

**ATTACHMENT C
PLANNING COMMISSION CORRESPONDENCE**

Steinkruger, Tracy

From: Chuck Ryor <chuckryor@gmail.com> on behalf of Chuck Ryor
<chuck@prismchurch.com>
Sent: Tuesday, May 24, 2016 11:44 PM
To: Steinkruger, Tracy
Cc: Laurie Popham; Jon Crabb; Chris Huisken; Brooks Potteiger; Tami Fenno
Subject: Correction to the FINAL EIR
Attachments: Final EIR.pdf

Ms Steinkruger,

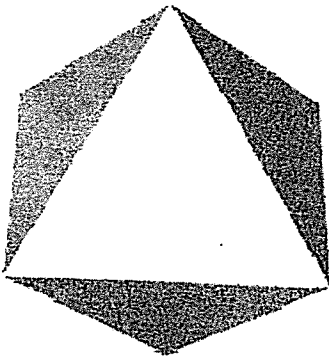
I'm Dr. Chuck Ryor, the Pastor of Prism Church at 61 N. Hill Ave. I am planning to attend the 6/8/16 public meeting on the proposed hotel at Hill & Colorado. However, in reviewing your final EIR, you have incorrectly attributed the land located adjacent to the North Parcel as bordered ONLY by Grace Lutheran Church (Section 2 Project Description). As well, In Section 3.8 & Appendix F, you have incorrectly redacted Prism Church/Chapel of Roses as a Church-zoned piece of property to the north of the seven-foot-high masonry wall.

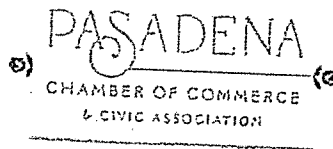
In fact, Prism Church is the occupant and has signed a lease/purchase agreement with the Chapel of Roses. The church-zoned property is not owned by the Hill Ave. Grace Lutheran Church, as would be indicated by the map (Figure 3.8-1). Although it may appear to be so, the *3 bullet location is two separate properties.

Please make these corrections and others where applicable. If you have any questions, please contact me at 626-327-7476.

Thank you.

Chuck Ryor
Pastor, Prism Church
chuck@prismchurch.com
626-327-7476





June 3, 2016
Mic Hansen, Chair, and Planning Commission
City of Pasadena
175 North Garfield Avenue
Pasadena, CA 91109
VIA E-MAIL

Re: Planned Development at Hill and Colorado

Dear Chair Hansen and Planning Commissioners,

Thank you for considering the planned development at 1347-1355 East Colorado Boulevard and 1336 East Colorado Boulevard. This is an attractive project that can have a transformative impact on the area.

The Pasadena Chamber of Commerce is excited at the prospect of these parcels being developed into meaningful contributing enterprises to our local economy. The addition of hotel rooms, with meeting space, ballrooms and parking, as well as possible retail, restaurant and other commercial uses along Colorado Boulevard and Hill Streets will greatly enhance the economic vitality of this portion of Pasadena.

The economic benefits of the planned development on both sides of Colorado Boulevard are very necessary to activating and revitalizing the area. The planned hotels will support commercial activity in Pasadena and help fill a void we desperately need by adding much needed accommodations to our downtown adjacent area. Further, the planned development will add a significant number of jobs to our area, many which may be filled by students at Pasadena City College and other local individuals.

In addition, the planned development will add much needed revenue to the City of Pasadena with property tax, sales tax and transient occupancy tax, as well as the fees associated with a development of this size. The planned development will also complement and fill the needs of both Pasadena City College and Caltech for nearby hotels to accommodate visiting students, faculty and others.

The Pasadena Chamber of Commerce encourages the Planning Commission to certify the environmental documentation and the planned development at Hill and Colorado.

Thank you for your service to Pasadena.

Sincerely,



Paul Little

President and Chief Executive Officer

Steinkruger, Tracy

From: Jesse Lattig <jlattig@pasadenaheritage.org>
Sent: Wednesday, June 08, 2016 2:27 PM
To: Steinkruger, Tracy
Cc: Sue Mossman
Subject: Hill & Colorado / PD-35

Dear Ms. Steinkruger,

Although I'm unable to attend this evening's hearing on the Hill & Colorado Project, we did review the Staff Report and we support its Staff Recommendations. It is of great importance to the community that this large project in this location have a contextually sensitive design that strengthens the neighborhood's sense of place. This is needed most and has the greatest potential on the north parcel along Colorado Blvd., where the creative incorporation and thoughtful re-use of the historic Ford Dealership showrooms within the new project would reflect the urban and historical continuity downtown Pasadena is known for with the added benefit of making it a unique destination within the city. With this in mind, we echo the Commission's earlier observations and Staff's conclusion that a reduced project would better align with recently revised General Plan policies and the East Colorado Specific Plan and would facilitate a more contextually successful design.

We look forward to reviewing the Conditions of Approval regarding the PD when drafted.

Sincerely,

Jesse Lattig
Preservation Director



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April 20, 2016

Planning Commission
City Of Pasadena
175 N. Garfield Avenue
Pasadena, CA 91101

VIA EMAIL

Re: Certification of the Hill & Colorado Project Final EIR

Dear Honorable Commissioners,

On behalf of Pasadena Heritage, we are writing to express our opposition to Staff's recommendation to approve Alternative 3 of the Final EIR, which encourages demolition of the former car showrooms on the North Parcel. We note that, in past preliminary design review presentations, the applicants and their design team demonstrated a willingness and creativity toward re-use of this historic resource. To demolish it would carelessly and unnecessarily erase forever the imprint of history on this site, when in fact this history can be incorporated into the project and strengthen the placemaking potential of new development.

Regarding the revised mitigation measures, Pasadena Heritage strongly supports and draws your attention to the importance of preventative mitigation approaches to minimizing potential construction-related damage through sufficient shoring as well as limitation of excavation, pile-driving, and other heavy equipment use. In conjunction with this approach, we urge you to require implementation of the MM-NOISE 9 recommendation to install ground vibration monitoring equipment at ALL of the adjacent historic properties to prevent damage to vulnerable historic fabric.

Regarding Table S-2: is the information correct for Types of Impacts listed under Alternative 3: Historic Resources – Loss of Resources: “Greater (if showrooms retained)” vs. “Similar (if showrooms removed)”? Are the degree of impacts not actually the reverse of what is stated?

Thank you for your consideration of our feedback in your review of the environmental documents and certification of a preferred alternative.

Sincerely,

Jesse Lattig
Preservation Director

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Sweeney, Jessica

Subject:

FW: Comments received regarding the Colorado-Hill Hotel Planned Development for 7-27-16 meeting



From: Sweeney, Jessica

Sent: Wednesday, July 27, 2016 9:24 AM

Cc: Steinkruger, Tracy; Parker, Kelvin; Varma, Arthi; Reyes, David; Fuentes, Theresa

Subject: Comments received regarding the Colorado-Hill Hotel Planned Development for 7-27-16 meeting

BCC: PLANNING COMMISSION

Good Morning Commissioners,

Please find comments below received from Pasadena Heritage for your review, regarding the Colorado/Hill Hotel Planned Development. Hard copies will also be made available at tonight's meeting. Thank you

Kind Regards,

Jessica Sweeney

City of Pasadena

Planning & Community Development

Office: (626) 744-4591

From: Jesse Lattig [<mailto:jlattig@pasadenaheritage.org>]

Sent: Tuesday, July 26, 2016 4:56 PM

To: Steinkruger, Tracy

Cc: Sue Mossman

Subject: Re: Link to Planning Commission 7/27/16 agenda - Colorado/Hill

Tracy, kindly share our comments below with the Planning Commission. Regrettably I am unable to attend tomorrow evening's hearing.

Thank you in advance.

Regarding the Hill & Colorado Final EIR, Pasadena Heritage strongly supports the cultural resource mitigation measures outlined in the MMRP which reflect the need to proactively protect nearby historic resources against potential vibration and other construction-associated impacts, in addition to any post-construction damage repair.

Additionally, the thoughtful and sophisticated incorporation of the historic Ford dealership showrooms into the hotel project is key to achieving compatibility with the urban character of this main corridor, which is punctuated by multiple historic institutional and commercial buildings. The successful re-use of these showrooms involves consideration of the new building's heights, massing, siting and orientation.

While this component of the project will be considered in Design Review, it is a meaningful part of the quality design and height discussions that pertain to the PD zoning approval. Furthermore, in past preliminary design review presentations, the applicants and their design team demonstrated recognition of this design challenge and shared ideas on how compatibility and re-use might be achieved. With this in mind, Pasadena Heritage supports Staff's recommended Condition #35 that the current Architectural Team be retained and consulted throughout the design phase of the project (including construction drawings) to ensure that the design aesthetic, details, and materials remain of consistent quality and integrity.

Jesse Lattig
Preservation Director



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