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REC'D
CIVIC CENTER
AUG 15 10:28 AM '16

12 August 2016

Mayor Terry Tornek and
Members of the Pasadena City Council
100 North Garfield Avenue
Pasadena, California 91101

RE: The YWCA/Kimpton Hotel Project

Dear Mayor Tornek and Members of the Council:

I am writing in support of the staff recommendations for approval of the Kimpton Hotel project and rehabilitation and restoration of the Julia Morgan Building. Specifically, I support Alternative 2A with the additional recommendations approved by the Planning Commission on 13 July 2016.

The Council's approvals will be a critically important step forward in protecting the historic YWCA. I believe that the YWCA/Kimpton Hotel Project will be an appropriate addition to the Civic Center, to the surrounding downtown neighborhoods, and for the entire community.

The Bennett Plan

The historic 1925 drawing of the Bennett Plan clearly illustrates that the green spaces at the east ends of the two Y buildings were planned to be 'future building sites'.

During the 1980s, 1990s and 2000s, I had the honor and the pleasure of serving on several Task Forces established by the City of Pasadena to study the Civic Center area. Those Task Forces reviewed the Bennett Plan and recognized that buildings would be constructed in the future on the open spaces at the east ends of both Y buildings.

If the Council wishes to regain some of the green space that will be used for the new hotel building, it has been suggested that the 12 parking spaces east of the YWCA be

Page two

removed and replaced with landscaping. That would provide additional green space in front of the Kimpton Hotel and enhance Centennial Place.

The Robinson Memorial

I support the architects' most recent plans to increase the landscaped area surrounding the Robinson Memorial.

Sister City Garden

The existing grove of trees is in a poor state. The design for the grove needs to be studied, and dead trees removed and replaced with healthy trees. Such trees and landscaped areas throughout the Civic Center need to be properly irrigated now and in the future.

Designing the New Building

The Council's approvals on Monday will be an important step forward, but our work is not finished. All of us must continue to work together and to direct our energies and our passions toward the design of a superior new building - one that is truly worthy of being located in our famous and historic Civic Center and adjacent to our Julia Morgan building.

I urge that we leave the number of hotel rooms out of the discussion for now - and to focus, instead, on the design elements for the new building, which will be located across the street from our renowned City Hall. Once we have the right design, massing, a more varied roofline for the building, the proper number of hotel rooms will become clear. None of us want the new building to be too large and/or to overwhelm the historic Julia Morgan YWCA.

There are many other issues, which will need further discussion. For example:

- * How will the new hotel building connect with the Julia Morgan building?
- * More study is needed for the design of the hotel building as it rounds the corner of Union and Garfield.
- * What is the appropriate height for the new façade along Garfield and across from City Hall?
- * More articulation should be considered for the new hotel façade along Union Street.

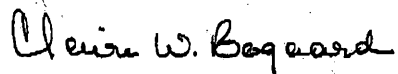
Page three

* Might one lane of traffic along Marengo be removed to better accommodate cars entering and exiting the main entry of the hotel?

There are other questions to be addressed and I look forward to being a part of these discussions with City staff, commissioners, architects, and the other interested community participants.

In closing, I want to thank the City Council for its leadership in protecting the Julia Morgan Building. I am also very grateful to the planning staff - especially Kevin Johnson, Leon White, David Krug, and David Reyes - for their dedication and hard work to protect and to restore the Julia Morgan building.

Sincerely,

A handwritten signature in cursive script that reads "Claire W. Bogaard".

Claire W. Bogaard

Jomsky, Mark

From: NRCHOMSKY@aol.com
Sent: Monday, August 15, 2016 4:10 PM
To: Jomsky, Mark
Subject: Council Meeting 8/15/2016 --Agenda Item 10 -- YWCA/"Kimpton" Project
Attachments: KHP Partners Articles.pdf

August 15, 2016

Mayor Tornek and Councilmembers
c/o Pasadena City Clerk Mark Jomsky

RE: Council Meeting 8/15/2016 --Agenda Item 10 -- YWCA/"Kimpton" Project

The undersigned submits these personal comments, including the Attachment to this email, for inclusion in the Administrative Record. Also, please distribute to the Council.

1. The Garfield facade as part of Alternative 2A is too massive, too tall, and too close and intrusive to Pasadena's iconic City Hall. Numerous sight lines will be blocked or disturbed. The Alternative 2A facade will overwhelm this side of City Hall, including creating a sense that the 2 buildings are competing and "fighting" with each other. The building contemplated by the Bennett Plan on this site was set back to a significant degree and was a subservient building that respects the "dominance" and architectural distinctiveness of City Hall.

Further, the iconic Pasadena City Hall is now a nationally recognized and protected historic resource within a national register historic district. New construction is required by applicable laws, regulations and policies to recognize and respect adjacent historic resources. As proposed, Alternative 2A does not recognize and respect the adjacent historic City Hall. Rather, it overwhelms and undermines it.

I do not believe that the Council fully appreciates what this new massive, tall building will look like and how it will be experienced in relationship to the historic City Hall. Thinking and imagining this project in place and in "3D" is extremely difficult for all of us who are not trained in this type of visualization. At the Planning Commission, comments were made that detailed digital, 360 degree 3D studies should be obtained and examined by all decision makers to ensure a full understanding of the impacts of Alternative 2A as it faces City Hall, as well as ensuring a full understanding of the other possible Alternatives such as 2E. I urge you to continue this matter while such studies are completed and reviewed.

Failure to fully study the massing impacts of Alternative 2A, including properly evaluating Alternative 2A under and in light of all applicable Civic Center and governmental design rules, ordinances, studies, guidelines, and policies so that all decision makers are provided with full information before certifying the Environmental Impact Report renders the project Environmental Impact Report legally inadequate under CEQA, including, but not limited to, sections Land Use and Planning, Historic Resources and Aesthetics.

2. Planning Commission Condition 1 (Staff Recommended Condition 23.) This Condition appears illegal on its face as (unless approved by the "applicant") neither the Planning Commission nor the Council has the power to delegate changing the setbacks of the Council approved project to the Design Commission. The footprint of the project, including set backs, is fixed before consideration by the Design Commission. Further, Condition 23 directly contradicts Condition 13, a correct application of the fixed footprint rules. Please clarify these contradictory Conditions.

08/15/2016
Item 10

Also, it appears to me that this matter should be returned to the Planning Commission where it was approved by 1 vote. It appeared at the very late hour when the vote was taken that the deciding vote was obtained by Staff's "approval" of Planning Condition 1 (Staff Condition 23), a condition that appears to be ineffective, if not illegal.

3. The "Applicant"; Project Description; Project Developer. The Staff Report on Page 3 indicates that the "Applicant" is Kimpton Hotel and Restaurant Group, LLC. In fact, as stated on at the top of Page 6, Kimpton Hotel and Restaurant Group, LLC and its successor in interest, International Hotel Group, appear no longer to have any interest or involvement in the "Kimpton" project on the site. The project appears to be now owned and controlled by KHP Capital Partners whose business plan is to develop a hotel with investor money, pay themselves fees and salaries, maybe or maybe not put a "Kimpton" on the site, and maybe or maybe not employ Kimpton Management Company to run the hotel. Please see the attached Articles on KHP and its relationship to Kimpton, the "Y" project, and its business plan. Most importantly, KHP may have only minimal financial strength compared to the original "applicant", Kimpton Hotel and restaurant Group.

Over and over again, the staff and City have promised the community that "Kimpton", with its strong financial strength, will save the "Y" and develop the site, and all of us in the community should accept the project's impacts to ensure a financially successful project. This argument appears no longer to be valid. KHP is, in effect, a start-up, is not necessarily financially strong on its own. The fact that several individuals are still involved is not sufficient strength to justify risking the integrity of the Civic Center national register district.

Further, the fact that this project has somehow found itself "transferred" to KHP Partners renders the Environmental Impact Report incorrect, incomplete and legally inadequate. The entire EIR appears based on the representation that this project is a Kimpton Hotel and Restaurant Group LLC project. The Project Description is not correct and is inadequate. Mitigations suggested for the Kimpton company may not be reasonable and feasible for KHP. KHP impacts may be so significant that they cannot be mitigated below thresholds of significance, and, therefore, Statements of Overriding Consideration may be required, including full financial analyses of the KHP project as opposed to the Kimpton project. Further, it appears that the required Findings are all based on the prior Kimpton project and not the current project. See, for example, Finding 50.

Conclusion: this project EIR should not be certified and entitlements approved without further study and analyses of the current applicable business structure, and all the significant impacts of project Alternative 2A, and, without remanding the project and the EIR back to the Planning Commission for consideration under correct City laws and rules as to the project's footprint and set backs.

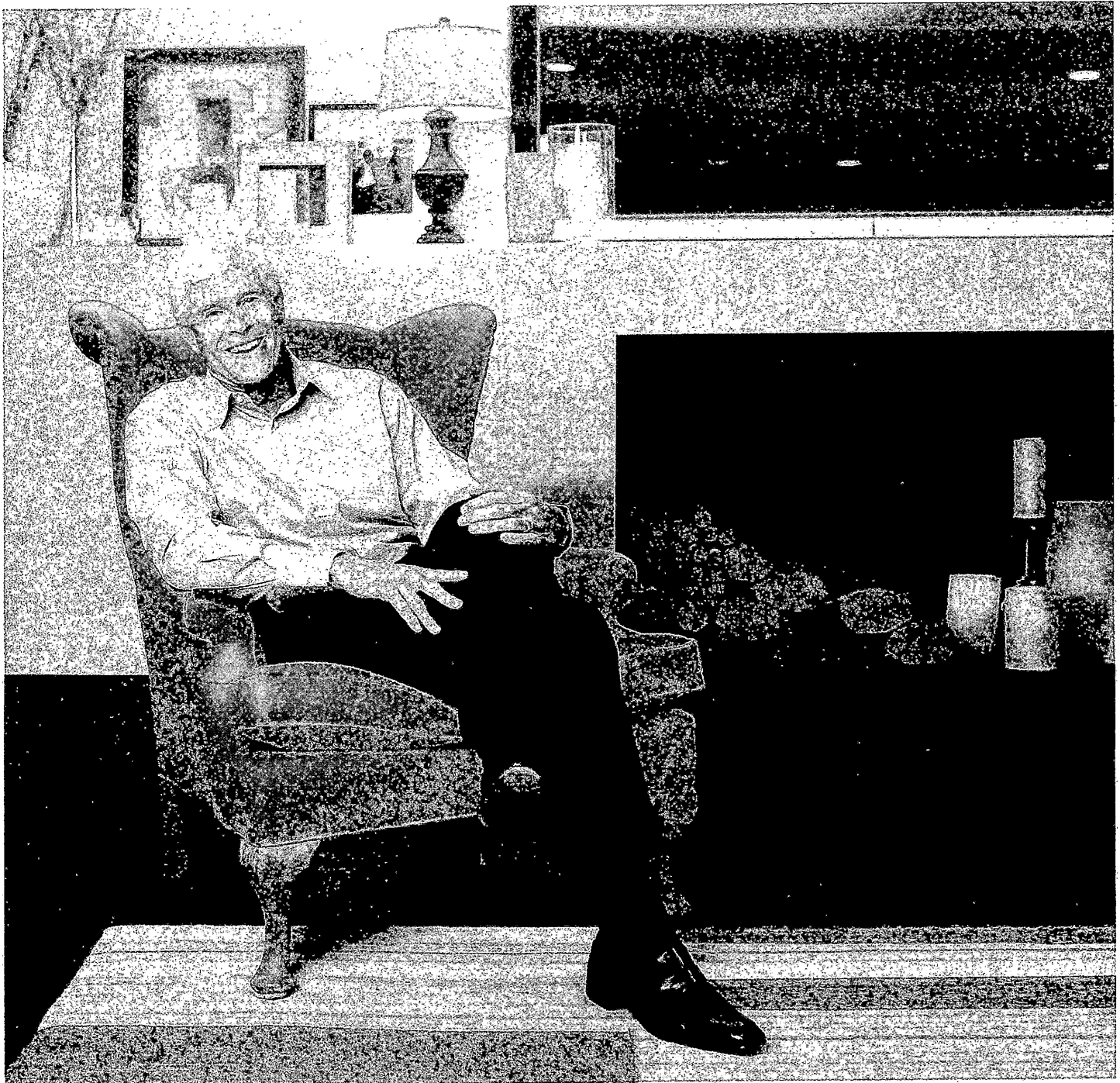
Nina Chomsky
1500 Lancashire St.
Pasadena, CA 91103



OWN

KHP Capital Partners' Mike Depatie: The boutique maestro

by David Eisen | Jun 16, 2016 9:51am



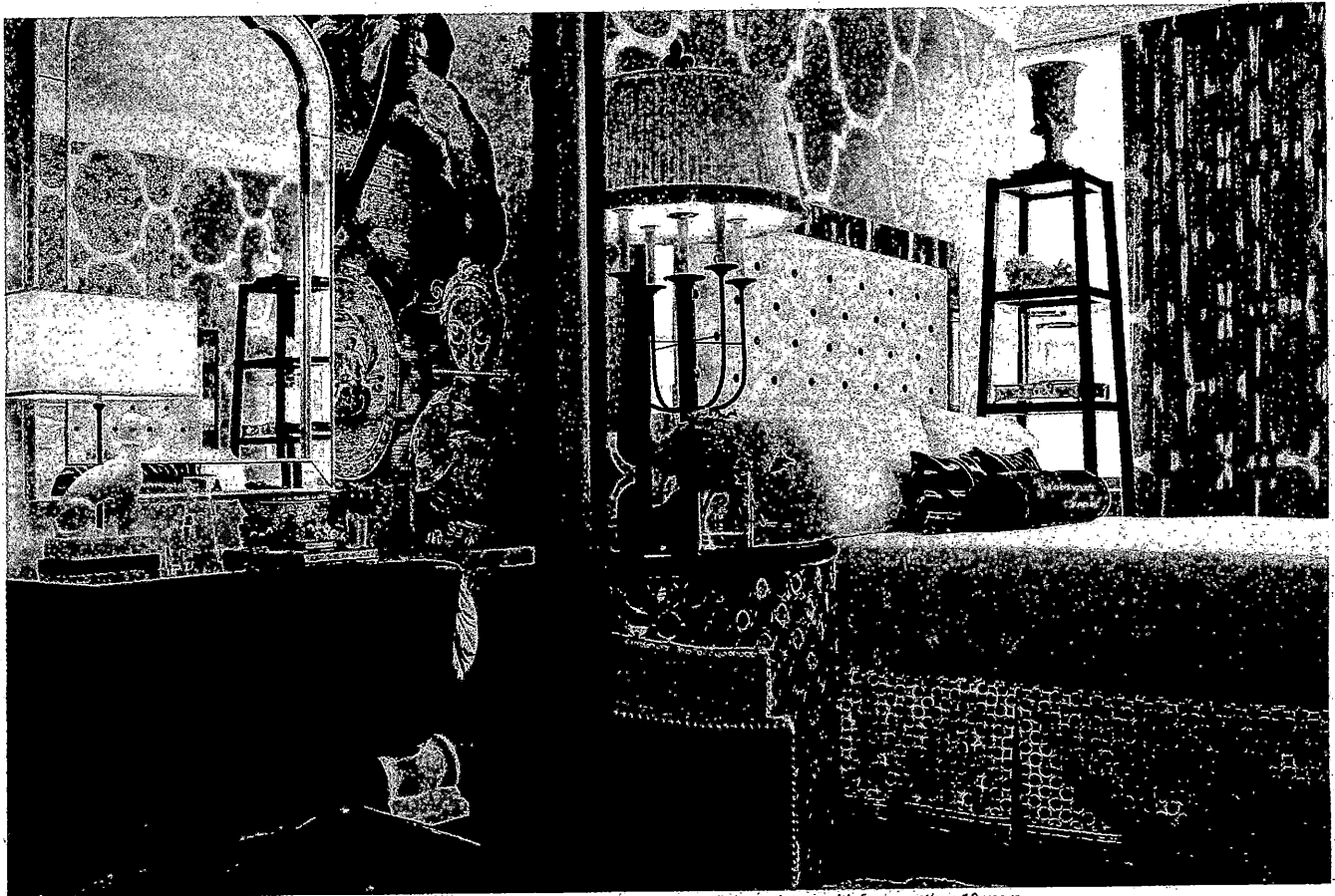
Choosing, then following, a career path is a daunting task. It helps when you have astute people by your side. For Mike Depatie, that person was Jack DeBoer, a giant in the hotel industry, often credited with inventing the extended-stay segment through his founding of Residence Inn, Summerfield Suites and Candlewood Suites. DeBoer as a mentor, teaching the ins and outs of hospitality, is like having Dr. J instruct on the art of the dunk, Vladimir Horowitz illustrate finger placement on a piano, Henry Clay explain the finer points of compromise: It doesn't get much better.

It's where Depatie's story began and ultimately where it led to: Depatie is the current managing partner of KHP Capital Partners, a San Francisco-based real estate private equity firm, focused on investments in boutique and independent hotels. In the preceding years, Depatie was CEO of Kimpton Hotels, a position he held for nine years.

And, like many stories, Depatie's association with DeBoer was one of serendipity: Both are from Kalamazoo, Mich. It pays to be a Midwest boy.

After graduating Harvard Business School in 1983, Depatie got a job with Dallas-based real estate development, investment and operations company Trammell Crow Company. He'd be there a year.

"I got a call from Jack saying, 'We need a CFO to help us arrange financing; would you come to Wichita?'" Depatie said. The need was for Residence Inn, which DeBoer founded in 1975. How can anyone turn down Jack DeBoer? Depatie took the job, and moved to Wichita to help the fledgling company with seven hotels. Three years later it would have some 100 hotels and be sold to Marriott International. "It's how I got into the business," Depatie said.



A guestroom at the Hotel Monaco Philadelphia, which is part of Kimpton Hotels, a company KHP's Mike Depatie was with for more than 10 years.

A Meteoric Rise

From there, Depatie would help with other DeBoer ventures, co-founding Summerfield Suites, which was eventually sold to Hyatt Hotels Corp. He later became CFO of La Quinta Inns & Suites, and held other CFO positions with varying companies. That's until 2003, when Depatie joined the pioneering boutique brand, Kimpton Hotels & Restaurants, founded by another hospitality icon, Bill Kimpton, in 1981.

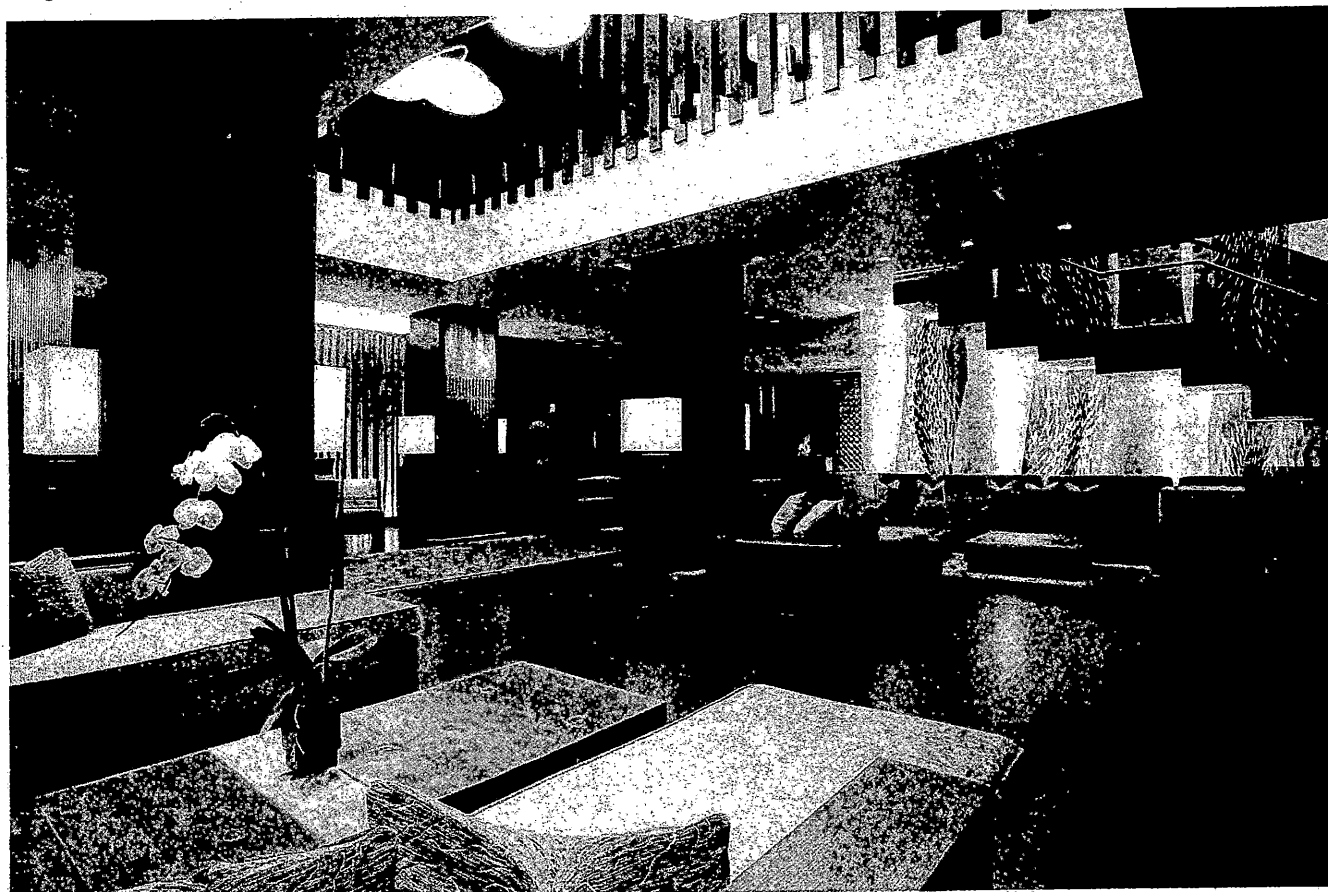
There, he ascended to CEO, and was at the helm when, in December 2014, InterContinental Hotels Group acquired Kimpton for \$430 million. The sale was driven by Depatie and received considerable bids from both U.S. and international suitors. Ultimately, IHG won out, and while Depatie is adamant that Kimpton was to be sold to the highest bidder, he is happy IHG prevailed in the end. "We thought, in time, it would be helpful for Kimpton to be affiliated with a larger brand," Depatie said. IHG's ownership of Kimpton would also help Depatie with his next act.

Subsequent to the Kimpton sale, Depatie stepped down as CEO to lead KHP Capital Partners, with roots that stretch back to 2004 when it was the real estate arm of Kimpton. Post Kimpton sale, it was spun off as a separate company and is owned by Depatie and former Kimpton executives, including Joe Long and Ben Rowe.

Leaving Kimpton as CEO was bittersweet for Depatie. "In a lot of ways, it's better, because it's simpler and when you are the owner, and not the brand, there are less conflicts of interest," Depatie said of his current station. He does, however, miss the scale of Kimpton, as he put it. "I like to grow and hire people and watch them

grow."

It's no surprise, then, that his proudest accomplishment at Kimpton had nothing to do with RevPAR or revenues. No, it was the fact that Kimpton was seven times named by Fortune as one of the "100 Best Places to Work," and that Kimpton, in 2013 and 2014, was ranked No. 1 by J.D. Power in guest satisfaction in the upper-upscale segment. "As a hotel brand CEO, it doesn't get much better than that," Depatie proudly said.



The bulk of KHP's portfolio is composed of Kimpton properties, like the Hotel Palomar San Diego, here.

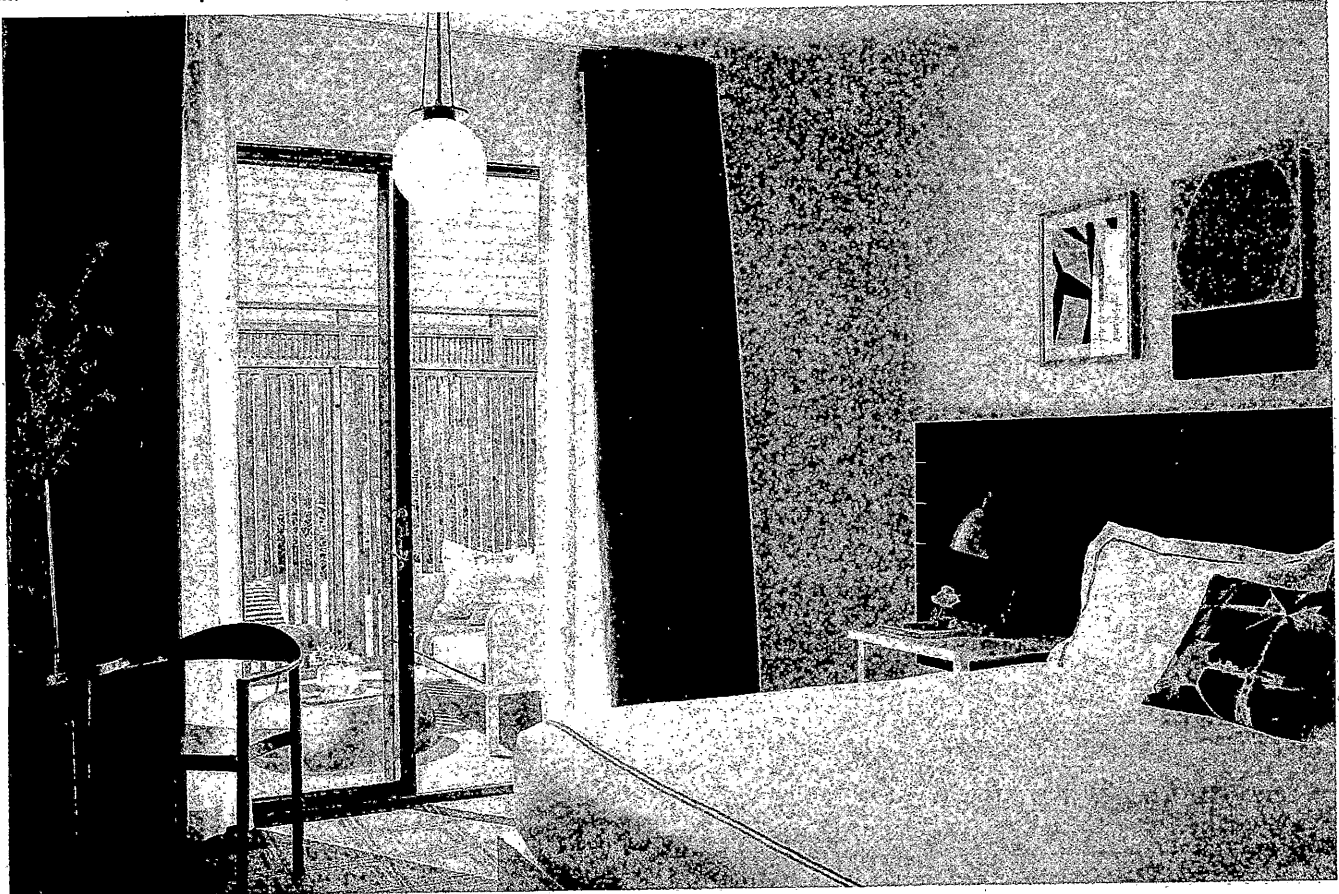
Owning, Not Operating

Today, instead of running a 62-hotel company with 9,000 employees, it is 19 hotels owned or under development—the bulk of which are Kimpton hotels—and 18 employees. To date, KHP has raised four institutional funds totaling \$772 million in committed equity capital. Its latest fund has \$210 million of pledged capital.

KHP's structure is not heavily equity driven, which is to say it puts the sweat in off the back of others' money. KHP's business, according to Depatie, works with institutional investors, who put up roughly 98 percent of the capital. KHP then pays its investors a preferred return on their investment and then splits the profits 80/20. It is also paid a fund-management fee for finding and/or developing the hotels, administering the funds and asset-managing the hotels. It also gets paid fees for any hotels it develops or redevelops.

KHP is the largest owner of Kimpton properties. Twelve of its hotels that are currently open and operating are Kimptons, with five more on the way. Two others, the Hilton Key Largo (Fla.) and DoubleTree in Washington, D.C., are currently being recapitalized and will re-emerge under Hilton Worldwide's Curio Collection.

That's where a hotel company like IHG pays dividends. Its size and breadth opens up Kimpton hotels to new travelers, particularly international travelers, who may not have known the Kimpton brand before. More guests, more revenue. "As the largest owner of Kimpton properties, we wanted to land someplace where someone could expand it internationally, and bring brand strength," Depatie said.



A guestroom at the 131-room Kimpton Buchanan in San Francisco.

If It's Broke—Fix It

Though KHP's structure is sturdy, its strategy can be characterized as one based on breakage. KHP's expertise lies in finding underperforming assets, then recapitalizing and repositioning them. "We buy stuff that's broken typically, fix it up, stabilize it, realize the value, then sell," Depatie said. To that end, adaptive-use projects—acquiring an office building or other asset class and converting it into a hotel—have become more and more part of KHP's game plan.

Consider a yet-to-be-named hotel project in Pasadena, Calif. KHP is currently working through the city entitlement process to redevelop the Julia Morgan-designed YWCA building, adjacent to Pasadena City Hall (which you may be familiar with: It regularly doubled as Pawnee City Hall on the popular NBC series "Parks and Recreation"), into a 176-room hotel. As Depatie told it, part of the project will be the adaptive reuse of the YWCA and part will be the addition of a new-build rooms tower.

There, too, is The Kimpton Gray, a 293-key adaptive reuse of Chicago's New York Life Insurance Building, which dates back to 1894. The hotel is expected to open in the fall.

"We are value-add guys," Depatie said. "We buy good assets, in good markets, below replacement cost and at low leverage. We are not interested in putting projects in place at replacement cost. That strategy works." (He added that KHP can do new-builds with up to 25 percent of its latest fund.)

It's also the reason why KHP hasn't had to contend much with the likes of foreign capital, which has been ravenous of late for hospitality-related U.S. assets. "They are buying things that are stabilized, and skew more luxury," Depatie said. Still, he believes that foreign appetite for U.S. assets should only increase, due, in part, to recent changes to the Foreign Investment in Real Property Tax Act. Among other changes, it exempts foreign pension funds from FIRPTA tax and withholding. This exemption further applies in the case where a foreign pension fund indirectly holds a U.S. real property interest. Removing this tax barrier gives impetus for foreign pension funds to invest in U.S. real estate.

"We will see more money want to get into the U.S.," Depatie said. "The herd mentality happens with institutions."

Nevertheless, Depatie isn't blind to the worries many—primarily owners—feel. For instance, he said, "More supply worries me," as does the impact of Airbnb, which, he admitted, is inducing some new demand.

He also doesn't underestimate the mighty force that is online travel agencies, which he referred to as "frenemies." While he said that commission rates may come down, there's actually a misconception. "They may come down, but the OTAs now have more business than ever, more market share."

Dulling their power was a primary motivation for Marriott International's acquisition of Starwood Hotels & Resorts Worldwide, Depatie added. Still, he is unbowed. "We are later in the cycle," he said, "but the fat lady has not sung yet."

If or when she croons, Depatie is confident that his business and KHP's strategies will endure (he is resolute that KHP has more development expertise than anyone doing boutique). The success and attraction of boutique, lifestyle and independent hotels isn't going away anytime soon. As Depatie noted, "There are many people

KHP Capital Partners' Mike Depatie: The boutique maestro | Hotel Management

interested in the space, more people building and investing since there is demand for it—they think they know a great designer who could do this, or a great chef who could do that. But there's a whole science to it, and there are those who do it well, and those that don't."

Read more on [Development](#), [Boutique Hotels](#), [Real Estate](#), [Mike Depatie](#), [KHP Capital Partners](#), [Kimpton Hotels](#)

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DEVELOPMENTS

Life After Kimpton: Mike Depatie Is Now Running Real Estate Business

By CRAIG KARMIN

Jan 28, 2015 7:30 am ET



Guestroom in Hotel Monaco in Philadelphia, which is owned by KHP Capital Partners.

CRIS MOLINA

The former chief executive of Kimpton Hotels is moving full-time into the real estate business.

Mike Depatie stepped down as Kimpton's CEO after InterContinental Hotels Group agreed last month to acquire an estate investment business overseeing a real estate investment business at hotels.



RECOMMENDED
Will 2015 be the Turnaround Year for First-Time Home Buyers?

Mr. Depatie's new firm was launched in 2004 by Kimpton's parent company to buy or build hotels for the boutique brand to manage with funds raised from investors. It owns 16 Kimpton hotels with a combined value of \$540 million and has invested in five more properties under development, from Hollywood to Chicago.

Now called KHP Capital Partners, the firm is being spun off from Kimpton as a separate company and is owned by Mr. Depatie and other former Kimpton executives. It will continue to invest for Kimpton, but it will also invest in hotels for other boutique operators, including brands run by large chains like Hilton and Marriott International.

The timing looks good. The lifestyle segment, which focuses on high-design and appeals to younger travelers, is in the sweet spot of the hospitality market. Several new brands are angling for investment.

“We think those hotels offer the most opportunity right now,” Mr. Depatie says.

KHP Capital Partners is expected to begin raising a new hotel fund sometime this year, say people familiar with the firm’s strategy.

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Martinez, Ruben

From: 80 N Raymond HOA <80.n.raymond.hoa@gmail.com>
Sent: Monday, August 15, 2016 4:41 PM
To: Gordo, Victor; Hampton, Tyron; Madison, Steve; Masuda, Gene; McAustin, Margaret; Tornek, Terry; awilson@rexter.com; Kennedy, John; cityclerk; action@savepasadenaciviccenter.org; dpnalist@gmail.com
Subject: YWCA/Limpton Hotel

Hello,

We the 22 homeowners of the 80 N Raymond HOA support DPNA's opinion of this project:

Our First Priority is the Civic Center.

We will not settle for a project that sells off the public parkland.

The YWCA is an important historic resource but it is secondary to the the Civic Center as a whole.

We should not sacrifice the integrity of the Civic Center (as "2A" does) to rehabilitate the YWCA.

The integrity of the Civic Center depends on the garden setting that the parkland provides, and it depends on not placing the REAR END of a 5 or 6-story hotel directly facing City Hall!

Let's preserve both the YWCA and the integrity of the Civic Center!

"2E" is a better alternative.

Will

Will Sera
80 N Raymond HOA
626-298-4577

Martinez, Ruben

Subject: FW: DPNA letter + Facebook comments - YWCA / Kimpton Hotel
Attachments: Letter to City Council Kimpton FEIR Surplus Variances.pdf; ATT00001.htm

From: Jonathan Edwards <jedwards@gmail.com>
Subject: DPNA letter + Facebook comments - YWCA / Kimpton Hotel
Date: August 15, 2016 at 4:01:47 PM PDT

Please find attached a letter on behalf of the DPNA. Included is a record of the 16,143 impressions, reactions, and comments that the DPNA received on one of its Facebook posts regarding the Kimpton Hotel project.

That Facebook post directed viewers to the excellent column by Larry Wilson, published by the Pasadena Star news on 8/9/16. I'm sure you've read that column, but if not, it is available at:<http://www.pasadenastarnews.com/opinion/20160809/hotel-proposed-for-pasadena-ywca-is-no-boutique-larry-wilson> and is pasted below.

Please see attached.

Jonathan Edwards ● DOWNTOWN PASADENA NEIGHBORHOOD ASSOCIATION
www.downtownpasadena.org

Hotel proposed for Pasadena YWCA is no boutique: Larry Wilson



Julia Morgan's Pasadena YWCA. (Photo by Walt Mancini/Staff Photographer)

By Larry Wilson, Pasadena Star-News

POSTED: 08/09/16, 2:58 PM PDT | UPDATED: 5 DAYS AGO
0 COMMENTS

It was more than three years ago that our headline read "Historic YWCA building to become a boutique hotel" above a story by the late, great Janette Williams.

I was one of those who, long concerned about the fate of the fabulous Julia Morgan-designed building, which had long been in disrepair since the YW sold it in 1996, thought that the deal sounded like a pretty good one. Adaptive reuse is often the best solution for buildings in our historic downtowns. The priorities of the YW had changed, and it

no longer needed that kind of space — though I had loved the way that even in its later years, when young single women no longer booked the upstairs rooms, they had been rented out to local artists like my friend and former Star-News columnist D.G. Fulford for a painting studio, or to Doo Dah Parade founder Peter Apanel as an office for his enterprises.

But then skeptical friends started to ask better questions than I had. They first pointed out that the preliminary plans submitted by upscale Kimpton Hotels by no means even suited the definition of a boutique hotel, which typically have between 10 and 100 rooms. The San Francisco-based company was talking about 150 rooms right from the get-go. Nothing boutique about that size. That's just a hotel.

And then, rather than stick to the footprint of the now taxpayer-owned property after City Hall bought it through eminent domain after the years of disuse, the developer was, as ever, moaning about how the hotel just wasn't going to pencil out economically unless it got more land on which to build.

Now, look. I have good friends who are developers. Without them, we'd be camping out. But after three decades of covering development issues at Pasadena City Hall, I have never heard a developer say that any deal as originally conceived could ever pencil out without an additional bump: More land, for free. Lower price. Something. Anything. It is such a standard tactic in what they see as the art of the deal that they are programmed to say, "Doesn't pencil out."

I don't believe it for a second. There is no reason to. But I am also not surprised when a developer says what he has to say. Some kind of compromise is always what is sought in the end.

What the city did, instead of saying, "Let's figure out how to make it work on the land we've got for development," was to offer to let the hotel go east into the tiny park space across from City Hall that includes some lawn and trees and the monuments to Jackie and Mack Robinson.

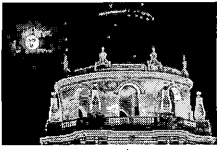
I agree with those who note it is not park space that is greatly "used," in the sense of folks laying out a picnic blanket there and bringing the family or having a softball game. It's a tiny pocket park. And there are others who cynically note that the only people who do ever sit down in the park are homeless. Except for lawn bowlers and dog walkers from the Humane Society, you could almost say the same thing about Central Park south of Old Pasadena, and no one ever suggests that selling it for hotel development would be a good thing.

The point of open space in our gorgeous Civic Center is not that it must be used in the ordinary sense of the word. The very fact of it being there — visually, spiritually — changes our experience of the downtown. It provides a freedom from mere buildings. It makes for a precious view corridor. It is eye candy for the viewer who needs a sweet.

With the issue at City Council Monday, people who know more than I do about the Civic Center and the right way to go on this will be speaking out. Architectural historian Ann Scheid has penned an op-ed for this Sunday's pages, as former city development official Marsha Rood did a few months ago. I want a cool hotel on the YW site. I just believe it shouldn't be too big for its britches, and should respect the beautiful bones of Julia Morgan.

Write the public editor at lwilson@scng.com.

YWCA/Kimpton Hotel Project Final EIR; Surplus Land designation



**DOWNTOWN
PASADENA
NEIGHBORHOOD
ASSOCIATION**

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DPNAlist@gmail.com

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Monday, August 15, 2016


Mayor and members of the City Council
City of Pasadena
175 N. Garfield Avenue
Pasadena, CA 91101

Dear Mayor Tornek & City Council,

We reiterate our comment letter submitted a month ago to the Planning Commission and reprinted in your "Attachment O" of the Staff Report dated Aug 15th. We believe that the comments in that letter are still relevant, as are the prior comments going back as far as July 2013.

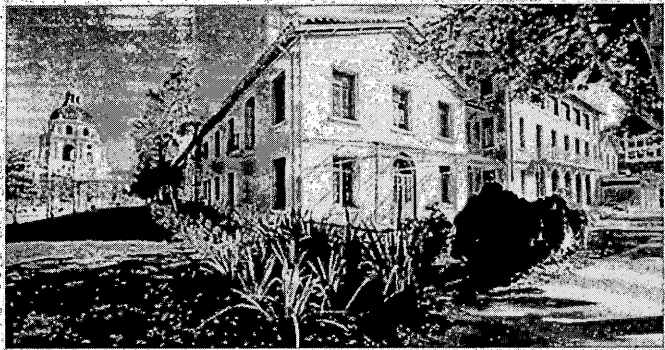
COMMENTS RECEIVED ON THE DPNA'S FACEBOOK POST:

In addition, we submit the new comments that we have collected on the DPNA's Facebook page:



Downtown Pasadena Neighborhood Association
Published by Jonathan Edwards (7) · 9 August at 18:49

This Monday night Aug 15th City Council will vote on a plan by the City Manager (with the misguided complicity of Pasadena Heritage!) to declare the parkland across from City Hall as "surplus" and turn it over to a private developer to build a 180-room hotel. Please email your City Councilperson to urge them to vote for Alternative "2E" (107 rooms) which preserves the parkland and the Sister City Trees, or ask them to start over and ask Pasadena citizens what "they" envision for that land.



Hotel proposed for Pasadena YWCA is no boutique:
Larry Wilson

It was more than three years ago that our headline read "Historic YWCA building to become a boutique hotel" above a story by the late, great Janette Williams.

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440 Reactions, comments & shares

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38 Comments, 82 Shares

YWCA/Kimpton Hotel Project Final EIR; Surplus Land designation



DOWNTOWN PASADENA NEIGHBORHOOD ASSOCIATION

P.O. Box 967
Pasadena, CA 91102
626-539-3762
DPNalist@gmail.com

Officers and Board of Directors:
elected 09/17/2015

Jonathan Edwards, President
Marsha Rood, Vice President
Pat Roughan, Vice President
Qrys Cunningham, Secretary
Fried. Wilson, Treasurer

Joao Huang-Anacleto
Barbara Bell
Marilyn Buchanan
Christine Fedukowski
Greg Gunther
Wesley Reutimann
Mitchell Tsai
Brian Wallace

The DPNA requests that you (1) *not* certify the FEIR; (2) *not* make the findings necessary to declare the City-owned public parklands along N. Garfield Avenue and Holly Street surplus property; (3) *not* make the findings necessary for a variance to permit the ground floor ceiling height be reduced to 9 feet from 15 feet; (4) *not* approve the Alternative 2A design study in Attachment N of the staff report; and (5) *approve Alternative 2E* identified in the DEIR as the preferred alternative for design study.

DPNA'S RECOMMENDATION REGARDING ITS PREFERRED PROJECT:

The DPNA supports Design Alternative "2E," the "Environmentally Superior Alternative" as described in the DEIR. This Design Alternative preserves the public parklands, rehabilitates the historic YWCA building, and includes a new hotel addition compatible in design and scale with the YWCA building, City Hall, the Pasadena Robinson Memorial, and the Civic Center garden-like setting. Given the inadequate and flawed FEIR, the City must select this Environmentally Superior Alternative or adopt a Statement of Overriding Considerations if it approves the proposed Project, with the necessary findings supported and documented by substantial evidence.

In support of our recommendations, we pass along the following citizen comments.

Sincerely,

Jonathan Edwards, President
On behalf of the Board of Directors of the
Downtown Pasadena Neighborhood Association



Preserves parkland, preserves all Sister City Trees, presents a better 'face' to City Hall, the "Environmentally Superior" option. — 107 rooms

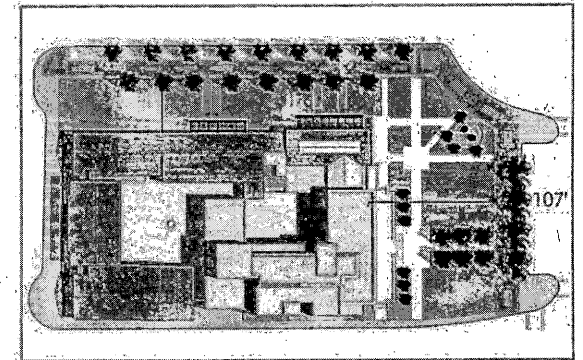
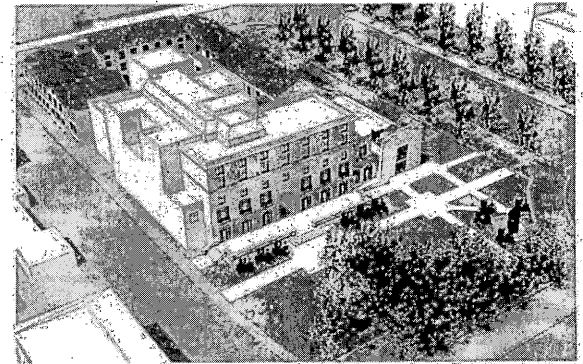
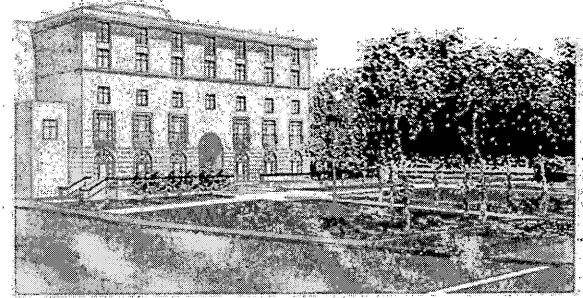


Figure 4-11
Alternative 2E - 107 Food Eatery with No Increased Height and a Reduced Room Count
www.kimptonhotels.com

Post Details

Reported stats may be delayed from what appears on posts



Downtown Pasadena Neighborhood Association

Published by Jonathan Edwards [?] · 9 August at 18:49 ·

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16,143 people reached

\$11.00 Left

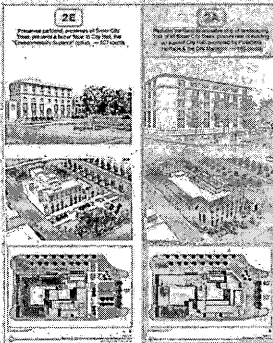
168

38 Comments 82 Shares

Like Comment Share Top comments

Write a comment...

Downtown Pasadena Neighborhood Association Here is "Alternative 2E" as compared to the plan that the City Manager and PH are pushing:



Like Reply 9 Commented on by Jonathan Edwards [?] · 9 August at 18:53

Downtown Pasadena Neighborhood Association

16,143 People Reached

440 Reactions, comments & shares

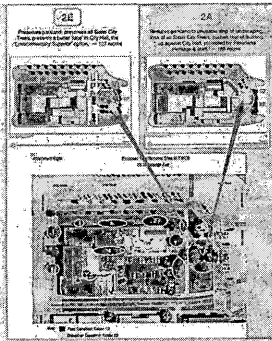
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NEGATIVE FEEDBACK

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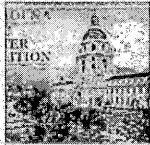


Like · Reply · 5 · Commented on by Jonathan Edwards [?] · 9 August at 18:53



Downtown Pasadena Neighborhood Association We believe that the YWCA is an important historic resource but is *secondary* to the the Civic Center as a whole, and that we should not sacrifice the integrity of the Civic Center (as "2A" does) to rehabilitate the YWCA. The integrity of the Civic Center depends on the *garden setting* that the parkland provides, and it depends on not placing the REAR END of a 5 or 6-story hotel directly facing City Hall! Let's preserve *both* the Y and the integrity of the Civic Center! For more info and our 'take' on Pasadena Heritage's assertions, read our "MYTHBUSTERS" page :

http://pasadenaciviccenter.nationbuilder.com/top_10_myths



MYTHBUSTERS

Pasadena's downtown Civic Center threatened. Public parkland 'given' free to hotel developer without public...

PASADENACIVICCENTER.NATIONBUILDER.COM

Like · Reply · Remove Preview · 9 · Commented on by Jonathan Edwards [?] · 11 August at 08:16



Downtown Pasadena Neighborhood Association WHAT CAN YOU DO TO HELP? Send an email, call, attend the Council meeting.

On August 15th, Pasadena City Council will vote on staff & Pasadena Heritage's recommendation to sacrifice the integrity of the Civic Center by demolishing the public parkland—the Sister City gardens & trees—in order to rehabilitate the YWCA and build a 5-6 story hotel with its REAR facing city hall. This is called alternative "2A."

This "2A" alternative requires the City of Pasadena to declare that the parkland (i.e. the Sister City gardens & trees) are "Surplus Property" and are not currently useful or in the process of being used as public property. (!!)

OR, the City Council could choose to approve "Alternative 2E" which is a smaller project at only 107 rooms, and preserves the gardens, the Sister City trees, and presents a better 'face' (not its rear end) to City Hall. Alternative "2E" is the alternative that is the environmentally superior alternative.

Read the "Mythbusters" at:

http://pasadenaciviccenter.nationbuilder.com/top_10_myths

Sign the petition at: <https://pasadenaciviccenter.nationbuilder.com/petition> (although an email is much more effective).

Please plan on attending this City Council Meeting on August 15th at 7 pm at City Hall, to voice your concerns about this proposed project.

EMAIL THE CITY COUNCIL

Mayor: ttornek@cityofpasadena.net

District 1: thampton@cityofpasadena.net

District 2: mmcaustin@cityofpasadena.net

District 3: JohnJKennedy@cityofpasadena.net

District 4: gmasuda@cityofpasadena.net

District 5: vgordo@cityofpasadena.net

District 6: smadison@cityofpasadena.net

District 7: awilson@cityofpasadena.net

When you send your email, be sure to cc the City Clerk so that it gets put into the record: cityclerk@cityofpasadena.net

CALL OR EMAIL PASADENA HERITAGE (who unfortunately lost sight of the

bigger picture--the Civic Center--and committed early on to sign off on the loss of the trees, parkland, and integrity of the Civic Center.)

Call the office at (626) 441-6333 to leave a message for Lucinda Over, Chairman of the Board.

Tell them that the "First Priority" is the "Civic Center". We will not settle for a project that sells off the public parkland. We believe that the YWCA is an important historic resource but is "secondary" to the the Civic Center as a whole, and that we should not sacrifice the integrity of the Civic Center (as "2A" does) to rehabilitate the YWCA. The integrity of the Civic Center depends on the "garden setting" that the parkland provides, and it depends on not placing the REAR END of a 5 or 6-story hotel directly facing City Hall! Let's preserve "both" the Y and the integrity of the Civic Center! "2E" is a better alternative.

For more info and our 'take' on Pasadena Heritage's assertions, read our "MYTHBUSTERS" page :

http://pasadenaciviccenter.nationbuilder.com/top_10_myths

Like · Reply ·  7 · Commented on by Jonathan Edwards [?] · 11 August at 12:51 · Edited



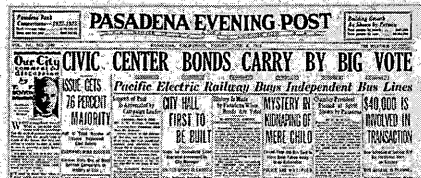
Brian Yoder Why do you all think your opinion matters? If the owners of the land want to build a hotel there unless you can show some harm its none of our business what the owner does with his own land.

Like · Reply · Message ·  1 · 11 August at 21:08

^ Hide 16 Replies



Downtown Pasadena Neighborhood Association The Citizens of Pasadena are the owners! It's public land! We purchased it in 1923!



Like · Reply ·  2 · Commented on by Jonathan Edwards [?] · 12 August at 01:59




Brian Yoder Why does the city own it? If it doesn't need it for some city business it ought to sell it to someone.

Like · Reply · Message ·  1 · 12 August at 02:38



Mary Beth Finnerty Brian Yoder read Mr Yoder's other posts like I just did. Not the most objective thinker I've run into lately. Just satirist!



Like · Reply · Message ·  4 · 12 August at 17:23



Brian Yoder Mary Beth Finnerty why shouldn't the city just sell the land it owns for which it has no use? It's a simple question.

Like · Reply · Message ·  1 · 13 August at 02:26



Joao De Deus Anacleto In this democracy you can't separate government from what people want. (However, plenty of organizations try!)

Like · Reply · Message ·  2 · 13 August at 10:09



Chris Fedukowski Joao De Deus Anacleto - are you coming Monday night? I hope so.

Unlike · Reply · Message ·  1 · 13 August at 11:22




Joao De Deus Anacleto Chris Fedukowski bad timing as I'll be preparing for a business trip.

Like · Reply · Message · 13 August at 12:45



Melissa Accad Brian that is how a poorly planned city ends up with no parks but plenty of run down business parks and strip malls. I love Pasadena because it has on the whole avoided prostituting itself out like that to make a quick buck. We have a beautiful city and we all need to protect that.

Like · Reply · Message ·  6 · Yesterday at 06:52 · Edited



Brian Yoder Melissa Accad I have no interest in parks. I have no intention of ever visiting one. I don't mind if you feel differently, but if you want parks you should pay for them yourself and not try to force

me to subsidize them for you.

Like · Reply · Message · 17 hrs



Brian Yoder Joao De Deus Anacleto I should add that this is not a democracy, it is a constitutional republic. There's a big difference. The founders were rightly suspicious of democracy because unlimited by constraints on power and I subject to deliberative processed, the madness of crowds would quickly lead to rule by demagogues where nobody's life or property would be safe.

Like · Reply · Message · 17 hrs



Dave Ryan So you don't like parks, so you shouldn't have to pay for them. Glad to hear that you won't be collecting social security, or a pension. Because chances are, I've paid for it. If you are for the development, try to beef up the position without sounding like a tightwad. Believe it or not, not every tax dollar you spend affects you directly, but it can affect your quality of life indirectly.

Like · Reply · Message · 17 hrs · Edited



Brian Yoder Dave Ryan I think Social Security is a huge ponzi scheme and I really resent being forced to pay into that too. Had I put all of the money I was forced to pour into that mess into a nice retirement account I would retire with a nice big nest egg which I could pass on to my relatives or a charity I like. But no, I am forced to pay for that too.

I am neither for nor against this particular development. I really don't know anything about it other than that the government is trying to control it. That's what I am against, not any particular preferred outcome or plan.

Yes, I am painfully aware that the vast majority of the money I pay in taxes provides little or no benefit to me at all. Why would it surprise you to find that people don't like that sort of thing very much?

All I want the government to do is provide police, the military, courts, and jails, and to pretty much leave us alone otherwise. The idea that they should be trying to decide whether this or that hotel, park, business, or home should or shouldn't be built here or there is nothing I want them involved in.

Like · Reply · Message · 16 hrs



Joao De Deus Anacleto Brian Yoder our city is a constitutional republic? Really? LOL!!!

Like · Reply · Message · 15 hrs



Joao De Deus Anacleto Brian Yoder your response to Melissa Accad is a ridiculous argument. I use roads less than most people, maybe even you, but using your process of thinking are you insinuating that I should pay more for sidewalk use instead? Why are you proposing inefficiencies that haven't been used in thousands of years!?!

Like · Reply · Message · 15 hrs



Brian Yoder Joao De Deus Anacleto Actually, I was referring to the whole government, which strictly speaking is a federation of constitutional republics, with responsibilities distributed across overlapping jurisdictions. Regarding Pasadena specifically, it is a chartered municipal corporation. While the city does hold elections, it is certainly not strictly speaking a democracy. It cannot do anything it wishes if the majority calls for it. It must abide by county, state, and federal limits on its power for example. It has to abide by the city charter as well.

Like · Reply · Message · 14 hrs



Brian Yoder Joao De Deus Anacleto How am I proposing inefficiencies? It would not for example, be inefficient to raise money for road construction and maintenance from gasoline taxes. This would pass along the cost of roads directly to people roughly according to their use of them. People who indirectly use them (say, by buying groceries delivered by trucks that use the roads) would pay for the roads through higher grocery costs. That seems far more "efficient" than taxing people who don't have any connection to roads (if there are such people) or don't use them for driving.

I am not saying that there aren't some small issues where it would cost more to administer the taxation for some things than it is worth,

but in cases like roads and parks I don't see a problem with that. Voluntary payments are probably cheaper and easier than forcing everybody to pay, and easier or not, it is far more just.

Like · Reply · Message · 14 hrs · Edited

Write a reply...

Mark DeFazio You mention a parkland. What parkland? There is no park anywhere near City Hall. A parkland is an "open land consisting of fields and scattered groups of trees". I agree that would not be an ideal location for a large hotel. We do not need more vehicular traffic around City Hall, but we cannot just leave the YWCA building there doing nothing productive.

Like · Reply · Message · 4 · 10 August at 15:39

Downtown Pasadena Neighborhood Association



Like · Reply · 1 · Commented on by Jonathan Edwards [?] · 10 August at 15:44

Downtown Pasadena Neighborhood Association (North side)

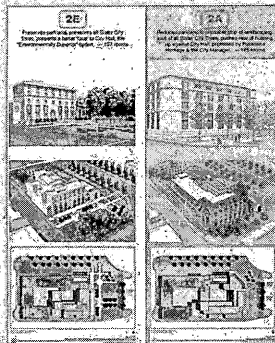


Like · Reply · 1 · Commented on by Jonathan Edwards [?] · 10 August at 15:44

Mark DeFazio A 180 room hotel is not going to fit there. We are talking about the entire block including the YWCA, right?

Like · Reply · Message · 10 August at 16:02

Downtown Pasadena Neighborhood Association Mark DeFazio correct. The 180-room "2A" alternative overlaps onto the majority of the parkland. We are advocating for alternative "2E" which has only 107 rooms and preserves the integrity of the Civic Center and the parkland & trees.



Like · Reply · Commented on by Jonathan Edwards [?] · 10 August at 16:05

Joao De Deus Anacleto City parks should come in all shapes and

sizes.

'Park land' as we typically imagine it should be larger than half a block, often one block or more. They are great for large community events but on the downside are accessible only to the most mobile (for example children cannot access them without the aid of vehicles or a good bicycle network) therefore they are often underutilized or generate traffic if not situated within bike networks.

Speaking of bicycle networks a 'linear park' is a 10' to 60' wide park that interconnects a community. It has a meandering path, and is good for cycling and leisurely walks with well interrupted programming such as exercise equipment or themed learning.

Finally the all important 'pocket park' is specific to each neighborhood and while not private it is very distinct to its nearest neighbors. Either as themed miniature playgrounds or places of contemplation, pocket parks provide places to the youngest of users who travel on foot for a maximum of 10 minutes.

In essence, 'parkland' is not any one of these uses but a balance of park types and their programs. Without this balance, a city's 'parkland' is a failure. Pasadena's parks don't have this balance especially when they are considered surplus.

Like · Reply · Message · 10 August at 22:36



Mark DeFazio This may be out of any of our hands, but do you believe this is an ideal location for any size of a hotel? This area has always been a nice place for many activities including outdoor concerts and if a hotel is placed here that would put this in jeopardy.

Like · Reply · Message · 2 · 10 August at 22:40



Jennifer Waters The proposed development at 180 rooms, would add twice as much vehicular traffic and reduce parking around City Hall, as well as destroying the visual impact of the civic center. A smaller hotel would be a better fit and more appropriate use of the YMCA building.

Unlike · Reply · Message · 2 · 11 August at 18:29



Write a reply...



Marion White Pasadena Heritage and City of Pasadena staff should be ashamed of their support for this hotel project. There are better options to rehabilitate the historic YWCA without destroying the open green park spaces in our civic center and building a huge hotel - with no parking, I might add. Makes me wonder what is really driving this decision and the rush to push this through without following proper process? Who is benefiting from the approval of this project and giving away our park land for free to a private developer?? Certainly NOT the citizens of Pasadena.

Unlike · Reply · Message · 13 · 11 August at 00:26 · Edited

↳ 1 Reply



Elissa Hosseinzadeh The Pasadena that we love has become over built and unaffordable for so many. Walnut has seen one monstrosity after another crowding every inch of land. Before we know it our neighborhoods and the walkability will be gone never to be regained. Old Town is now just one chain after another looking like a duplicate of every other retail space in any city anywhere gone are the local retailers who gave the area character. Unfortunately I live in Altadena so do not have a say in Pasadena matters but I do love Pasadena.

Like · Reply · Message · 22 · 9 August at 22:27



Luis Bonxuno Reyes Nooooo!

We already have 5 new apartments being build in Pasadena. 3 new hotels aswell & there going to transform the parson bldg to town homes . Not enuf room ,no way should they build this! They should build a nice new state of the art park like grand park in downtown Los Angeles . So they can throw fundraiser & concerts in front of city hall.

Like · Reply · Message · 3 · Yesterday at 12:09 · Edited



Elizabeth Tatum I emailed my council person.

Unlike · Reply · Message · 4 · 11 August at 20:49

Nick Lewis Julia Morgan would want to preserve any semblance of nature



near her building. Boo!
Like · Reply · Message · 6 · 11 August at 20:59

↳ 1 Reply



Kim Boston LEAVE IT ALONE!!!!!!!!!!!!!! Pasadena does not need another Hotel or any more traffic.
Like · Reply · Message · 3 · 12 August at 15:24



Ruth Zurfluh Thomas Can the YMCA be saved some other place or have the hotel be built some other place?
Like · Reply · Message · 21 hrs



Chris Fedukowski Yes, there are other options. Alternative 2E, for one. Also, consider is the YWCA really being "saved" if all of the adjacent parkland is being taken away replaced by 6 stories of hotel rooms? And, for this "trade-off" - very important features of the Y are being destroyed, including the Julia Morgan indoor swimming pool, the gymnasium, the views to/from and public access to the historic landscaped courtyard, and the entire front entrance along Marengo is being altered to make way for cars queuing for valet drop off/pick up. Oh yes, and all of the trees will be felled, including the street trees on Marengo. How is this "saving" the YWCA.

Like · Reply · Message · 19 hrs



Petar Sardelich When it's this obvious something is a Bad Idea, it's also tragically, usually, a done deal. Am writing and calling anyway.
Like · Reply · Message · 4 · 10 August at 21:00



Katherine Armenta ugh...pasadena is loosing so much of its charm to "bigger, better, more money". Its going to look like typical Orange County soon. Bleh
Like · Reply · Message · 4 · 12 August at 00:47



Kim Hood We don't need another hotel. They've just built 2 new ones and another is going up where the former Macy's was.
Like · Reply · Message · 12 · 9 August at 22:06



Shell Lewis Pasadena is turning into the the valley-concrete jungle-complexes everywhere, traffic is a mess as it is.
Like · Reply · Message · 22 hrs



Leslyanne Heathcote Doesn't the water issue enter into it? We are being asked to conserve due to the ongoing drought and a hotel of this size would need 1000 plus gallons a day. Scandalous.
Like · Reply · Message · 2 · 12 August at 11:43 · Edited



Donna Palace Wetrich Enough density already!! You can hardly get across town now with all the condos/apartments being built!! STOP!!
Like · Reply · Message · 20 hrs



Nury Arrivillaga Why is another hotel needed? Does the market really support the number of available rooms? Homes, I get, but not hotels.
Like · Reply · Message · 3 · 10 August at 14:40



Frank Trotter Please work to preserve the parkland..
Like · Reply · Message · 12 · 10 August at 00:15



Ted Latta It is all about money very sad.
Like · Reply · Message · 16 hrs



Rachel Agostini And another hotel is in development near PCC. Lisa Morales
Like · Reply · Message · 2 · 10 August at 16:50

↳ 1 Reply




Kelly Higgins Why is Pasadena sacrificing its charm to become a destination city. We have enough hotels.
Like · Reply · Message · 2 · 12 August at 09:41




Aimee Brazeau Interesting that the city has been forcing developers for years to add green space to their proposed structures to minimize the negative impact to the environment, but now has an opportunity to really go green and chooses the dollar bill instead. Stop touting that you are a green city when sunlight is replaced by the shade of high rise housing, and fossil fuel is burned at every un-timed red light in the city.


Like · Reply · Message · 1 · 12 August at 08:43

 **Chris Fedukowski** Keep in mind, developing a good project also makes money - and more money than the poorly designed projects. Please tell the Mayor and City Council to approve 2E - it preserves the gardens and the YWCA. Monday night is our last chance to tell the City Council what we want!
Like · Reply · Message · 19 hrs


 Write a reply...  



 **Dawn Kinns Strazzeri** Whoever owns it should decide.
Like · Reply · Message · 18 hrs



 **Eric Worthington** Kimpton
Like · Reply · Message · 12 August at 12:02


 **Chris Fedukowski** Keep in mind - Kimpton was sold to an International Hotel Chain in January 2015. The group the city is now planning to partner with is a private real estate equity firm - KP III. Even if they were to operate under the Kimpton brand, what the Kimpton brand will be is not now known.
Like · Reply · Message · 13 August at 15:23 · Edited




 Write a reply...  

 **Pauline Ramirez** Such a shame.
Like · Reply · Message ·  2 · 11 August at 10:07



 **Joyce Garber** I can't even drive thru Pasadena any more. The development is ridiculous, over the top, and ugly. Pasadena City leaders have lost it.
Like · Reply · Message ·  4 · 11 August at 11:43


 **Priscilla Rea** R they crazy.
Like · Reply · Message ·  1 · 10 August at 20:46

 **Joyce Garber** Yes and have been for years. They are destroying Pasadena. They killed the health department and started this insane development scheme. This hotel is just the latest.
Like · Reply · Message · 11 August at 16:55

 Write a reply...  



 **Malcolm McLaughlin** good grief
Like · Reply · Message ·  1 · 12 August at 19:09

 **Nancy Wilson** Sick and greedy
Like · Reply · Message ·  1 · 13 August at 21:13

 **Justin Pagliuso** How about a nice fire house and training center?
Like · Reply · Message · 16 hrs

 **Asia Kinney** I knew it!!
Like · Reply · Message · 11 August at 21:08


 **Taneka Shehee** Melody Cotrel what changes think about that...
Like · Reply · Message · 10 August at 18:58

 **Melody Cotrel** I don't think another hotel is needed; why can't they preserve the Y and use it for something else? Pasadena Heritage is typically very supportive of restoration projects and I can't understand why they would favor cutting down trees. I'm missing something...
Like · Reply · Message ·  1 · 10 August at 20:30

 **Taneka Shehee** ...the money
Like · Reply · Message ·  1 · 10 August at 20:32

 Write a reply...  

 **Coral Hiscoe Reid** Donna Gale, were you aware of this?
Like · Reply · Message ·  1 · 12 August at 22:06 · Edited

 **Donna Gale** I read the article too. But I didn't know the project was held up.
Like · Reply · Message · 13 August at 00:16



Write a reply...



Connie Manz 2E, please!!!! Let's preserve parkland and trees.

Like · Reply · Message · 4 · 11 August at 15:57



Rudy E. Manning Felicia Manning

Like · Reply · Message · 13 August at 07:57

Write a comment...

Martinez, Ruben

From: Catherine Dillavou <kittydillavou@gmail.com>
Sent: Monday, August 15, 2016 4:54 PM
To: Gordo, Victor; Hampton, Tyron; Madison, Steve; Masuda, Gene; McAustin, Margaret; Tornek, Terry; awilson@rext.com; Kennedy, John; cityclerk; action@savepasadenaciviccenter.org; dpnalist@gmail.com
Subject: YWCA / Kimpton Hotel
Follow Up Flag: Follow up
Flag Status: Completed

Our First Priority is the Civic Center.

We will not settle for a project that sells off the public parkland.

The YWCA is an important historic resource but it is secondary to the the Civic Center as a whole.

We should not sacrifice the integrity of the Civic Center (as "2A" does) to rehabilitate the YWCA.

The integrity of the Civic Center depends on the garden setting that the parkland provides, and it depends on not placing the REAR END of a 5 or 6-story hotel directly facing City Hall!

Let's preserve both the YWCA and the integrity of the Civic Center!

"2E" is a better alternative.

For those of us who have lived in Pasadena for nearly 70 years, we do not want to see one more hotel or unattractive building go up! Please save the integrity of this beautiful city and think of the City first and the money a hotel will generate last!

When will this development stop?

Have some pride in our City rather than rushing to next development to bring money to city coffers!

Martinez, Ruben

From: Marilyn Buchanan. <marilyn@ajbenterprises.com>
Sent: Monday, August 15, 2016 5:35 PM
To: Tornek, Terry; Hampton, Tyron; McAustin, Margaret; JohnJKenney@cityofpasadena.net; Masuda, Gene; Gordo, Victor; Madison, Steve; Wilson, Andy
Cc: cityclerk; action@savepasadenaciviccenter.org
Subject: YWCA/Kimpton Hotel proposal

TO: Mayor Tornek and all City Council Members:

I'm sure that you will have a very hard decision to make this evening. Do you vote to bring in more revenue to the City of Pasadena, or do you keep the principles upon which our City was designed and maintained over all of these years. If the developer of the Kimpton Hotel is not able to design and build a unique hotel experience, within the footprint of the Julia Morgan YWCA, than I'm afraid that the City has been maneuvered into a situation that is untenable. Rather than enhance the existing buildings and bring back the richness of the Julia Morgan Design the Kimpton Group has just added a regular business box-like hotel with no visual artistic quality, no richness in the design fabric, it looks like any hotel at any location. In addition the four story east end cuts off the park area and diminishes the visual impact of the City Hall and the Civic Center.

It seems a real shame that this project has gone this far without proper guidance. This project, as currently designed, is an embarrassment to the City of Pasadena. If there is a having grace, then perhaps you should be looking at the Model 2E which allows the City of Pasadena to maintain the Civic Center and with the design principles that has guided so many other projects.

Thank you for your consideration in this matter.

Marilyn and Gene Buchanan

7 August 2016

Mayor Terry Tornek and Council Members
100 N. Garfield Avenue, Room S228, P.O. Box 7115
Pasadena, CA 91109-7215

Dear Mayor Tornek and Council Members:

As a 36-year resident of Pasadena who cares deeply about the quality of life and historical integrity of our lovely city, I write to oppose approval of the construction of a 6-story hotel section at the back of the existing YWCA building. The density of Pasadena development in recent years is already exceeding tolerable levels, adding both traffic and its accompanying particulate matter air pollution. To approve such a structure would also destroy a beautiful park area that currently helps provide a buffer around City Hall that ensures clear site lines of this beautiful historic building, one of the most admired symbols of Pasadena. The Civic Center also needs open space to maintain the amount of space essential to public gatherings, as well as the ability of citizens and visitors to enjoy spectacular views of City Hall. Parks are at a premium and help reduce pollution, something we need more, not less of--given Pasadena is in the 40% most polluted area of Los Angeles County, we can't afford to continue to destroy parks and increase density.

If the YWCA project can't be completed without this additional 6-story section, then so be it--a smaller project is more in keeping with the site and existing structure and should be championed rather than give in to developers demands.

PLEASE oppose this dual harm addition--destroying a valuable park and adding density that will only diminish the beauty of City Hall and the current proportionality of existing open space around it.

Thank you for doing the right thing and voting to oppose this structural add on!

Charles L Hilliard

Charles L. Hilliard, PhD
490 South Arroyo Blvd.
Pasadena, CA 91105

Morales, Margo

From: City of Pasadena | District 2 <pasadenawpsmtp@gmail.com>
Sent: Monday, August 15, 2016 5:46 PM
To: McAustin, Margaret
Cc: Morales, Margo
Subject: Contact Request from Website

Name : jill polsby
Phone: 6267996125
Email: polsby@yahoo.com

Message:

Please vote against the YMCA plan to take over the wonderful, wonderful, last existing open space around the City Hall. We need some beauty, we need some open space - we do NOT need another hotel or apartment house, especially around the City Hall. Please vote NO!!!

Submitted from: 99.59.239.144

User Information

IP Address: 99.59.239.144
User-Agent (Browser/OS): Google Chrome 52.0.2743.116 / OS X
Referrer: <http://ww5.cityofpasadena.net/district2/contact/>

08/15/2016
Item 10

Morales, Margo

From: cwstockwell <cwstockwell@yahoo.com>
Sent: Monday, August 15, 2016 5:47 PM
To: Morales, Margo
Subject: please tell margaret mcaustin to vote NO on any building of hotels or apartments around the City Hall

Please vote against the YMCA plan to take over the wonderful, wonderful, last existing open space around the City Hall. We need some beauty, we need some open space - we do NOT need another hotel or apartment house, especially around the City Hall. Please vote NO!!!