, on the north side of Union Street and west of Garfield Avenue. The proposed hotel will consist of approximately 179 guest rooms, 1,989 square feet of meeting space, 5,630 square feet of ballroom, and a 2,350 square foot restaurant.

FINDINGS:

The applicant must thoroughly respond to the six (6) directives below to make the required findings for the proposed project. A separate set of findings must be submitted if there is more than one Conditional Use Permit / Minor Conditional Use Permit request. Use additional sheets if more space is necessary to complete your response. The City's Zoning Code and General Plan can be viewed at the Permit Center and online at www.cityofpasadena.net.

- 1) The proposed use is allowed with a Conditional Use Permit (Major and Minor) within the applicable zoning district and complies with all applicable provisions of this Zoning Code (see Section 17.10 of the City's Zoning Code and the zoning district purposes at the introduction to each zoning district regulation);

The incorporation of the "shared parking" methodology is allowed within the Central District and the Civic Center/Midtown sub-area. It complies with the applicable provisions of Section 17.10 of the City's Zoning Code, and the zoning district's purposes as defined in Section 17.46.050 and Table 4-4. It also supports the hotel development. This development proposes sharing the parking demands of a mixture of uses, such as restaurants, hotel-use, and possibly the offices using the existing facility. Shared parking furthers the goals of the Central District by sharing parking between complimentary uses, and by promoting efficient utilization of fewer provided spaces, which in turn, reduces the land dedicated to accommodating vehicles.

Supplemental Application for
CONDITIONAL USE PERMIT / MINOR CONDITIONAL USE PERMIT

Project Address: 78 North Marengo Avenue

Case # PLN2013-00455

- 2) The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district;

The incorporation of the "shared parking" methodology is allowed within the Central District and the Civic Center/Midtown sub-area.

It complies with the applicable provisions of Section 17.10 of the City's Zoning Code, and the zoning district's purposes as defined

in Section 17.46.050 and Table 4-4. It also supports the hotel development, which includes restaurants, hotel-use, and possibly the offices using the existing facility. It is well suited

for the community and supports the civic and business center for the City, as envisioned by the Central District Specific Plan. The development

provides lodging services for visiting business people and tourists, who will frequent the businesses and stores of the Paseo Colorado

development, as well as the convention center and civic auditorium adjacent to the south. The development also supports the purpose of

the adjacent CD-4 Pasadena Playhouse sub-district, by providing lodging services for business people and tourists who will frequent the businesses and stores in the Playhouse District as well.

- 3) The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan;

The incorporation of the "shared parking" methodology is allowed within the Central District and the Civic Center/Midtown sub-area. It complies

with the applicable provisions of Section 17.10 of the City's Zoning Code, and the zoning district's purposes as defined in Section 17.46.050

and Table 4-4. It also supports the mixed-use development, which includes restaurants, hotel-use and possibly the offices using the existing facility. It is well suited for the community

and supports the business center for the City, as envisioned by the Central District Specific Plan. The development will be an asset to the

community, improving the economic vitality in the Central District and the Civic Center/Midtown sub-area. The development is in conformance

with all seven goals of the City's General Plan. It embraces the interpretation from the City of Pasadena Department of Transportation suggesting

the mix of uses are supportive of the required parking stalls reduction associated with the ULI Shared Parking methodology. The project is a prime example of adaptive reuse, utilizing existing historic fabric and respecting the features of the historic resources.

- 4) The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use;

The establishment of the shared parking methodology within the hotel development, the pedestrian-oriented uses on

Marengo Avenue, Union Street and Garfield Avenue, and utilization of the shared parking reduction fits well within the framework

provided by the City in the form of the Central District Specific Plan and will not be detrimental to the area. The development

has the potential to provide a consistent consumer base from which the surrounding retail and service uses could draw,

and the hotel itself would generate jobs for skilled and unskilled workers. Rehabilitating the building, constructing

the new addition, and activating the area with activity will benefit the entire area.

Supplemental Application for
CONDITIONAL USE PERMIT / MINOR CONDITIONAL USE PERMIT

Project Address: 78 North Marengo Avenue

Case # PLN2013-00455

- 5) The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City; and

The utilization of the shared parking methodology of the mixed-use development will not be detrimental to the area. The
development's uses – specifically, the pedestrian-oriented uses on Marengo Avenue, Union Street, and Garfield Avenue are
encouraged – and the shared parking reduction is well within the framework provided by the City in the form of the Central
District Plan. The development has the potential to provide a consistent consumer base from which the surrounding
retail and service uses could draw, and the hotel itself would generate jobs for skilled and unskilled workers. Rehabilitating
the building, constructing the new addition, and activating the area with activity will benefit the entire area.

6. The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity, in terms of aesthetic values, character, scale, and view protection.

The subject property is located in an urban environment with the surrounding area fully developed with retail,
restaurant, and office uses. The project size is consistent with the scale and character of the surrounding uses.
The characteristics of the hotel development and the utilization of the shared parking reduction are within
the framework outlined in the Central District Specific Plan.

PUBLIC HEARING REQUEST:

Section 17.61.050(F) of the Zoning Code specifies that a public hearing need not be held on a "Minor Conditional Use Permit if no concern is registered with the Zoning Administrator in response to the required public notice. If no concern is registered, however, the applicant may request that a public hearing be held.

Sign here if you wish to have a public hearing held even if no concern is registered.

Signature of Applicant

Date

December 15, 2014

City of Pasadena

Minor Conditional Use Permit Application

ADDITIONAL FINDINGS FOR SHARED PARKING

As for the two additional findings as set forth on page 6 of the application:

No. 7 – The spaces to be provided would be available as long as the uses requiring the spaces lawfully exist because the parking lot and/or facility for the development will be pursuant to a lease agreement that complies with the City's Code, and the requisite contracts will be provided the Zoning Administrator as provided under Section 17.46.050(A)(3).

No. 8 – The quality and efficiency of the parking utilization would equal or exceed the level that is otherwise required because the vehicular circulation pattern for the adjacent streets will remain unchanged and the reduction in the number of spaces required will not adversely impact traffic flow.

VARIANCE -

FIRST FLOOR HEIGHT



PASADENA PERMIT CENTER
www.cityofpasadena.net/permitcenter

Supplemental Application for
VARIANCE / MINOR VARIANCE

Project Address: 78 North Marengo Avenue

Case # PLN2013-00455

DESCRIPTION OF REQUEST:

A separate description and set of findings must be submitted if there is more than one Variance / Minor Variance request. This Variance / Minor Variance is to:

to construct a first floor less than 15 feet in height as required under Section 17.30.040, Table 3-2.

FINDINGS:

The applicant must thoroughly respond to the five (5) directives below to make the required findings for the proposed project. A separate set of findings must be submitted if there is more than one adjustment request. Use additional sheets if more space is necessary to complete your response. The City's Zoning Code and General Plan can be viewed at the Permit Center and online at www.cityofpasadena.net.

- 1) Describe how there are exceptional or extraordinary circumstances or conditions applicable to the subject site that do not apply generally to sites in the same zoning district;

The property at 78 North Marengo Avenue is public property and is a designated historic resource (Pasadena YWCA). It contributes to the Pasadena Civic Center Historic District. The applicant intends to rehabilitate the historic YWCA building into a hotel, and construct an 87,342 square foot, six-story addition to the proposed hotel. The addition will comply with the 60 foot height limit for the site, but , as a result, it is impossible to provide a first floor of 15 feet as required under the Zoning Code and otherwise comply with all of the other City's development and Applicant's programming standards for the project.

Supplemental Application for
VARIANCE / MINOR VARIANCE

Project Address: 78 North Marengo Avenue

Case # PLN2013-00455

- 2) State how granting the Variance is necessary for the preservation and enjoyment of a substantial property right of the applicant and to prevent unreasonable property loss or unnecessary hardship;

Due to the location of the existing historic YMCA building, the site constraints, grade level changes from Marengo Avenue to Garfield Avenue, on the one hand, and Holly Street to Union Street, on the other, and the City's 60 foot height limit, his variance is needed to allow the applicant to proceed with the rehabilitation of the YWCA, provide the desired hotel and program, including the courtyard and open space amenities in the interior of the site, and otherwise comply with the Code. Absent this variance, the applicant
could not proceed as planned and would incur unnecessary hardship and the unreasonable loss of property rights.

- 3) Describe how granting the Variance would not be detrimental or injurious to property or improvements in the vicinity of the subject site, or to the public health, safety or general welfare;

This variance reduces the size of the first floor below the required 15 feet in Table 3-2, and would not adversely impact properties or improvements in the vicinity of the subject site, or be detrimental or injurious to the public health, safety, or general welfare because there is no physical or visual impact on any of them.

- 4) Describe how granting the Variance would be in conformance with the goals, policies and objectives of the City's General Plan, and purpose and intent of any applicable specific plan and the purposes of the City's Zoning Code, and would not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zoning district; and

Granting the variance supports the goals of the General Plan and the Central District Specific Plan and the Civic Center/Midtown sub-area by preserving Pasadena's historic character and environment, and by bringing economic vitality to provide jobs, services, revenues, and opportunities. This variance also supports the site's "high to highest land use intensity" proposed in the Central District Specific Plan while at the same time providing the Owner/Developer a means to make the project viable by equalizing the costs associated with the rehabilitation of the YWCA building with the rentable floor area in place of unnecessary interior height.

Supplemental Application for
VARIANCE / MINOR VARIANCE

Project Address: 78 North Marengo Avenue

Case # PLN2013-00455

- 5) Explain how cost to the applicant of strictly complying with the regulation in question is not the primary reason for granting the Variance.

The cost of compliance is not the basis for this request because the historic YWCA building already exists and

the Code imposes the 60 foot height limit under Table 3-2 in Section 17.30.040 of the Zoning Code. But for those mandates—not cost—the applicant might be able to comply.

PUBLIC HEARING REQUEST:

Section 17.61.080(C)(3) of the Zoning Code specifies that a public hearing need not be held on a "Minor" Variance if no concern is registered with the Zoning Administrator in response to the required public notice. If no concern is registered, however, the applicant may request that a public hearing be held.

Sign here if you wish to have a public hearing held even if no concern is registered.

Signature of Applicant

Date

VARIANCE -

LOADING SPACES



Supplemental Application for
VARIANCE / MINOR VARIANCE

Project Address: 78 North Marengo Avenue

Case # PLN2013-00455

DESCRIPTION OF REQUEST:

A separate description and set of findings must be submitted if there is more than one Variance / Minor Variance request. This Variance / Minor Variance is to:

provide one on-site loading space along Union Street instead of the four loading
spaces required under Chapter 17.46.260 of the City's Zoning Code

FINDINGS:

The applicant must thoroughly respond to the five (5) directives below to make the required findings for the proposed project. A separate set of findings must be submitted if there is more than one adjustment request. Use additional sheets if more space is necessary to complete your response. The City's Zoning Code and General Plan can be viewed at the Permit Center and online at www.cityofpasadena.net.

- 1) Describe how there are exceptional or extraordinary circumstances or conditions applicable to the subject site that do not apply generally to sites in the same zoning district;

The property at 78 North Marengo Avenue is public property and is a designated historic resource (Pasadena YWCA). It contributes to the Pasadena Civic Center Historic District. The applicant intends to rehabilitate the historic YWCA building into a hotel, and construct an 87,342 square foot, six-story addition to the proposed hotel. The existing footprint of the building does not allow for loading spaces. As a result, it is impossible to provide all of the loading spaces required under the Zoning Code. In addition, based upon the requirements used by other cities and the studies for other projects in the City of Pasadena that show an average of approximately 11,000

RSF is sufficient for each loading space, providing all six (6) loading spaces required under the Code would overburden the remaining portion of the site. Based on the drawings for the project, one (1) on-site loading space provided along Union Street is compatible with the original uses and the historical integrity of the building, and is therefore requested.

Supplemental Application for
VARIANCE / MINOR VARIANCE

Project Address: 78 North Marengo Avenue

Case # PLN2013-00455

- 2) State how granting the Variance is necessary for the preservation and enjoyment of a substantial property right of the applicant and to prevent unreasonable property loss or unnecessary hardship;

Due to the location of the existing historic YMCA building, the site constraints, and limited loading needs of the proposed use, his variance is needed to allow the applicant to proceed with the rehabilitation of the YWCA

by providing only one on-site loading space along Union Street, and otherwise comply with the Code. Absent this variance, the applicant could not proceed as planned and would incur unnecessary hardship and the unreasonable loss of property rights.

- 3) Describe how granting the Variance would not be detrimental or injurious to property or improvements in the vicinity of the subject site, or to the public health, safety or general welfare;

The proposed on-site loading space along Union Street is located at adjacent to the southern entry to the site.

This variance reduces the number of loading spaces to be provided by the Owner/Developer, yet it provides an adequate number of loading spaces for the types of uses proposed for the site according to other requirements

in other Southern California jurisdictions. As a result, providing less than the required number of loading spaces would not adversely impact properties or improvements in the vicinity of the subject site, or be detrimental or

injurious to the public health, safety, or general welfare.

- 4) Describe how granting the Variance would be in conformance with the goals, policies and objectives of the City's General Plan, and purpose and intent of any applicable specific plan and the purposes of the City's Zoning Code, and would not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zoning district; and

Granting the variance supports the goals of the General Plan and the Central District Specific Plan and the Civic

Center/Midtown sub-area by preserving Pasadena's historic character and environment, and by bringing economic vitality to provide jobs, services, revenues, and opportunities. This variance also supports the site's

"high to highest land use intensity" proposed in the Central District Specific Plan while at the same time providing

the Owner/Developer a means to make the project viable by equalizing the costs associated with the

rehabilitation of the YWCA building with the rentable floor area in place of unnecessary loading spaces. The

Supplemental Application for
VARIANCE / MINOR VARIANCE

Project Address: 78 North Marengo Avenue

Case # PLN2013-00455

5) Explain how cost to the applicant of strictly complying with the regulation in question is not the primary reason for granting the Variance.

The cost of compliance is not the basis for this request because the historic YWCA building already exists and physically impairs the applicant's ability to provide the requisite number of on-site loading spaces in the size and configurations required under the Code. But for those physical impediments—not cost—the applicant might be able to comply.

PUBLIC HEARING REQUEST:

Section 17.61.080(C)(3) of the Zoning Code specifies that a public hearing need not be held on a "Minor" Variance if no concern is registered with the Zoning Administrator in response to the required public notice. If no concern is registered, however, the applicant may request that a public hearing be held.

Sign here if you wish to have a public hearing held even if no concern is registered.

Signature of Applicant

Date

78 N. Marengo Ave Pasadena, CA 91101

Former YWCA Building West Facing

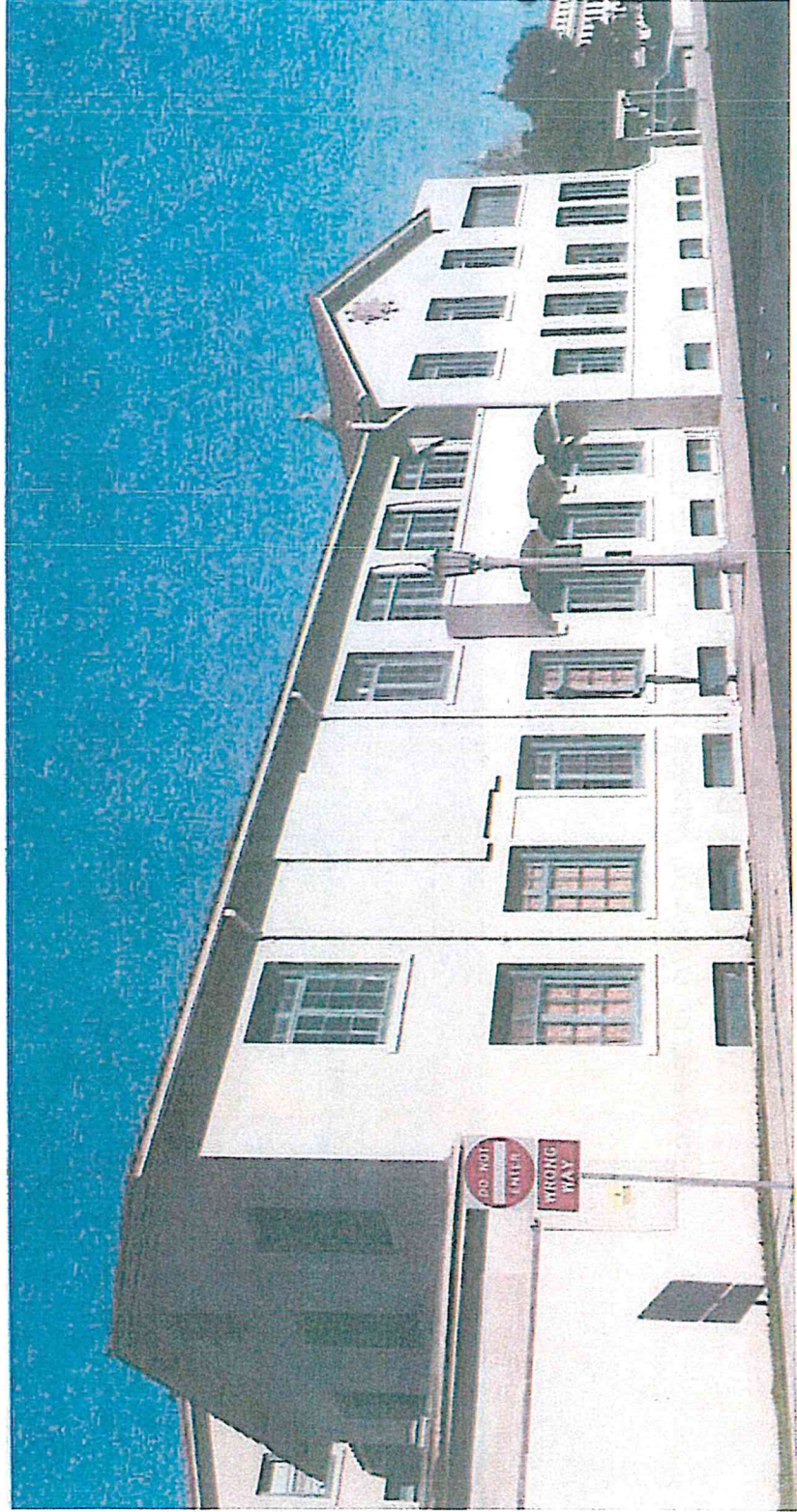
(East side of Marengo Ave, Between Union St and Holly St)



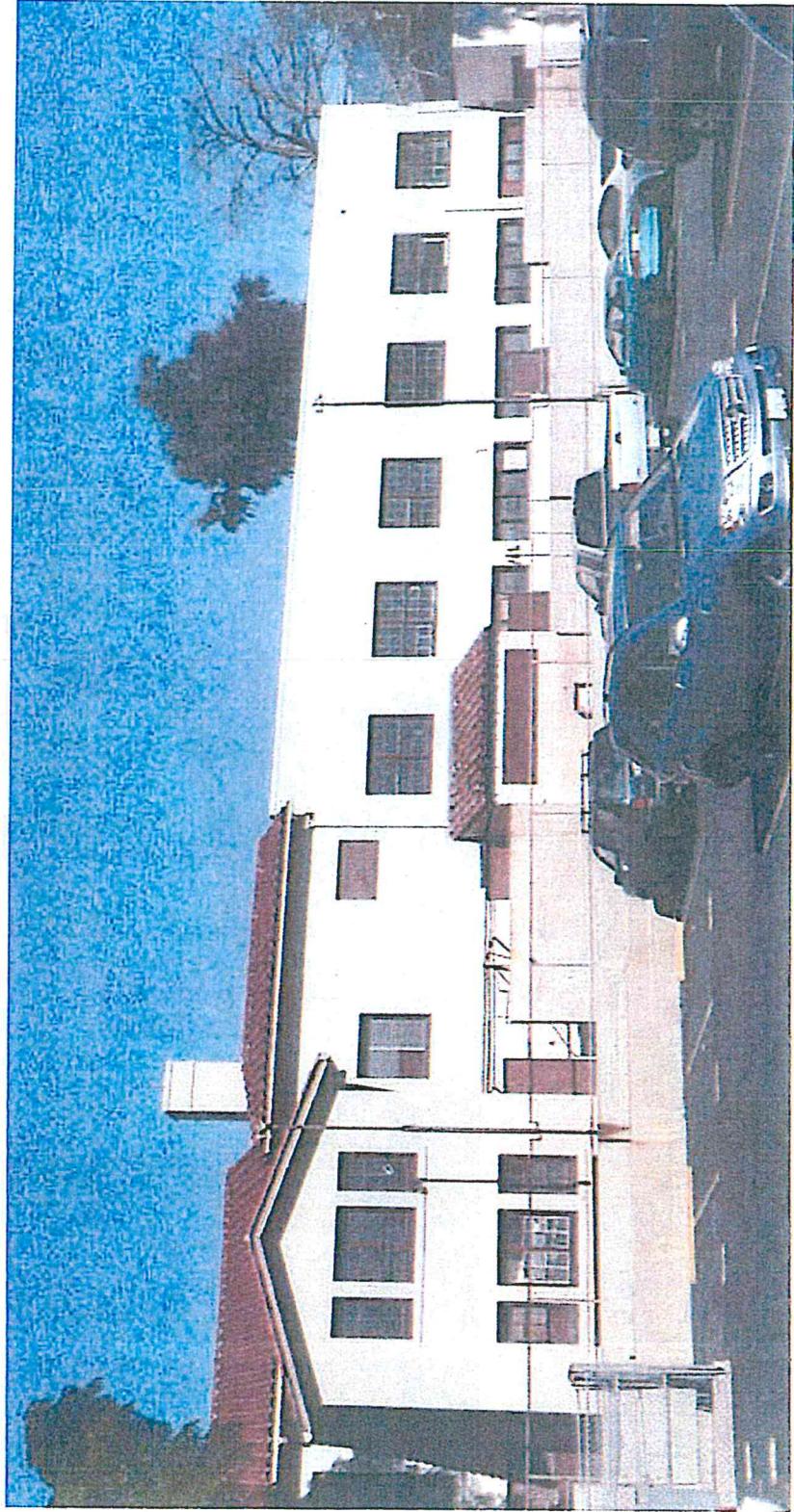
78 N. Marengo Ave Pasadena, CA 91101

Former YWCA Building South Facing-1

(North side of Union St, between Marengo Ave & Garfield Ave)



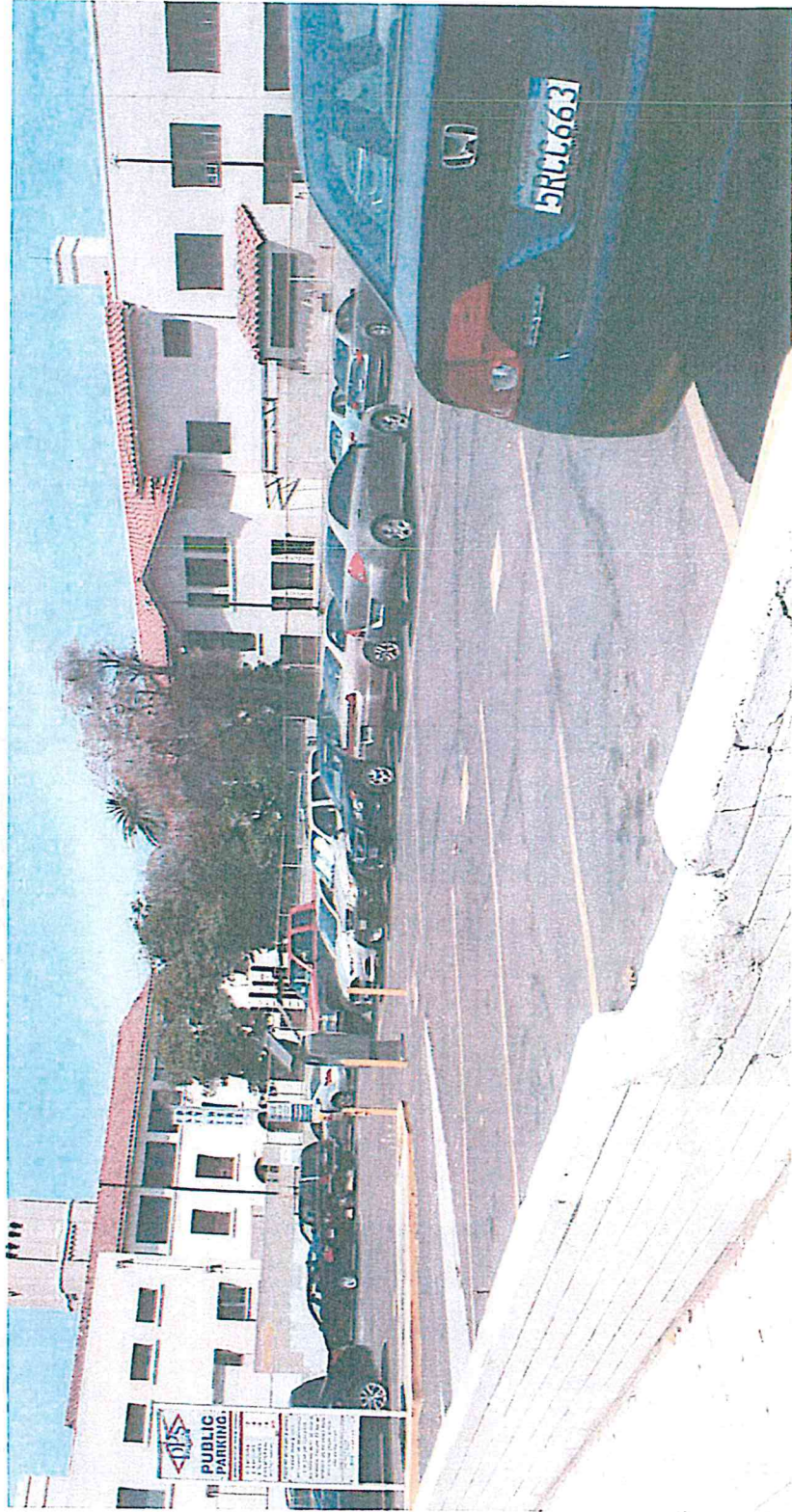
78 N. Marengo Ave Pasadena, CA 91101
Former YWCA Building South Facing-2
(North side of Union St, between Marengo Ave & Garfield Ave)



Pay Parking Lot

Backs up against South East side of YWCA

(North side of Union St Between Marengo Ave and Garfield Ave)



78 N. Marengo Ave Pasadena, CA 91101

Former YWCA Building East Facing-1

(North side of Union St, between Marengo Ave & Garfield Ave)



78 N. Marengo Ave Pasadena, CA 91101

Former YWCA Building East Facing-2

(East Side of Garfield Ave between Holly St & Union St)



78 N. Marengo Ave Pasadena, CA 91101

Former YWCA Building North Facing

(South side of Holly St, Between Marengo Ave St & Garfield Ave)



75 N Marengo Ave Pasadena, CA 91101

First Baptist Church of Pasadena

(West side of Marengo Ave, between Union St and Holly St)



95 N Marengo Ave Pasadena, CA 91101
Multiple Lease Signs (property appears vacant)
(West side of Marengo Ave, at the corner of Holly St)



235 E Holly St, Pasadena, CA 91101
Homeless Service, Social Services Organization
(North side of Holly St, between Marengo Ave & Garfield Ave)



100 N Garfield Ave Pasadena, CA 91101

City of Pasadena City Hall

(East side of Garfield Ave, between Holly St and Union St)



315 E Colorado Blvd. Pasadena, CA 91101

Citi-Bank Building

(East side Garfield Ave on corner of Union St)



281 East Colorado Blvd. Pasadena, CA 91101

United States Postal Service

(Rear of the building, South side of Union St on the corner of Garfield Ave)



Pay Parking Lot
for the 225 E Colorado Blvd Building
(South side of Union St between Marengo Ave & Garfield Ave)

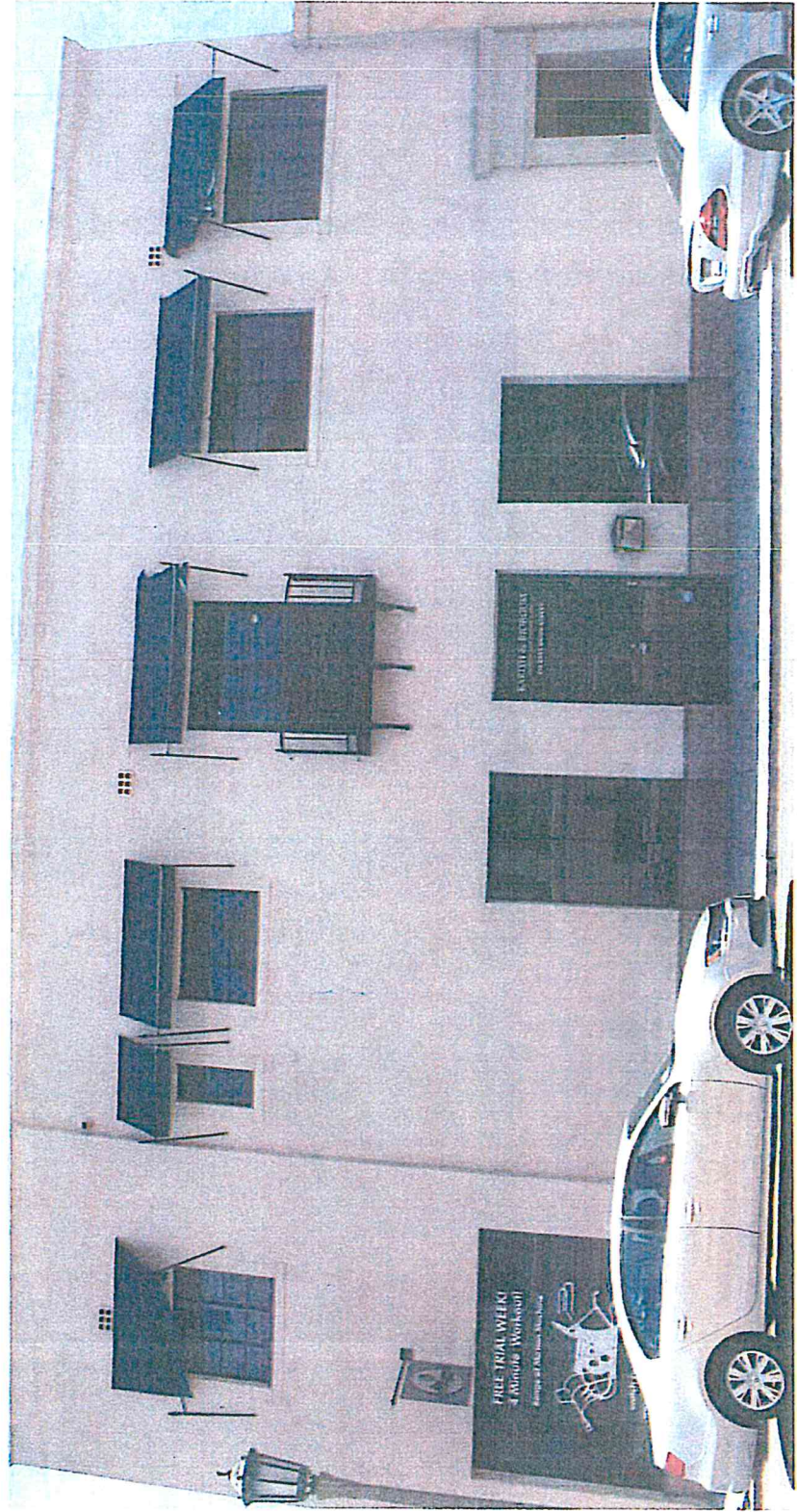


238 E Union St, Pasadena, CA 91101

Quick Gym &

Karish & Bjorgum, PC Intellectual Property Law

(South side of Union St, between Marengo Ave & Garfield Ave)



44 N Marengo Ave, Pasadena, CA 91101

Juris Production INC

(South Side of Union St on the corner of Marengo Ave)



191 East Union St Pasadena, CA 91101

Parking garage for the ATT Building

(South side of Union St on the corner of Marengo Ave)

