

ATTACHMENT A
SPECIFIC FINDINGS FOR CONDITIONAL USE PERMIT #6279

1. Surplus property declaration and exemption from the competitive sale requirement.

1. *The property meets the definition of "surplus real property" as defined in PMC §4.02.010.A, which states "'Surplus real property' means the real property of the city not needed for the purpose for which it was acquired or for any other public purpose. As demonstrated in this report, parcel 3 of the project site (95 N. Garfield Avenue) was purchased by the City in 1923 as part of the development of the Civic Center, specifically City Hall and its appurtenances, grounds and approaches. The original purchase of this land included excess area beyond what was needed to construct City Hall and its appurtenances, grounds and approaches due to the configuration of the properties when they were purchased. As such, the portion of the property that is proposed to be built upon is not needed for City Hall or its appurtenances, grounds and approaches or for any other public purpose.*

Further, the conceptual and final drawings for the Civic Center, developed by the firm Bennett, Parsons & Frost in 1923 and 1925-1926, respectively, depict an area of landscaping in this location which is 50-55-feet deep and 25-feet deep, respectively, measured from the back of the Garfield Avenue sidewalk, with new buildings adjoining the western edge of the landscaped area. As such, the current depth of the landscaped area, which is 107 feet as measured from the back of the Garfield Avenue sidewalk, is significantly deeper than originally intended by Bennett, Parsons & Frost and a new building with a setback from Garfield Avenue between 25 feet and 55 feet would be in keeping with the vision of these historical plans. Alternative 2A, as studied in the Environmental Impact Report for the project, has a setback between 30 and 40 feet from the back of the Garfield Avenue sidewalk and is, therefore, in keeping with the vision of the historical plans for the Civic Center.

2. *An extraordinary and overriding public benefit related to the economic and public well-being of other properties in the immediate vicinity will be achieved. The proposed project would rehabilitate the historic YWCA building, which has suffered from extreme neglect over many years and is in substantially deteriorated condition, which will require a significant financial investment. The project applicant has satisfactorily demonstrated to the City its ability to rehabilitate the YWCA and return it to active use, while also constructing an adjacent new building/addition that would be compatible with the YWCA building and the Civic Center as a whole. This will be a significant public benefit and the proposed new construction is needed to support this significant investment in the rehabilitation of the YWCA building. The new building and rehabilitated historic building will create a new, active use in the Civic Center and will bring jobs as well as hotel guests, restaurant patrons, and banquet attendees to the area, resulting in increased economic and public well-being for all properties in the immediate vicinity.*

2. Conditional Use Permit: To allow the construction of a non-residential project over 25,000 square feet in size ('Major Project').

3. *The proposed use is allowed with a Conditional Use Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code. The proposed hotel, restaurant, and banquet facilities are allowed with the approval of a Conditional Use Permit in the CD-2 (Central District Specific Plan, Civic Center/Midtown) Zoning District. Further, a project of this size that exceeds 25,000 square feet of gross floor area is permitted with a*

Conditional Use Permit. As such, the proposed project complies with applicable sections of the Zoning Code.

4. *The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district.* The proposed hotel, restaurant, and banquet facilities are allowed with the approval of a Conditional Use Permit in the CD-2 (Central District Specific Plan, Civic Center/Midtown) Zoning District as noted earlier. The project will provide active uses along Marengo Avenue, Holly Street, Garfield Avenue and Union Street. Further, the uses will share common parking facilities such that the overall number of needed parking spaces will be less than would typically be required, thereby making the use of the parking facilities more efficient. Finally, the project will incorporate trip reduction methods and bicycle parking into its design and operation.
5. *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 City's General Plan designates this site as "Medium Mixed-Use," which is intended to support the development of multi-story buildings with a variety of compatible commercial (retail and office) and residential uses. The proposed hotel will meet these goals by providing accommodations to support the existing business district, the Pasadena Convention Center, and Pasadena's tourist industry.

In addition, the project is consistent with the goals of the General Plan by furthering the following Goals and Policies: Policy 1.2 Targeted Growth; Goal 2 Land Use Diversity; Goal 3 Compatible Land Uses; Goal 4 Elements Contributing to Urban Form; Goal 5 Pedestrian-Oriented Places; Goal 6. Character and Scale of Pasadena; Goal 7. Architectural Design and Quality; Goal 8 Historic Preservation; Goal 9 Public Art; Goal 10 A City Sustained and Renewed; Policy 10.12 Urban Open Spaces; Goal 11 Job Opportunities; Goal 12 Shopping and Dining; Goal 14 Visitors; Goal 15 Sound Local Economy; Goal 18 Land Use/Transportation Relationship; Goal 19 Parking Availability; Goal 20 Information and Participation; and Goal 31 Central District.

The project also meets the following Planning Objectives of the Central District Specific Plan: 2 (Identify Growth Areas); 3 (Develop Urban Land Patterns); 6 (Reinforce District Character); 11 (Provide Economic Opportunity); 12 (Diversify Downtown Economy); 13 (Encourage Business Retention); 14 (Promote Job Growth); 15 (Maintain Fiscal Health); 22 (Reduce Auto Dependency); 25 (Promote Transit Usage); and 26 (Make Downtown Walkable).

6. *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 proposed project and land uses will be compatible with existing commercial, institutional, civic and mixed-use development in the vicinity. With the approval of the requested entitlements and conditions of approval, the project will not be detrimental to the health, safety, or general welfare or local residences and commercial establishments in the neighborhood. An Environmental Impact Report found that all potential significant environmental impacts can be mitigated to a less than significant level through the incorporation of mitigation measures into the project.
7. *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.* The

proposed hotel, restaurant, and banquet facility uses are allowed with the approval of a Conditional Use Permit in the CD-2 (Central District Specific Plan, Civic Center/Midtown) Zoning District as noted earlier. An Environmental Impact Report found that all potential significant environmental impacts can be mitigated to a less than significant level through the incorporation of mitigation measures into the project.

8. *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 project has been designed such that it does not require any Variances from the height, mass, or floor area development standards of the Central District section of the Zoning Code. The only requested deviations from the Zoning Code are to provide fewer than required loading spaces with design characteristics that would require large delivery vehicles to conduct backing movements onto or from the public right-of-way and to provide a 10-foot-high ground floor where a 15-foot-high ground floor is required, as described earlier in the report. The project site is located in the urban core of Pasadena. The visual character of the surrounding area includes a range of land uses, building styles, and heights similar to the proposed project. There are no existing land uses to the south of the project that would have views of the mountains to the north blocked by the proposed project. Therefore, no new impacts to views of the mountains as a result of the construction of this project have been identified. Finally, the project is subject to Design Review and will be reviewed by the Design Commission to ensure the project is aesthetically compatible with the surrounding development.
3. Conditional Use Permit: To allow a 'Lodging - Hotels, Motels' use.
9. *The proposed use is allowed with a Conditional Use Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code.* The proposed use of a 'Lodging - Hotels, Motels' use is allowed with the approval of a Conditional Use Permit in the CD-2 (Central District Specific Plan, Civic Center/Midtown) Zoning District.
10. *The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district.* The subject site is located in the CD-2 (Central District Specific Plan, Civic Center/Midtown) Zoning District which has a mix of uses intended to cater to those working in and visiting the area. The project will provide active uses along Marengo Avenue, Holly Street, Garfield Avenue and Union Street. Further, the uses will share common parking facilities such that the overall number of needed parking spaces will be less than would typically be required, thereby making the use of the parking facilities more efficient. Finally, the project will incorporate trip reduction methods and bicycle parking into its design and operation.
11. *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 City's General Plan designates this site as "Medium Mixed-Use," which is intended to support the development of multi-story buildings with a variety of compatible commercial (retail and office) and residential uses. The proposed hotel will meet these goals by providing accommodations to support the existing business district, the Pasadena Convention Center, and Pasadena's tourist industry.

In addition, the project is consistent with the goals of the General Plan by furthering the following Goals and Policies: Policy 1.2 Targeted Growth; Goal 2 Land Use Diversity; Goal 3 Compatible Land Uses; Goal 4 Elements Contributing to Urban Form; Goal 5 Pedestrian-

Oriented Places; Goal 6. Character and Scale of Pasadena; Goal 7. Architectural Design and Quality; Goal 8 Historic Preservation; Goal 9 Public Art; Goal 10 A City Sustained and Renewed; Policy 10.12 Urban Open Spaces; Goal 11 Job Opportunities; Goal 12 Shopping and Dining; Goal 14 Visitors; Goal 15 Sound Local Economy; Goal 18 Land Use/Transportation Relationship; Goal 19 Parking Availability; Goal 20 Information and Participation; and Goal 31 Central District.

The project also meets the following Planning Objectives of the Central District Specific Plan: 2 (Identify Growth Areas); 3 (Develop Urban Land Patterns); 6 (Reinforce District Character); 11 (Provide Economic Opportunity); 12 (Diversify Downtown Economy); 13 (Encourage Business Retention); 14 (Promote Job Growth); 15 (Maintain Fiscal Health); 22 (Reduce Auto Dependency); 25 (Promote Transit Usage); and 26 (Make Downtown Walkable).

12. *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 proposed project and land uses will be compatible with existing commercial development in the vicinity. With the approval of the requested entitlements and conditions of approval, the project will not be detrimental to the health, safety, or general welfare or local residents and commercial establishments in the neighborhood. An Environmental Impact Report determined that potentially significant impacts can be reduced to less than significant levels through mitigation measures that are will be incorporated into the project.
13. *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.* The proposed hotel, restaurant, and banquet facility uses are allowed with the approval of a Conditional Use Permit in the CD-2 (Central District Specific Plan, Civic Center/Midtown) Zoning District as noted earlier. An Environmental Impact Report determined that potentially significant impacts can be reduced to less than significant levels through mitigation measures that are will be incorporated into the project.
14. *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 project has been designed such that it does not require any Variances from the height, mass, or floor area development standards of the Central District section of the Zoning Code. The only requested deviations from the Zoning Code are to provide fewer than required loading spaces with design characteristics that would require large delivery vehicles to conduct backing movements onto or from the public right-of-way and to provide a 10-foot-high ground floor where a 15-foot-high ground floor is required, as described earlier in the report. The project site is located in the urban core of Pasadena. The visual character of the surrounding area includes a range of land uses, building styles, and heights similar to the proposed project. There are no existing land uses to the south of the project that would have views of the mountains to the north blocked by the proposed project. Therefore, no new impacts to views of the mountains as a result of the construction of this project have been identified. Finally, the project is subject to Design Review and will be reviewed by the Design Commission to ensure the project is aesthetically compatible with the surrounding development.
4. Conditional Use Permit: To allow the sale of a full-line of alcoholic beverages for on-site consumption.

15. *The proposed location of the site for the Conditional Use Permit would not adversely affect the general welfare of the surrounding property owners.* The operation of the proposed hotel, restaurant and banquet facility use with the incidental sale of alcoholic beverages is allowed with the approval of a Conditional Use Permit in the CD-2 (Central District Specific Plan, Civic Center/Midtown) Zoning District. The primary hotel use with ancillary limited alcohol sales will operate in accordance with all City laws, ordinances and conditions of approval to ensure the continuity of the compatible coexistence of this use with the surrounding area.
16. *The proposed location of the site for the Conditional Use Permit would not result in an undesirable concentration of premises for the sale of alcoholic beverages, including wine, in the area.* An overconcentration of alcohol establishments, as defined by Alcohol Beverage Control, will be augmented in the Census Tract by the addition of this request, although only two licenses exist in the immediate vicinity of the site. The sale of alcohol in conjunction with the hotel, restaurant and banquet uses will provide a service and amenity for guests and patrons and will not negatively impact the surrounding commercial area. It has been found that alcohol sales in conjunction with a hotel use typically will not encourage activities that cause negative effects on the surrounding areas. The on-site sale of alcohol is classified as an ancillary to the primary hotel use. Conditions of approval have been included that will limit the potential for negative impacts.
17. *The proposed location of the site for the Conditional Use Permit would not detrimentally affect the nearby surrounding area after giving special consideration to the proximity and nature of the proposed use with respect to the following: a. Residential uses and residential districts; 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 c. Other establishments offering alcoholic beverages (including wine) for sale for consumption both on- and off-site.* The subject site is not located within immediate proximity of parks, playgrounds, or schools. First Baptist Church is immediately across Marengo Avenue from the site Centennial Place (former YMCA) is immediately north of the site. The nearest public park (Memorial Park) is 900 feet northwest of the site. The property is surrounded by general commercial, civic and institutional uses to the east and south. There are no residential zoning districts within a distance of 150 feet from the subject site. The nearest school (Saint Andrews Grammar School) is 2,000 feet northwest of the subject site. The on-site sale of limited alcohol will be strictly restricted to hotel and banquet guests and restaurant patrons of legal drinking age and will not have any significant impact to the existing religious use across Marengo Avenue. Conditions of approval identified in Attachment B of this report will ensure the hotel, restaurant and banquet uses with ancillary limited alcohol sales to guests and patrons only will not be detrimental to the surrounding area.
18. *The proposed location of the site for the Conditional Use Permit would not aggravate existing problems created by the sale of alcohol (e.g., littering, loitering, noise, public drunkenness, and sales to minors).* The primary hotel use with ancillary on-site sales of alcohol for hotel/banquet guests and restaurant patrons is not considered a problematic use and does not contribute to an aggravation of existing problems in the vicinity. With this approval, the project is subject to the City's Condition Monitoring Program. Noncompliance with any of the conditions of approval or any of the provisions of the Zoning Code may result in the revocation of the Conditional Use Permit. The on-site sale of alcohol for

hotel/banquet guests and restaurant patrons only in conjunction with the operation of a hotel use will not detrimentally affect the surrounding area.

19. *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 City's General Plan designates this site as "Medium Mixed-Use," which is intended to support the development of multi-story buildings with a variety of compatible commercial (retail and office) and residential uses. The proposed hotel will meet these goals by providing accommodations to support the existing business district, the Pasadena Convention Center, and Pasadena's tourist industry.

In addition, the project is consistent with the goals of the General Plan by furthering the following Goals and Policies: Goal 2 Land Use Diversity; Goal 3 Compatible Land Uses; Goal 12 Shopping and Dining; Goal 14 Visitors; and Goal 15 Sound Local Economy.

The project also meets the following Planning Objectives of the Central District Specific Plan: 11 (Provide Economic Opportunity); 12 (Diversify Downtown Economy); and 15 (Maintain Fiscal Health).

20. *The public convenience or necessity is served.* The Department of Alcoholic Beverage Control has determined that the census tract is overconcentrated with existing alcohol licenses. As such, a finding is needed to determine that public convenience or necessity is served. Although the census tract is overconcentrated with alcohol licenses, there are only two other establishments within 250 feet of the site that sell alcohol and both are restaurants. The sale of alcohol would be limited to guests and patrons of the hotel, banquet facilities and restaurant and regulated by conditions of approval. Alcohol sales is a common ancillary use to a primary hotel use and is necessary to adequately and conveniently serve the guests and patrons of the facility.

5. Minor Conditional Use Permit: To allow the construction of a non-residential project over 15,000 square feet in size within the Transit-Oriented Development (TOD) Area.

21. *The proposed use is allowed with a Minor Conditional Use Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code.* The proposed use of a 'Lodging - Hotels, Motels' use is allowed with the approval of a Conditional Use Permit in the CD-2 (Central District Specific Plan, Civic Center/Midtown) Zoning District. Further, a project of this size that exceeds 15,000 square feet of gross floor area in a transit-oriented development zone is permitted with a Minor Conditional Use Permit. The development standards for Transit Oriented Development list certain uses that are not compatible with this district and the proposed uses are not on that list; the CD-2 Zoning District anticipates the proposed uses. As such, the proposed project complies with applicable sections of the Zoning Code.

22. *The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district.* The proposed hotel, restaurant, and banquet facility uses are allowed with the approval of a Conditional Use Permit in the CD-2 (Central District Specific Plan, Civic Center/Midtown) Zoning District as noted earlier. The project will provide active uses along Marengo Avenue, Holly Street, Garfield Avenue and Union Street. Further, the uses will share common parking facilities such that the overall number of needed parking spaces will be less than would typically be required, thereby

making the use of the parking facilities more efficient. Finally, the project will incorporate trip reduction methods and bicycle parking into its design and operation.

23. *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 City's General Plan designates this site as "Medium Mixed-Use," which is intended to support the development of multi-story buildings with a variety of compatible commercial (retail and office) and residential uses. The proposed hotel will meet these goals by providing accommodations to support the existing business district, the Pasadena Convention Center, and Pasadena's tourist industry.

In addition, the project is consistent with the goals of the General Plan by furthering the following Goals and Policies: Policy 1.2 Targeted Growth; Goal 2 Land Use Diversity; Goal 3 Compatible Land Uses; Goal 4 Elements Contributing to Urban Form; Goal 5 Pedestrian-Oriented Places; Goal 6 Character and Scale of Pasadena; Goal 7. Architectural Design and Quality; Goal 8 Historic Preservation; Goal 9 Public Art; Goal 10 A City Sustained and Renewed; Policy 10.12 Urban Open Spaces; Goal 11 Job Opportunities; Goal 12 Shopping and Dining; Goal 14 Visitors; Goal 15 Sound Local Economy; Goal 18 Land Use/Transportation Relationship; Goal 19 Parking Availability; Goal 20 Information and Participation; and Goal 31 Central District.

The project also meets the following Planning Objectives of the Central District Specific Plan: 2 (Identify Growth Areas); 3 (Develop Urban Land Patterns); 6 (Reinforce District Character); 11 (Provide Economic Opportunity); 12 (Diversify Downtown Economy); 13 (Encourage Business Retention); 14 (Promote Job Growth); 15 (Maintain Fiscal Health); 22 (Reduce Auto Dependency); 25 (Promote Transit Usage); and 26 (Make Downtown Walkable).

24. *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 proposed project and land uses will be compatible with existing commercial, institutional, civic and mixed-use development in the vicinity. With the approval of the requested entitlements and conditions of approval, the project will not be detrimental to the health, safety, or general welfare or local residences and commercial establishments in the neighborhood. An Environmental Impact Report found that all potential significant environmental impacts can be mitigated to a less than significant level through the incorporation of mitigation measures into the project.
25. *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.* The proposed hotel, restaurant, and banquet facility uses are allowed with the approval of a Conditional Use Permit in the CD-2 (Central District Specific Plan, Civic Center/Midtown) Zoning District as noted earlier. An Environmental Impact Report found that all potential significant environmental impacts can be mitigated to a less than significant level through the incorporation of mitigation measures into the project.
26. *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 project has been designed such that it does not require any Variances from the height, mass, or floor area development standards of the

Central District section of the Zoning Code. The only requested deviations from the Zoning Code are to provide fewer than required loading spaces with design characteristics that would require large delivery vehicles to conduct backing movements onto or from the public right-of-way and to provide a 10-foot-high ground floor where a 15-foot-high ground floor is required, as described earlier in the report. The project site is located in the urban core of Pasadena. The visual character of the surrounding area includes a range of land uses, building styles, and heights similar to the proposed project. There are no existing land uses to the south of the project that would have views of the mountains to the north blocked by the proposed project. Therefore, no new impacts to views of the mountains as a result of the construction of this project have been identified. Finally, the project is subject to Design Review and will be reviewed by the Design Commission to ensure the project is aesthetically compatible with the surrounding development.

27. *The project consists of a use, or mix of uses, that encourages transit use and is oriented toward the transit user.* None of the proposed hotel, restaurant, and banquet facility uses are noted on the list of uses that are not allowed in the Transit Oriented Development section of the Zoning Code. The project is located along Marengo Avenue, which has a number of local and regional transit options (ARTS buses, regional bus lines) in close proximity to the site and is within ¼ mile of the Metro Gold Line Memorial Park Station. Finally, the restaurant and hotel uses proposed will provide for a variety of uses that can serve the non-auto traveler.
28. *The project is designed to enhance pedestrian access and/or other non-motor vehicle modes of transportation to public transit.* The project is located on Marengo Avenue, a major transportation corridor. Bus stops (and the Gold Line Station at Memorial Park) are located in relatively close proximity to the project. The project is required to submit a Transportation Systems Management Plan and will meet the City's Trip Reduction Ordinance by providing carpooling, vanpooling, bike parking, and other methods. Finally, as designed in alternative 2A, access to the project and active uses will be provided on both Marengo Avenue and at the corner of Holly Street and Garfield Avenue.
29. *The project encourages pedestrian activity and/or other non-motor vehicle modes of transportation and reduced dependency on motor vehicles.* In addition to the required parking reduction, the project's prominent location along Marengo Avenue, a major transportation corridor, will allow for easy pedestrian access to not only this site, but also existing buildings and businesses in the vicinity. In addition, bus stops (and the Gold Line Station at Memorial Park) are located in relatively close proximity to the building. The building frontages along Marengo Avenue, Holly Street and Garfield Avenue are active and emphasize pedestrian activity and safety. Pedestrian entry to the project, as designed in alternative 2A, will be from Marengo Avenue and at the corner of Holly Street and Garfield Avenue. The mix of hotel, restaurant, and banquet facility uses will encourage a vibrant streetscape. The placement of outdoor dining along Marengo Avenue and, as designed in alternative 2A, within the loggia at the corner of Garfield Avenue and Holly Street will create an ideal location for sidewalk-adjacent activity and to connect the uses in building to pedestrians on the sidewalk.
6. Minor Conditional Use Permit: To allow shared parking.
30. *The proposed use is allowed with a Conditional Use Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code.* The proposed sharing of parking between multiple land uses within the CD-2 (Central District Specific Plan,

District 2: Civic Center/Midtown) zoning district, is allowed with a Minor Conditional Use Permit per Section 17.46.050 (Shared Parking) of the Zoning Code.

31. *The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district.* The proposed sharing of parking between multiple land uses within the CD-2 (Central District Specific Plan, District 2: Civic Center/Midtown) zoning district and Transit-Oriented District is allowed with a Minor Conditional Use Permit per Section 17.46.050 (Shared Parking) of the Zoning Code. The required conditions will ensure the project's compatibility in the vicinity and safety to surrounding businesses, residents, and public and semi-public uses.
32. *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 City's General Plan designates this site as "Medium Mixed-Use," which is intended to support the development of multi-story buildings with a variety of compatible commercial (retail and office) and residential uses. The proposed hotel will meet these goals by providing accommodations to support the existing business district, the Pasadena Convention Center, and Pasadena's tourist industry.

In addition, the project is consistent with the goals of the General Plan by furthering the following Goals and Policies: Goal 4 Elements Contributing to Urban Form and Goal 19 Parking Availability (specifically Policy 19.4 Park Once). The project also meets the following Planning Objectives of the Central District Specific Plan: 3 (Develop Urban Land Patterns); 22 (Reduce Auto Dependency); 25 (Promote Transit Usage); and 26 (Make Downtown Walkable).

33. *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 proposed sharing of parking between multiple land uses will be compatible with existing commercial and mixed-use development in the vicinity. With the approval of the requested entitlements and conditions of approval, the project will not be detrimental to the health, safety, or general welfare or local residences and commercial establishments in the neighborhood. An Environmental Impact Report found that all potential significant environmental impacts can be mitigated to a less than significant level through the incorporation of mitigation measures into the project.
34. *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.* The proposed sharing of parking between multiple land uses will be compatible with existing commercial and mixed-use development in the vicinity. With the approval of the requested entitlements and conditions of approval, the project will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City. An Environmental Impact Report found that all potential significant environmental impacts can be mitigated to a less than significant level through the incorporation of mitigation measures into the project.
35. *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 proposed sharing of parking between multiple land uses and the project are compatible with existing and future land uses, aesthetic

values, character, scale, and view protection in the vicinity. The existing neighborhood is developed with a mix of commercial, residential, and public and semi-public land uses. The existing neighborhood includes buildings of different heights, construction types, vintages, and architectural character. The general design, site plan, pedestrian orientation to the streets and sidewalks, and the public-use features are in character with other development in the vicinity. The project site is located in the urban core of Pasadena. The visual character of the surrounding area includes a range of land uses, building styles, and heights similar to the proposed project. There are no existing land uses to the south of the project that would have views of the mountains to the north blocked by the proposed project. Therefore, no new impacts to views of the mountains as a result of the construction of this project have been identified. Finally, the project is subject to Design Review and will be reviewed by the Design Commission to ensure the project is aesthetically compatible with the surrounding development.

36. *The spaces to be provided would be available as long as the uses requiring the spaces lawfully exist.* A condition of approval requires submittal of a lease agreement and report demonstrating that the number of parking spaces required for the project would be available as long as the hotel, restaurant and banquet facilities associated with this project exist. The project will provide parking spaces in the existing subterranean parking structure on the site as well as two above-ground parking structures on nearby properties to the south and west of the site.
37. *The quality and efficiency of the parking utilization would equal or exceed the level that is otherwise required.* The project's proposed provision of shared off-street parking will require submittal of a shared parking study to ensure that this finding is met.
7. Minor Conditional Use Permit: To allow reduced parking.
38. *The proposed use is allowed with a Conditional Use Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code.* The proposed reduction in required parking within the CD-2 (Central District Specific Plan, District 2: Civic Center/Midtown) zoning district, is allowed with a Minor Conditional Use Permit per Section 17.50.340.D.1.c (Transit Oriented Development, Parking Requirements) of the Zoning Code.
39. *The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district.* The proposed reduction in required parking within the CD-2 (Central District Specific Plan, District 2: Civic Center/Midtown) zoning district and Transit-Oriented District is allowed with a Minor Conditional Use Permit per Section 17.50.340.D.1.c (Transit Oriented Development, Parking Requirements) of the Zoning Code. The required conditions will ensure the project's compatibility in the vicinity and safety to surrounding businesses, residents, and public and semi-public uses.
40. *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 City's General Plan designates this site as "Medium Mixed-Use," which is intended to support the development of multi-story buildings with a variety of compatible commercial (retail and office) and residential uses. The proposed hotel will meet these goals by providing accommodations to support the existing business district, the Pasadena Convention Center, and Pasadena's tourist industry.

In addition, the project is consistent with the goals of the General Plan by furthering the following Goals and Policies: Goal 4 Elements Contributing to Urban Form and Goal 19 Parking Availability. The project also meets the following Planning Objectives of the Central District Specific Plan: 3 (Develop Urban Land Patterns); 22 (Reduce Auto Dependency); 25 (Promote Transit Usage); and 26 (Make Downtown Walkable).

41. *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 proposed project and land uses will be compatible with existing commercial development in the vicinity. With the approval of the requested entitlements and conditions of approval, the project will not be detrimental to the health, safety, or general welfare or local residents and commercial establishments in the neighborhood. An Environmental Impact Report determined the potentially significant impacts of the project can be reduced to less than significant levels through mitigation measures that are will be incorporated into the project.
42. *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.* The proposed hotel, residential, restaurant, and retail uses are permitted land uses within the CD-2 (Central District Specific Plan, District 2: Civic Center/Midtown) zoning district, with the former allowed with a Conditional Use Permit as noted earlier. The reduction in parking is substantiated by a parking demand study that demonstrates that the project can be adequately supported by fewer parking spaces than required by the City's Zoning Code. An Environmental Impact Report determined the potentially significant impacts of the project can be reduced to less than significant levels through mitigation measures that are will be incorporated into the project.
43. *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 proposed reduction in required parking is compatible with existing and future land uses, aesthetic values, character, scale, and view protection in the vicinity. The existing neighborhood is developed with a mix of commercial, residential, and public and semi-public land uses. The existing neighborhood includes buildings of different heights, construction types, vintages, and architectural character. The general design, site plan, pedestrian orientation to the streets and sidewalks, and the public-use features are in character with other development in the vicinity. The project site is located in the urban core of Pasadena. The visual character of the surrounding area includes a range of land uses, building styles, and heights similar to the proposed project. There are no existing land uses to the south of the project that would have views of the mountains to the north blocked by the proposed project. Therefore, no new impacts to views of the mountains as a result of the construction of this project have been identified. Finally, the project is subject to Design Review and will be reviewed by the Design Commission to ensure the project is aesthetically compatible with the surrounding development.
8. Variance: To allow the ground floor of the hotel building to be 9 feet high where the Zoning code requires the ground floor of commercial buildings to be a minimum of 15 feet high.
44. *There are exceptional or extraordinary circumstances or conditions applicable to the project site that do not apply generally to sites in the same zoning district.* The proposed project is a redevelopment of an existing development site and is therefore constrained by the existing

building, namely the historic YWCA building, which will be rehabilitated as part of this project. The primary support functions of a new hotel (lobby, restaurant, banquet facilities, lounges, etc.) would typically be within an elevated ground floor; however, the existing historic YWCA will be used for these purposes and the new building will consist of hotel rooms on the ground floor, which do not require an elevated ground floor. Therefore, the existing YWCA on the site is an exceptional circumstance that does not apply to other sites in the CD-2 Zoning District.

45. *Granting the application is necessary for the preservation and enjoyment of a substantial property right of the applicant, and to prevent unreasonable property loss or unnecessary hardship.* To require that the hotel have a 15-foot-high ground floor would effectively eliminate a floor of hotel rooms, which could place the hotel at a competitive disadvantage compared to other hotels in the vicinity and impact the applicant's ability to rehabilitate the historic YWCA building.
46. *Granting the application will not be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety, or general welfare.* The exterior of the proposed new building is designed to appear to have a two-story base by joining the windows of the first and second floor with a decorative spandrel panel between, thereby creating taller window openings at the base, similar to those of City Hall. This gives the appearance of a double-height first floor while technically being two separate floors on the interior. This design feature will ensure that the building is compatible with the historically sensitive context into which it will be placed and, therefore, not detrimental to surrounding properties or the public health, safety or general welfare.
47. *Granting the application is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan and the purposes of this Zoning Code, and would not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zone district.* The project is consistent with the goals of the General Plan by furthering the following Goals and Policies: Goal 4 Elements Contributing to Urban Form (specifically Policy 4.11 Development that is Compatible); Goal 7 Architectural Design & Quality (specifically Policy 7.3 Compatibility); Goal 8 Historic Preservation (specifically Policy 8.5 Scale and Character of New Construction in a Designated Landmark and Historic Districts); and Goal 31 Central District (specifically Policy 31.4 Contextual Development in Historic Districts). Although the building is not proposed to have a 15-foot-high ground floor, it is designed to appear as though it does.
48. *Cost to the applicant of strict compliance with the setback requirement is not the primary reason for the granting of the variance.* Cost to the applicant has not been considered a primary factor at any time throughout the review of this application.
9. Variance: To allow fewer than required loading spaces, designed to require large vehicles to conduct backing movements onto or from the public right-of-way.
49. *There are exceptional or extraordinary circumstances or conditions applicable to the project site that do not apply generally to sites in the same zoning district.* The proposed project is a redevelopment of an existing development site and is therefore constrained by the existing building, namely the historic YWCA building, which will be rehabilitated as part of this project. The site also has significant landscaped areas to the north and east, portions of

which will be retained as part of the original development of the Civic Center. As such, on-site locations for loading operations are extremely limited, would only be possible along Union Street, and a large loading bay with the required six loading spaces would detrimentally affect the historic district. Therefore, the existing YWCA on the site and the historic district status of the property are exceptional circumstances that do not apply to other sites in the CD-2 Zoning District.

50. *Granting the application is necessary for the preservation and enjoyment of a substantial property right of the applicant, and to prevent unreasonable property loss or unnecessary hardship.* To require that the hotel to provide six loading spaces would eliminate several hotel rooms and would not be necessary for the operation of the hotel, based on loading characteristics of other similar Kimpton hotels, as demonstrated by the applicant. In addition, requiring a configuration that would allow large trucks to access the loading area without requiring backing movements onto or from the public right-of-way would consume significant additional land area for circulation that would also eliminate several more hotel rooms and would not necessary for the operation. Conditions of approval have been recommended by the Department of Transportation to allow large trucks to make deliveries during specific periods of time and taking the necessary safety precautions, as is common for commercial uses throughout the Central District.
51. *Granting the application will not be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety, or general welfare.* The loading area proposed is designed to accommodate the majority of small vehicles that are anticipated to deliver goods to the hotel, without requiring backing movements onto or from the public right-of-way. The few deliveries that may need to occur in large trucks are limited in delivery time to the early morning hours. Existing nearby development will not be affected by these operations because the nearest existing buildings to the on-street loading zone are commercial, institutional or service uses that would be closed during those hours. The approved development at 254 E. Union Street (Union Street Condominiums project) would also not be affected because the potential early morning loading operations will not involve backing movements with alarms because trucks will be able to stop with the flow of traffic along Union Street. The new development will also be required to comply with current Building Code standards for energy efficient windows, which will also have sound attenuating capabilities.
52. *Granting the application is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan and the purposes of this Zoning Code, and would not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zone district.* Allowing the reduction of loading spaces, designed as proposed, will avoid devotion of excessive land area within the City's urban core, and within a historic district, for vehicular loading operations. This is in conformance with the urban form, architectural compatibility and historic preservation goals of the General Plan including Goal 4 Elements Contributing to Urban Form, Goal 7 Architectural Design and Quality and Goal 8 Historic Preservation. As other loading operations are conducted in a similar manner throughout the Central District, granting the Variance would not constitute a special privilege inconsistent with limitations on other properties in the vicinity and in the same zone district.
53. *Cost to the applicant of strict compliance with the setback requirement is not the primary reason for the granting of the variance.* Cost to the applicant has not been considered a factor at any time throughout the review of this application.

