

Jomsky, Mark

From: Yeun-Bin Lee <ptmg@parttimemovieguy.com>
Sent: Monday, May 22, 2017 10:04 AM
To: Kennedy, John; Jomsky, Mark; Madison, Steve; Masuda, Gene; Tornek, Terry; cityclerk; McAustin, Margaret; Hampton, Tyron; Gordo, Victor; Wilson, Andy; action@savepasadenaciviccenter.org
Subject: Save our Civic Center's garden setting & virtues. NO KHP Hotel

Dear Councilmembers,

My name is Bin Lee, and I'm from District 1.

I am concerned that the KHP Hotel project is WRONG for Pasadena. It is poorly designed and will consume the green space that provides the garden setting of our Civic Center. Also, it will destroy trees, diminish the memorial to the Robinson brothers, and disregard the values of our Civic Center--civility, virtue, public engagement, and open space.

Please DO NOT approve the Economic Subsidy Report and DO NOT grant any Public Subsidy of any kind to KHP Pasadena III, LLC to help finance their hotel project.

The YWCA/KHP Hotel project, as the Council acknowledged on April 3rd, has grown worse and worse and is a bad deal for the city with or without the Subsidy.

The hotel is poorly designed and is not worthy of our magnificent Civic Center.

No amount of tweaking by the Design Commission will fix the poor design because its fundamental orientation, footprint, and massing are flawed.

Please modify and approve the staff recommendation #3 to find a new solution, but one that first and foremost, focuses on the Civic Center, of which the rehabilitation of the YWCA Building is only one aspect, and begins with a robust public process. There should also be engagement of a professional urban land use planning firm with expertise in urban civic centers and historic preservation so together with public input, we can find the RIGHT solution that best serves the Citizens of Pasadena and that enhances our Civic Center and fulfills the Bennett Plan as approved by voters in 1923.

We should NOT repeat the mistake made in 2013 and begin with simply sending RFP to private developers to lead the process.

The Civic Center is the symbol and physical manifestation of the people of Pasadena's Civic accomplishments, and the end result of any part of the Civic Center should be the work of the people of Pasadena.

Thank you for your time,
Bin Lee from District 1

Jomsky, Mark

From: M.Leos <amam4@charter.net>
Sent: Monday, May 22, 2017 11:04 AM
To: Kennedy, John; Jomsky, Mark; Madison, Steve; Masuda, Gene; Tornek, Terry; cityclerk; McAustin, Margaret; Hampton, Tyron; Gordo, Victor; Wilson, Andy
Subject: No hotel at the Pasadena Civic Center

Dear Mayor Tornek and City Council members,

Please do not approve a hotel in the historic Julia Morgan building. This important property should be preserved as part of our civic center and should involve the citizens of Pasadena in the decision.

Marian Leos

East Pasadena

05/22/2017

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Jomsky, Mark

From: gigi zoom <gigizoom34@gmail.com>
Sent: Monday, May 22, 2017 2:48 PM
To: Tornek, Terry
Cc: Jomsky, Mark
Subject: City's YWCA/KHP Hotel

Dear Mayor Tornek,

The proposed Julia Morgan YWCA/KHP hotel project should be removed from consideration.

We are concerned the above project will diminish the unique architecture and traditions of our historic city. We join with our neighbors and community to request city council to consider the detrimental impacts of over development, traffic, and historic character of the city.

Thank you for your consideration.

Sincerely,

Gale Madyun

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May 22, 2017

Mayor Tornek and Members of the City Council
City Of Pasadena
100 N. Garfield Avenue
Pasadena, CA 91101

via email

Options for the Civic Center and former YWCA building

Dear Mayor Tornek and Council Members:

We appreciate the City Council's interest in gathering more information about the current project team's request for city financial support as well as other options for the property and the former YWCA building. Considering the staff report and options described therein, Pasadena Heritage would like to offer the following comments:

For four decades, Pasadena Heritage has been dedicated to protecting and restoring Julia Morgan's YWCA building and returning it to productive use. Our goals have never wavered:

- Rehabilitate and restore the former YWCA and return it to productive use, preserving its original design and historic features.

- Respect the Bennett Plan and be true to the intent, principles and drawings.

- Be a project of the highest quality that is an asset to the Civic Center, a worthy companion to City Hall across the street, and compatible with the former YWCA.

- Be a use that will enliven and activate the Civic Center as a whole.

Pasadena Heritage has supported the hotel project because we found it to meet these goals, with the caveat that the final design of the project is a critical component that has not yet been provided or considered and about which we remain concerned.

Regarding the other options presented by city staff, please consider the following:

Smaller Hotel Option – Throughout the years-long process and many iterations of the current hotel project, Pasadena Heritage has consistently supported the idea of a smaller hotel. Although rejected as infeasible at every formal review, we continue support this option because it would achieve the same goals and could also offer more design flexibility and the retention of more green space which is a passionate concern in the community.

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City Offices Option – While the idea of bringing city offices now in rented space into the Civic Center may have merit, there is too little information presented here for us to evaluate the pros and cons of this option. It raises a number of major questions, however, including how the former YWCA would be treated, how and where new construction would be located and designed, the impacts of building on-site parking, the financial challenges, and more. Because of the lack of information on which to base any real evaluation, we cannot express an opinion about this option at this time.

Start-the-Process-Over Option – As one of two options recommended by city staff, Pasadena Heritage will support this option if chosen by the Council. We stand ready to continue to participate in further exploration of possibilities for this critically important civic site.

However, this option would undoubtedly leave the former YWCA building vacant for some years to come, which is of grave concern to us. If a new process is undertaken, the former YWCA building, now vacant for more than 20 years and a valuable city asset, will be subject to more years of vacancy and risk. This important historic structure needs careful attention and oversight to properly protect it. It is urgent that adequate funds and expertise be committed to protecting the Julia Morgan building in the interim.

Civic Center Planning – Whatever action the Council takes, Pasadena Heritage asks that the City provide leadership and resources now to undertake a new planning effort for the Civic Center as a whole. Although there have been several Civic Center plans adopted over the past 40 years, and parts of those plans have been implemented, it is clearly time to revisit how the Civic Center should continue to evolve and how the Bennett Plan can be realized. (We are disappointed that efforts begun by the Planning Commission about a year ago, with a sub-committee appointed to undertake such a process, have not moved forward.)

There is great community interest in the Civic Center, and it is vitally important to consider how to best guide its future. The lectures that Pasadena Heritage hosted last year by Professor Philip Bess and Landscape Architect Laurie Olin reminded us all how extraordinary our Civic Center is and how fortunate we are to have one of the best preserved Beaux Arts civic centers in the country. With the future of this

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particular site on the line, and more change in and around the Civic Center on the horizon, there is a pressing need to address the whole, rather than reacting only to specific projects as they come along.

Thank you for your consideration of our comments.

Sincerely yours,

(signed)

Susan N. Mossman

Executive Director

cc: Steve Mermell, David Klug, David Reyes

Jomsky, Mark

From: Ann F. Scheid <scheid@usc.edu>
Sent: Monday, May 22, 2017 12:26 PM
To: Jomsky, Mark
Subject: Agenda Item 14- YMCA project

Please distribute to Mayor Tornek and all City Council Members.

22 May 2017

Dear Mayor Tornek and Honorable Members of Pasadena City Council,

Tonight you have the opportunity to change course and set the City on a new path of rededication to the preservation and enhancement of our renowned Civic Center, a place that is the envy of cities across the country and that we can enjoy every day as residents of Pasadena.

Edward Bennett, who gave us the Bennett Plan in 1923, said that "the finest purpose of city planning is to create a beautiful setting for human life and activities," and he did that for Pasadena. Daniel Burnham, the father of city planning and Bennett's mentor said "a noble, logical diagram once recorded will not die," and Pasadena's plan is still alive on the ground and in the imagination of its people.

This magnificent plan was realized, with its grand keynote buildings and the surrounding ensemble of smaller artfully-designed complementary buildings, due to the efforts of George Ellery Hale, famous astronomer and Renaissance man whose campaign slogan "to make a city attractive is to make it prosperous," resonated with residents, businessmen, realtors, workers and craftsmen, who all understood that creating a beautiful place for the ages was worth the investment of a generation.

That generation's vote by an 80% majority to approve the plan and fund the purchase of the land and construction of the buildings created an obligation to future generations to preserve and enhance this great work of art that we have inherited as the center of our civic life.

The proposal before you this evening combines a massive project that will disrupt the Civic Center with a massive subsidy that negates the original purpose of the project: to return the City's investment of over \$8 million. Your other choice, to undertake a new competitive selection process overseen by the authors of the present proposal, will only lead to another "deal" and reintroduce intrusion of commercial interests into the Civic Center.

In the interests of all Pasadenans, past, present, and future, I ask you instead to pledge to commission a thorough independent study of all possible public/civic/community uses for the YWCA property. Only when this has been completed, can we make a realistic choice about the future of the YWCA. At the same time, please rescind the previously-approved surplus property declaration, a declaration made without a thorough exploration of possible public uses of the property.

Sincerely,

Ann Scheid

500 South Arroyo Boulevard
Pasadena, CA 91105

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Jomsky, Mark

From: Mike Salazar <mikedsalazar@gmail.com>
Sent: Monday, May 22, 2017 1:16 PM
To: Jomsky, Mark
Subject: No on Kimpton Subsidies (78 N. Marengo)

For Distribution to Pasadena City Council:

Dear Pasadena City Council:

Years ago the community got behind a *small boutique hotel project* that would restore and reuse the historic Julia Morgan YWCA. This hotel was sold to the public as appropriately sized and not encroaching on green space or requiring excessive height impacting our historic Civic Center.

Then in this process, this "small boutique" hotel added rooms and floors and floor area to "pencil out," becoming a traditional 181 room hotel that turns its back on City Hall and could dominate the Civic Center like the obtrusive Mutaul Savings and County Courthouse buildings.

Never was this project excepted to grow into this oversized hotel, never was this project expected to force the Robinson Memorial out of a park setting onto pavement, and never was it expected to takeover or remove all green space and eliminate landscaping for pavement at its Marengo entrance.

But what is no surprise is that Kimpton - the original Kimpton from years ago - has also morphed into KPH3, a holding company or something of the like that is answering to new shareholders that demand faster and more profit at our expense.

What is sadly also no surprise is that KPH3 is here to build this project and then sell it in a very short 5-10 years, *and not at a loss*. So we are essentially now asked to fund this very short-term investment so KPH3 can sell this and take the money and run.

So this is what they meant by needing City help to make the project "pencil out." Yet this is one of the most (if not *the* most) booming real estate building markets in our lifetime, rivaling not just the 1990s boom but the roaring 20s. They want 50 years of hard-negotiated city profit to go into their short-term sales scheme.

It is time to rethink this K3 venture. I hope you all will put your City and residents first, and not line the pockets of this developer that will most certainly come back again to ask for yet more of our 'piece of the pie.' Let's stop using the YWCA's sad state of repairs for a shield or excuse.

Is this a tipping point, reminiscent of the 1980s when residents said enough at the ballot box? I hope this Council will say NO to this proposed subsidy.

Mike Salazar
Architect, native Pasadenan and current property owner.

Jomsky, Mark

From: TDSeifert@aol.com
Sent: Monday, May 22, 2017 2:53 PM
To: Jomsky, Mark
Subject: Agenda Item #14, May 22, 2017 City Council Meeting

Mark: Please distribute to the Mayor and Council.....

Dear Honorable Mayor Tornek and Members of the Council:

I applaud the action taken on April 3rd wherein you chose to take a pause in pursuing the KHP III Pasadena LLC project. **I do not support this project and strongly urge your adoption of Option #3 in the staff report to start the process over.**

Starting over should include (1) extensive community outreach as to what our overall Civic Center should look like in the long term, and (2) engaging a professional urban land use planning firm with expertise in civic center design, historic preservation and landscape architectural.

Thank you for your consideration,
Thomas D. Seifert
626-577-6000
626-818-4580 cell

Jomsky, Mark

From: Christopher Sutton <christophersutton.law@gmail.com>
Sent: Monday, May 22, 2017 10:38 AM
To: Kennedy, John; Jomsky, Mark; Madison, Steve; Masuda, Gene; Tornek, Terry; cityclerk; McAustin, Margaret; Hampton, Tyron; Gordo, Victor; Wilson, Andy; action@savepasadenaciviccenter.org
Subject: NO Wasted Subsidy for KHP Hotel

Dear Pasadena City Council:

Do not permanently alienate a large sector of Pasadena with this offensive and unwise project. Some local government decisions are so central to a city's identity that a bad choice reverberates for years or decades.
Remember the Raymond Theater fiasco!

Hotel developers always seek subsidies - - - whether subsidies are needed or not. Cities have a wide and curious blind spot when considering hotel projects: Boasted benefits are accepted - - - Confirmed detriments are ignored.

City managers always seek subsidies for hotel projects to add a gleaming monument to their resume. City-manager are forever looking to their next job and how to impress the next naive city council.

The Pasadena City Council needs to say:
NO MORE HOTEL SUBSIDIES!

A wrong-headed decision to ravage and humiliate our Civic Center while paying the invasive abuser to do so will be etched in history.
This project is not worthy of Pasadena.
We do not need it!

Simply vote NO and schedule a future study session on alternatives.

Christopher Sutton
586 La Loma Road
Pasadena, California 91105-2443
christophersutton.law@gmail.com
Tel: 626-683-2500

P.S.
You are instructed NOT to redact my street address, phone number, or email address from reproduced copies of this email.

The automatic governmental process of redacting such contact information is intended **to prevent community organizing**, and not to protect "privacy."

Such redaction violates the constitutional speech and petitioning rights of persons communicating with their government.

Such redaction is an example of governmental venality.

Jomsky, Mark

From: CityWeb-Server@cityofpasadena.net
Sent: Monday, May 22, 2017 12:07 PM
To: Official Records - City Clerk
Subject: WWW COMMENT

Data from form "Contact City Clerk Mark Jomsky" was received on 5/22/2017 12:06:43 PM.

Send Comments

Field	Value
Your Name	Edwina Travis-CHin
Phone	626-797-0630
Email	etravischin@apmmusic.com
Comments	<p>Can you please distribute to Council and Mayor Tornek as part of public response to the YWCA/ Kimpton project. Thank you very much. ***** To Mayor Tornek and City Council Members - I am writing to express my opposition to the proposed YWCA Hotel project located in the Civic Center across from City Hall. I feel that this project is inappropriate for this location for a number of historic/cultural, aesthetic, environmental and financial reasons. Historical & Cultural Our Civic Center is the heart of Pasadena. City Hall, along with the YMCA, YWCA, Civic Auditorium and Library buildings are the cornerstone of our historic Pasadena Civic Center District and are part of the National Trust. Appendix B, section 4-3 of the EIR for this project addresses the historical resources within the Central District Specific Plan, and points out that "the objective of the Civic Center/Midtown Sub-district is to strengthen its role as the symbolic and governmental center of the City, encouraging the presence of civic, cultural and public service institutions." In my opinion, a hotel does not serve this objective. Aesthetics and the Public Realm The size and scale of the proposed Kimpton hotel project is not in keeping with the other buildings in the Civic Plaza. Its size overwhelms City Hall, when City Hall should be the crown jewel of the Civic Center. The placement of the hotel entrance across from City Hall commercializes what should be the center of the Pasadena community. In addition, by infringing upon and visually co-opting the location of the Robinson Memorial, it reduces what should be a tribute to two of our most prominent citizens to "hotel art". Our Civic Center, the plaza immediately in front of it and the wide boulevards that converge on City Hall are some of our most important public open spaces within the Central District. Spaces that support community gatherings and celebrations are a necessary part of the public life of the community. Centennial Plaza, the unadorned forecourt to City Hall, presents a most valuable opportunity to create the City's major public and symbolic gathering space. The Bennett Civic Center plans from 1925 envisioned Garfield Avenue from Green Street to Walnut Street and Holly Street from Garfield Avenue to Arroyo Parkway as a "Civic Promenade" with tree canopy throughout. This vision for our Civic Center has endured for almost 100 years and support the argument that this property is meant to be maintained as a public Urban Open Space.) The Environment When one looks at an aerial view of the Civic Center and reviews the photographs that were part of Appendix E, the "Protected Tree Report Pasadena YWCA Redevelopment", the number of trees is impressive. They contribute to the visual aesthetic as well as provide much needed shade and "green relief" within the urban setting. However, this report states that from a total of 61 trees, 34 trees (26 private trees on the YWCA property and 8 public trees) are slated</p>

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Field	Value
	<p>for removal. This means that 56 percent of the trees will be cut down, while the remaining 44 percent of the trees will be relegated to a relatively narrow band along Holly Street and a small area next to the Robinson Memorial. (Arguably, the "private trees" aren't really private as the city owns the property containing those trees.) This loss of tree canopy is not acceptable. Both our recently adopted General Plan and Open Space/Conservation Element place protection of our environment and our tree canopy as high priorities. Preserving our landscape resources (such as these trees) helps mitigate "urban heat island" effects, makes Pasadena a more pedestrian friendly community (thus helping to reduce traffic congestion), and the trees themselves help clean the air, again helping to counter the effects of air pollution. The computer-rendered mock-ups of the proposed hotel complex purport to show large areas of "green space", but as one of the largest green areas in the rendering is actually the paved plaza area in front of the City Hall entrance, the illustrations are very misleading. Again, because the entrance of the hotel is directly adjacent to the Robinson Memorial, that small patch of trees and green space that is left would no longer be viewed as part of the "public space" - it becomes an extension of the commercial venture. Economic The financial numbers for this project just don't add up. The developer is backing out on agreements to pay the city what was previously agreed upon. Not only that, but Pasadena is being asked to concede more and more in the way of parking spaces, an increase in the size of the project, and further loss of open space. This will not benefit Pasadena in the long run and what our city would lose in terms of character, sense of place and civic integrity cannot ever be regained. To paraphrase the old saying, poor planning on the part of the developer does not constitute an emergency on the part of the city of Pasadena. Better to find the right fit for this location and cultural resource, than to create an eyesore that will remain forever. I strongly encourage Mayor Tornek and member of City Council to reject this project. Pasadena deserves much better. Respectfully, Edwina Travis-Chin 1398 N. Sierra Bonita Ave. Pasadena, CA 91104</p>

Email "WWW COMMENT" originally sent to OfficialRecords-CityClerk@cityofpasadena.net from CityWeb-Server@cityofpasadena.net on 5/22/2017 12:06:43 PM.