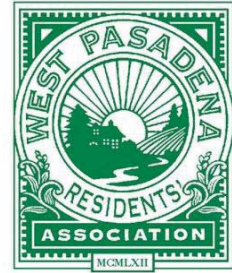


UPDATED VERSION



June 14, 2018

Dear Mayor Tornek, City Council Members, Mr. Mermell and Mr. Reyes:

The West Pasadena Residents' Association has been participating within the YWCA/Civic Center development process since (and before) we presented our first policy letter to City Council on August 1, 2016. At that time, we encouraged a smaller structure with a deeper Garfield Avenue setback.

Since then, we have participated in the Civic Center Task Force through its various meetings and through that process, we expanded our policy about the Civic Center Plaza area. The WPRA considers City Hall to be a monumental work of art and no other structures should compete with it in scale, height or importance of place; nor should any new buildings encroach upon City Hall or crowd its setting in order to maintain its current open space sightlines and visual impact. With that in mind, the WPRA recommends the following list of preferred design plan:

1. The Julia Morgan YWCA building must be rehabilitated according to the Secretary of Interior standards.
2. The Civic Center Plaza area must be completed as a symmetrical and integrated whole. New building facades on the north and south corners of Holly Street and Garfield Avenue should be symmetrical and complementary in shape and height, responding to the proportions of City Hall to create a sense of coherence and harmony.
3. All new buildings should be stylistically compatible with City Hall.
4. All new buildings adjacent to Garfield Avenue, facing City Hall, should be no higher than four stories or 46 feet high.
5. No new structures should be built on the grassy open spaces that currently exist opposite City Hall. The 107-foot setback extending west from the Garfield Avenue curbs must remain a parklike setting.
6. Regarding the use of the Civic Center buildings: Try to keep the Civic Center "civic."

The WPRA urges the City Council to take these design recommendations under serious consideration. Our Civic Center Plaza and the open spaces around it must stay as they are – wide and deep expanses allowing the means to step away from our striking domed edifice and take in its total majestic tableau.

Thank you for considering our point of view.

Respectfully,

A handwritten signature in black ink that reads "Dan Beal". The signature is written in a cursive, flowing style.

Dan Beal
President
West Pasadena Residents' Association

The WPRA is an all-volunteer organization dedicated to maintaining and enhancing the quality of life in southwest Pasadena. We represent 7,000 households, including 1,000 paid members.



June 15, 2018

Mayor Tomek and City Council Members
City of Pasadena
100 North Garfield Avenue
Pasadena, California 91101

RE: Recommendations of the Civic Center Task Force to the City Council

Dear Honorable Mayor Tomek and members of the City Council:

Pasadena Heritage appreciates the opportunity to express support for the work and recommendations of the Civic Center Task Force. We were pleased to have a representative on the Task Force, Claire Bogaard, who has a long involvement with, and a deep understanding of, the Civic Center, its history, individual buildings, and the many previous studies and plans to improve and protect this critically important place. Much progress has been made since the Task Force's initial meeting in October 2017, and we are pleased to see that the recommendations now being presented to you are aligned with the goals of preserving and enlivening the nationally-significant Civic Center and finding a new, productive use for the Julia-Morgan-designed former YWCA building.

We have reviewed the recommendations and are in general concurrence with them. We also agree, overall, with the Guiding Principles and the twenty action steps identified by the Task Force to achieve them. We note that they mirror to a large extent the goals Pasadena Heritage established for itself when seeking solutions to re-use the former YWCA once it had been acquired by the City.

For your consideration, we have provided specific comments below that follow the sequence of the Recommendations of the Civic Center Task Force. As you consider the specific recommendations, we ask that you keep foremost in your minds that the Civic Center, and the Bennett Plan that was its inspiration, are of the highest importance to Pasadena and its citizenry. The Bennett Plan, though impacted over time by some unfortunate intrusions, remains largely as it was envisioned and adopted by the City in 1925. The three main civic buildings (the Central Library, City Hall, and the Civic Auditorium) as well as the north-south axis along Garfield Ave., and the east-west axis from City Hall to its curtailment by the 210 Freeway, remain largely intact. The Civic Center has been nationally recognized as one of the best-preserved City Beautiful civic places in the country and is listed on the National Register of Historic Places. The Bennett Plan received both regional and national awards from the American Planning Association as a noteworthy and historically significant plan that has stood the test of time.

In addition, as you know, Pasadena Heritage has long been concerned about the future of the former YWCA. Designed by noted architect Julia Morgan, the first woman to graduate from L'Ecole des Beaux Arts in Paris and designer of many buildings for women's institutions (Mills

College, YWCA buildings, women's clubs) as well as the world-famous Hearst Castle, the former YWCA is a treasure in our midst that predates the Civic Center. The preservation and proper treatment of this edifice is of the highest priority to us, along with respect for and carefully considered enhancement of the entire Civic Center as a whole. In order for the YWCA to be rehabilitated and restored, we believe that some new development will be needed on the site. The cost of rehabilitation will be significant (and is only growing as time passes), and it seems impossible that the building, itself, can generate enough revenue to pay those costs. A new use should fit comfortably into the existing building and bring new activity and public life to the Civic Center. New construction should be of the highest quality and design and contribute to the civic quality of the District.

We believe that most all of those who have expressed interest and concern about the future of the Civic Center share many common goals. The sticking point appears to have continued through the Task Force's process and boils down to how much green space should be left in place across from City Hall. We believe that it is valid and appropriate to consider new buildings there (both south and north of Holly Street), as set forth in the Bennett Plan. New buildings facing City Hall have been contemplated many times in the past though never built. It is also a valid point that the community has become accustomed to the open space across from City Hall. Though little used, the open space can be considered to have some historic significance as it has persisted over time. The current recommendations for setback and building height would allow for some new buildings to face City Hall and better define Centennial Plaza while preserving a pleasing green-space that should be more formally and attractively landscaped.

With those thoughts before you, below we will address the specifics of the Task Force's recommendations.

GUIDING PRINCIPLES

Pasadena Heritage supports the Guiding Principles, as unanimously agreed upon by the Task Force, to inform all recommendations relating to setbacks/open space, building height, land use, and public improvements. These include:

1. Preserve/restore/rehabilitate the YWCA
2. Preservation of public open space is a high priority
3. Planning should be symmetrical across the YWCA and YMCA sites
4. Bring life to the Civic Center
5. Preserve and enhance the pedestrian experience
6. Inspire a sense of civic pride

While the above goals are appropriate, we believe that an additional Guiding Principle should be added to "protect the significance and integrity of the Civic Center." As noted above, the Civic Center is a unique and extremely significant cultural resource designed by William H. Bennett and those who collaborated with him, an outstanding example of Beaux-Arts planning and design in the United States, and the heart of our city. There should be a Guiding Principle that duly recognizes this and governs all decisions related to the Civic Center's future.

RECOMMENDATIONS

Pasadena Heritage generally concurs with the Task Force's recommendations with regard to setbacks/open space, building height, land use, and public improvements. As explained below, we have a few additional recommendations to strengthen the recommendations.

Setbacks/Open Space

We understand that Task Force members differed in their views with regard to the recommended setback from the back of the Garfield Ave. sidewalk for any new construction east of the former YWCA or YMCA buildings. It is our opinion that the proposed 52.5 foot setback, which the majority of Task Force members supported, would align with the Guiding Principles by preserving open space while providing an opportunity for appropriate new construction to enliven the Civic Center and instill a sense of civic pride. Importantly, this setback would also allow the Civic Center to be completed as originally envisioned in the Bennett Plan. Pasadena Heritage would also find a smaller setback acceptable, as long as a reasonable amount of green space would remain. We have also suggested in the past, and suggest again, that some of the parking area along Garfield Ave. on the east side of the sidewalk (6-10 feet) could be reconfigured as landscaped space, adding to the green space along Garfield Ave. while still allowing for parking.

Building Height

We concur with the Task Force's unanimous recommendation that the heights of new building on the west side of Garfield Ave. be limited to the cornice height (approximately 54 feet) of both wings of City Hall and that building height decline towards the former YWCA to achieve a more compatible height and massing with the historic building.

Land Use

We agree with the Task Force's unanimous recommendation that the City implement Actions 3 and 18 of the Actions to Achieve the Guiding Principles, at least in part. These include studying a mix of public and private uses in the Civic Center, prioritizing public access, and considering public/private amenities and land uses that go beyond typical office uses in order to attract pedestrians and diverse segments of the community outside of regular business hours. We do not, however, agree that the best use of the building would be for additional low-income housing or facilities for the homeless. The former YMCA already provides very low-income housing in the Civic Center.

Public Improvements

We support the recommendation that Centennial Plaza remain open to both pedestrians and automobiles. However, we recognize that circulation is presently problematic and heartily support the recommendation that conflicts between foot and automobile traffic be resolved. To that end, we believe that design improvements to better direct traffic would make Centennial Plaza more safe and pedestrian friendly. The installation of attractively landscaped medians within Garfield Ave. north and south of Centennial Plaza could enhance the Civic Center. The incorporation of the originally indicated fountains north and south of the Plaza would be a nice touch as well. Finally, we agree with the Task Force that the double row of

Englemann Oaks on Holly Street should be retained, appropriate public art on the north side of Holly Street should be installed to compliment and balance the Robinson Memorial, and that a hardscape feature should be installed at the center of Centennial Plaza to reinforce its axial Beaux-Arts plan, better guide automobile traffic, and permit pedestrian activities.

ADDITIONAL RECOMMENDED ACTIONS TO ACHIVE THE GUIDING PRINCIPLES

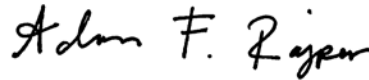
Pasadena Heritage generally supports the twenty actions recommended by the Task Force to achieve the Guiding Principles. As noted during several Task Force meetings, we agree that the City's should consider commissioning a Cultural Landscape Report for the Civic Center area to supplement the National Register of Historic Places nomination. Such a study would identify and rank character-defining features of the District as primary, secondary, and tertiary and provide a baseline for all decisions related the Civic Center's future.

Thank you for considering our comments and recommendations. Should you have any questions, please do not hesitate to contact us.

Sincerely yours,



Susan N. Mossman
Executive Director



Adam F. Rajper
Preservation Director



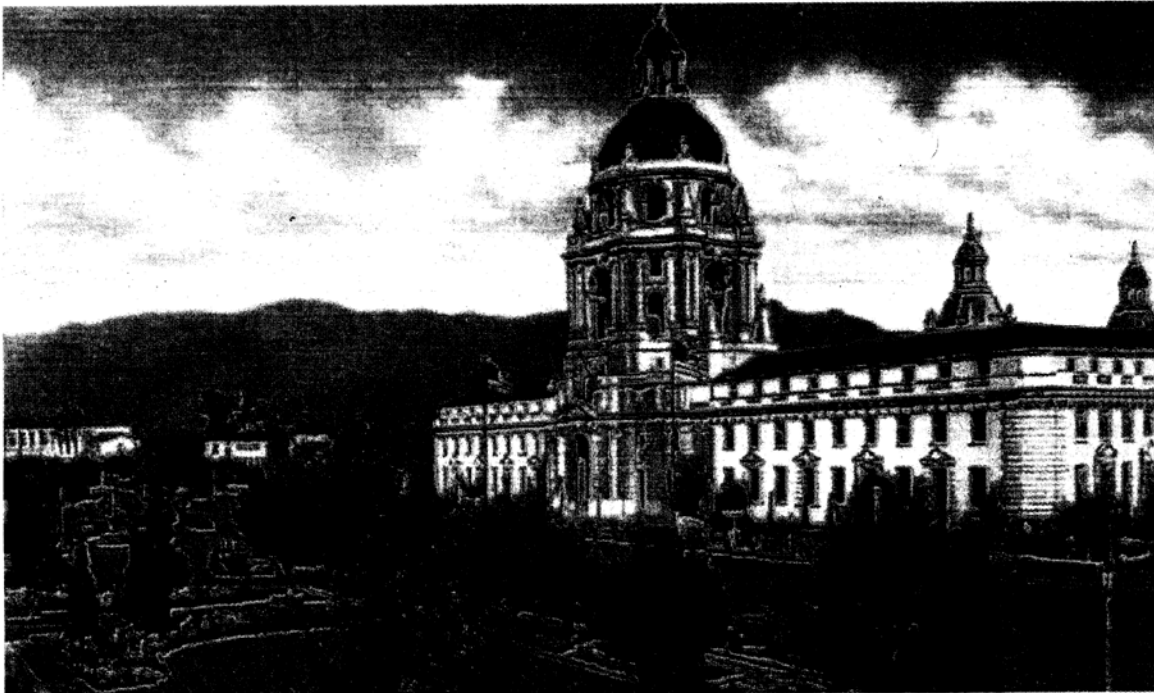
WPRA

Neighborhood Update

SPECIAL UPDATE

City Council to consider Task Force's recommendations

Help preserve our Civic Center



Neighbors:

During its regular meeting on Monday, June 18, the Pasadena City Council is expected to formally receive recommendations from the Civic Center Task Force Report. The Task Force, which was appointed by our Mayor and City Council last July, was asked to develop, in concert with the public, recommendations regarding new construction/development and land-use standards for the historic Pasadena Civic Center Plaza abutting City Hall, which is bounded by Ramona and Union streets and Marengo and Garfield avenues.

This vital qualitative discussion has been going on for several years. Monday's meeting may well ultimately lead to a resolution of how Pasadenans feel about our unique architectural vision.

The West Pasadena Residents' Association has been a most attentive participant in this community discussion. We encourage City Council to maintain Pasadena's historic integrity and heritage in this part of the city.

We hope you'll review the following point-of-view article and, if you are able to participate, join us at this Monday's City Council meeting to express your own points of view.

Also, feel free to share your views with Council members by email before the meeting:

06/18/2018
Item 26

- District 6 Councilmember Steve Madison: smadison@cityofpasadena.net
- Mayor Terry Tornek: ttornek@cityofpasadena.net

Why we care about the Pasadena Civic Center

"Pasadena today possesses a certain character which is unique among American cities. Located as it is on a plateau framed by a great range of mountains to the east, and favored with a wealth of tree and plant life throughout the entire year, it has assumed a type of development almost purely residential. This character must be preserved. The social and commercial life of the city is based on it." - **Excerpt from "A Plan for the City of Pasadena," 1925, by urban planner firm Bennett, Parsons and Frost**

Now, more than 90 years later, many Pasadenans continue to strive to preserve our city's character and fulfill the long-ago promise we made to ourselves. Part of that promise, perhaps its core, resides within the heart of our home, our Civic Center, embracing the proud grace of Pasadena's famous City Hall. The structural completion of the central plaza area, including the rehabilitation of current buildings; the size, placement and use of proposed new ones; and the open spaces that surround them, has yet to be resolved.

In 2003 the City bought the dilapidated YWCA building, which was designed by famed architect Julia Morgan. The City expected to rehabilitate the structure with city funds. As City finances waned, that hope became impractical. Consequently, developers were sought to refurbish the YWCA and also create a project that could add revenue to the City's coffers.

The City selected the Kimpton Group with the intention of restoring the YWCA as part of a larger hotel complex to be sited opposite City Hall, extending all the way east to the Robinson brothers sculptures facing Garfield.

On August 15, 2016, City Council approved the YWCA/KHP Hotel Project in concept. However, strong public resistance to the hotel development (including opposition letters from WPRA), along with escalating construction costs and the subsequent need for unintended City subsidies, prompted City Council to unanimously suspend the KHP III project on May 22, 2017 and recommend the creation of a task force to reevaluate all the issues in play.

On July 17, 2017, City Council approved the Task Force's purview in a City Staff report titled: "A Process to Implement the City's Desired Vision for the Civic Center." The scope of recommendations were to include:

- **Allowed uses:** Examine all desired uses for the area, both public and private
- **Building envelope:** Identify the key development standards, including maximum floor area ratio/density, maximum height and appropriate setbacks
- **Parking/loading:** Identify the appropriate range of options and overall needs of the Civic Center
- **Public accessibility:** Identify the appropriate locations and amount of public space and the accessibility or public spaces within the area
- **Public improvements:** Consider landscape and hardscape improvements, and revisions to streets, sidewalks or other areas including Centennial Plaza

The WPRA considers City Hall to be a monumental work of art and believes no other structures should compete with it in scale, height or importance of place; nor should any new buildings encroach on, crowd or diminish the visual impact of City Hall. With that in mind, the WPRA developed its own recommendations:

1. The Julia Morgan YWCA building should be rehabilitated according to the Secretary of Interior standards.
2. The Civic Center Plaza area should be completed as a symmetrical and integrated whole. New building facades on the north and south corners of Holly Street and Garfield Avenue

- should be symmetrical and complementary in shape and height, responding to the proportions of City Hall to create a sense of coherence and harmony.
3. All new buildings should be stylistically compatible with City Hall.
 4. All new buildings adjacent to Garfield Avenue, facing City Hall, should be no higher than four stories or 46 feet high.
 5. No new structures should be built on the grassy open spaces that currently exist opposite City Hall. The 107-foot setback extending west from the Garfield Avenue curbs must remain a park-like setting.
 6. Regarding the use of the Civic Center buildings: Try to keep the Civic Center "civic."

On May 3, 2018, the Civic Center Task Force convened its last meeting and subsequently completed its report, which began with six Guiding Principles:

1. Preserve/restore/rehabilitate the YWCA.
2. Preservation of public open space is a high priority.
3. Planning should be symmetrical across the YWCA and YMCA sites.
4. Bring life to the Civic Center.
5. Preserve and enhance the pedestrian experience.
6. Inspire a sense of civic pride.

The WPRA agreed with this general direction and believed that citizen input and an open process would permit the Task Force to address and resolve the flashpoints of contention that emerged during the KHP hotel project. However, the Task Force has, in our opinion, failed to address or evaluate most of the specific elements originally outlined by City staff. Instead, the Task Force refocused the planning directives into the bold-type headings below.

- **Setbacks/open space.** The Task Force could not agree on setbacks.
- **Building height.** The Task Force set limits for building heights on the west side of Garfield to the cornice height of the City Hall wings (approximately 54 feet), stepping down to a more compatible lower height next to the YWCA building. (The rejected Kimpton Hotel project height was 60 feet.)
- **Land use.** The Task Force encouraged public and private use of the Civic Center area to ensure rehabilitation of the YWCA, with a priority on public access.
- **Public improvements.** The Task Force recommended that the City address the expanse of pavement in Centennial Plaza, which it found to be dangerous, confusing for pedestrians and motorists, as well as unattractive, but could not agree on shape, materials or traffic flow mitigation.
- **Parking/Loading.** The Task Force could not agree on or define parking and loading rules because it had not defined specific land use for the YWCA and potential building addition.

Further, the Task Force sidestepped the issues by recommending that the City contract with third-parties for independent studies to determine the best compromises for the Civic Center's proposed building designs, massing, height, open space/setbacks, proportional spacing between buildings, sustainability, the pedestrian experience, and the cost of preserving the YWCA. City staff, commissioners and Council members, wrote the Task Force in its report, would determine the eventual use of the YWCA along with other existing and new Civic Center buildings.

From its very beginning, the City of Pasadena birthed a visionary soul. There was something special about this place, something different that was never meant to sprawl, but to evolve. And so, by 1925 this town of only 48,000 residents agreed to create a civic center and city hall to express what they viewed the city would become.

As custodians of our forefathers' dreams, we are compelled to imagine as they did, and to go beyond the present fiscal and related growth pressures. If we truly believe that our city is special, if we deserve to be the heirs of that special vision, then we must accept that a city's expression of success is not always based on what it can build, but also its privilege to keep its land free.

Our Civic Center and the open spaces around it must stay as they are - wide and deep expanses that help showcase our striking and majestic City Hall. This space, we believe, is precious, even fragile. If we chip it away for any quick fix, just to fill it, we will smother that initial vision.

The WPRA urges City Council to think in these terms and refuse to compromise this principle, and our sacred ground.

Jomsky, Mark

Subject:

FW: June 18 City Council Agenda Item #26 - DO NOT SUPPORT

To: Honorable Mayor and City Councilmembers

RE: Item 26 Recommendations of the Civic Center Task Force – DO NOT SUPPORT STAFF RECOMMENDATION

I was disappointed to see the Planning Department staff recommendation go against the Civic Center Task Force (CCTF) recommendations and I do not support the staff recommendation. In particular, the following recommendations from the CCTF should be followed:

- Recommended Studies (Action Item #6) – Cultural Landscape Report, cost study, City office/community use and funding analysis, and Urban Design Plan. *Concern: without these critical studies the Council is deciding in the dark with taxpayer money. Would you buy a house without a title report or a home inspection?*
- Land Use (Action Item #18) – “Any commercial land uses established in this area should be subordinate, supportive and ancillary to civic uses in the Civic Center”. *Concern: A hotel, housing, or another private use is not appropriate in the center DESIGNED, BUILT, AND PAID FOR BY THE PEOPLE.*

A bona fide third-party analysis of City occupancy has NEVER been completed for the YWCA. The City is currently paying ~\$2 million/year on TAXABLE leased space throughout the City. . . even though the City is TAX EXEMPT. Why use taxpayer money to pay taxes on leased space when the City owns an empty building??!!

Please, please, please. . . preserve City assets and taxpayer money:

- 1) Prioritize PUBLIC USES in the Civic Center
- 2) Commission the proper studies so you can MAKE AN INFORMED DECISION:
 - o An independent analysis of facility space needs and current leasing costs, with the goal of improving efficiency and making City services more accessible to the public
 - o Updated estimates of rehabilitation costs of the YWCA for City use and funding options that take advantage of the City’s access to tax-exempt financing
 - o Use of auditorium, gym, and pool for Parks and Recreation and facility rentals on a fee basis to help cover occupancy costs
- 3) PRESERVE THE OPEN SPACE, SETTING, AND APPROACHES in the Civic Center, they belong to City Hall
- 4) APPROPRIATE FUNDS to preserve the YWCA while essential studies are conducted

And, most importantly. . . .

KEEP THE CIVIC CENTER CIVIC!

Thank you!!

Felicia Williams, District 2

Jomsky, Mark

From: Zinn, Linda <Linda.Zinn@Sothebyshomes.com>
Sent: Monday, June 18, 2018 9:24 AM
To: Madison, Steve; Tornek, Terry; Jomsky, Mark; McAustin, Margaret; Kennedy, John; vgordo@cityofpasasena.net; Masuda, Gene; Wilson, Andy; Hampton, Tyron
Subject: Civic Center

Dear Mayor and Council members,

Please keep the open green space around City Hall. This area is too significant to sell it out to a developer. It should be beautified and enhanced, instead of being offered as a bargaining chip to attract a developer.

Any new construction should be significantly lower in height than the eaves of City Hall. The previous plans have been totally oversized.

Let us continue to enjoy the beauty and majestic architecture that exists today. Please do not sell out in order to help Pasadena's budget crisis.

Thank you for your thoughtful consideration of the future impact of such a building.

Sincerely,
Linda Zinn

Linda Zinn
Sotheby's International Realty
DRE 00993711

Sent from my iPhone

Wire Fraud is Real. Before wiring any money, call the intended recipient at a number you know is valid to confirm the instructions. Additionally, please note that the sender does not have authority to bind a party to a real estate contract via written or verbal communication.

Jomsky, Mark

From: Ana Maria Whitaker <amwjpw@earthlink.net>
Sent: Monday, June 18, 2018 8:47 AM
To: Jomsky, Mark
Subject: Letter to Council member S. Madison re Civic Center Task Force Recommendations

Council Member Steve Madison

RE: Civic Center Task Force Recommendations

Dear Mr. Madison:

I understand that the Pasadena City Council will be considering the report of the Civic Center Task Force tonight. Unfortunately, the Task Force did not reach consensus on several key issues and we need your leadership in resolving these issues in order to preserve our treasured Civic Center for generations to come.

I strongly urge you to support the recommendations of the Pasadena Civic Center Coalition, namely:

The Julia Morgan YWCA building shall be rehabilitated according to the Secretary of the Interior's Standards.

No new structures shall encroach on the park grounds on the YWCA or YMCA blocks.
EXISTING OPEN SPACES MUST BE PRESERVED.

Any new additions or structures shall be stylistically compatible with City Hall.

Any additions to the YWCA shall be subordinate to the original historic building.

Civic uses shall be prioritized over private/commercial uses. Keep the Civic Center civic.

In addition, and from my perspective, the Robinson monument should remain at its present location as it has become a true city landmark. It has great symbolic meaning, and represents for us, and the world, vital Pasadena values.

Thank you for your consideration of this matter

Sincerely

Ana Maria Whitaker

690 Linda Vista Ave

Foster Care Project



www.fostercareproject.org

June 17, 2018

Dear Mayor Tornek, City Council Members, Mr. Mermell and Mr. Reyes:

On behalf of All Saints Church Foster Care I am writing in support of using the YWCA building as a residence for young people transitioning out of foster care, homeless women and children and/or women and children who are victims of domestic violence. There is a wealth of non-profit organizations in the city with the knowledge, experience, and expertise in the city to develop and manage such programs in the proposed facility. I will address the need for housing for young people transitioning out of foster care.

For the past fifteen years the Foster Care Project has worked with local community agencies to improve the quality of life of young people transitioning out of foster care. One of the major obstacles which they face is the lack of housing. In November of 2017 in Los Angeles County there were 2517 youth 18 and older in foster care and an additional 2,867 between the ages of 16 and 17 in foster care; for a total of 5,384 young people in need or soon to be of housing. As of March 2018, according to a report from PUSD, there were 73 youth in foster care attending high school in Pasadena: 39 in the 11th grade and 34 in the 12th grade—73 youth who, in the next 15 months will be in need of housing. The County's Transitional Housing Program for former foster youth has a capacity of 244 beds, and there are approximately 50 units of private, transitional housing. It is very difficult to determine the number of youth transitioning out of foster care who are homeless. Although the City of Pasadena's Homeless Count only identified 35 unaccompanied homeless youth 2017, Hillside's Youth Moving On, a resource center for homeless youth in Pasadena, served 150 homeless youth in 2017.

There are many opportunities for non-profit agencies to partner with developers to provide affordable housing for youth transitioning out of foster care. For example, Nonprofit Bridge Housing developed a 250 unit high rise apartment in San Diego. Eighty-eight of the apartments are set aside for supportive housing: 25 units to youth aging out of foster care and 63 will for seniors. In addition, Under the Housing Density Bonus Bill, carried by Assemblymember Holden in 2016, developers receive a 10% density bonus for projects that include at least 10% of the total units for youth transitioning out of foster care.

We believe the partnering of local government, developers, and non-profit agencies to provide affordable housing for young people transitioning out of foster care, homeless women and children and/or women and children who are victims of domestic violence would be an excellent way to address this critical need and urge that priority be given to non-profits partnering with developer.

Respectfully yours,

Jeanette Mann
Co-Chair All Saints Church Foster Care Project

6/18/2018
Item 26

STEERING COMMITTEE

Gail Bardin

Jay Belloli

Nikoo Berenji

Nancy Dannevik

Patrice Gibson

Tim Hartley

Rosemary Hyde

Liz Jackman

Jeanette Mann

Kim Miles

Judi-anne Simmons

Anne Riffenburgh

Nicole Rodger

Melanie Williams

Dwana Willis

Pamela Wilson

Anne Wolf

Trula Worthy-Clayton

CONSULTANTS

Eric del Rosario

Joanna Grasso

Jane Stockly

Larry Fisch

GRAPHIC ARTIST

Joe Kelly

Jomsky, Mark

From: Fritz Puelicher <fritzfast@aol.com>
Sent: Monday, June 18, 2018 12:18 PM
To: Jomsky, Mark; Masuda, Gene; Fritzfast@aol.com
Subject: Open Space and the Civic Center, 6.18.2018

Open Space and the Civic Center

June 18, 2018

To the Mayor and the City Council:

Let's talk about Open Space;

A few years ago the city took it upon themselves to update the General Plan. The General Plan now has 8 Elements with one of those being Open Space.

The City kept saying they wanted the public to be a large part of this update and spent (a Guess) will over 100,000 dollars in labor, supplies, etc.

Well, the public indeed responded, only the city knows how many meetings there were but it was a large number. If you haven't read what the Open Space section is about, here are several of the major points.

- 1) Protect Open Space From Loss to Development.***
- 2) Establish more Open Space in Pasadena, not less.***
- 3) Preserve Currently Zoned Open Space.***

**06/18/2018
Item 26**

Pretty straight forward and right to the point, but right now there are those on this council who are attempting to side step the very element of the General Plan they signed off on.

Dear Council Members, in case you have forgotten, I wish to remind you that you are being paid by us, the residents of this City.

May I also remind all of you that you were voted in by us, the public, and we expect you to vote as the majority of us have said we wanted as it pertains to Open Space.

See items 1 and 2 above and the city's stance on 'MORE NOT LESS" as it pertains to Open Space on this parcel of land and your effort to bring in more development instead of less.

Do what is right and hold open hearings where the citizens of Pasadena can engage in open dialogue as it pertains to our Civic Center.

Fritz Puelicher

Jomsky, Mark

From: Blair Miller <blairmiller1@yahoo.com>
Sent: Monday, June 18, 2018 12:23 PM
To: Tornek, Terry; Hampton, Tyron; McAustin, Margaret; Kennedy, John; Masuda, Gene; Gordo, Victor; Madison, Steve; Wilson, Andy
Cc: Jomsky, Mark; Reyes, David; Johnson, Kevin; White, Leon
Subject: Communication regarding Recommendations of the Civic Center Task Force

As the Transportation Advisory Commission's representative to the Civic Center Task Force, I want to thank the City Council for creating the Task Force for citizen input into this beautiful and historic area of the City.

I would like to commend City staff on their work with the Task Force. Staff were helpful in presenting contextual information and responding to inquiries of Task Force members. They did a good job scheduling the meetings, which was no easy feat. I also want to commend them for their dedication to an open and transparent process. There were multiple opportunities for public comment, some opportunities for direct public involvement, and the staff was very responsible in making sure that all materials were posted on the website.

That said, I respectfully disagree with some of Staff's recommendations. I believe that the City should invest additional funds in the studies proposed by the Task Force, while at the same time taking steps to preserve the building.

I urge the Council to move forward particularly with 1) a Cultural Landscape Report, 2) an independent analysis of using the YWCA for City uses, with and without additional building on site, and 3) an Urban Design Plan. I believe these reports are vital to properly inform the City's decision making process and to present a vision for the entire Civic Center.

Additionally, if an RFP is issued, I respectfully request the Council to direct Staff to incorporate the Guiding Principles into the RFP and also to incorporate Actions #1, 3, 7, 8, 9, 10, 12, 16, 17, 18, and 20 into the RFP.

My paid work is for the City of Los Angeles, in the Asset Management Group of the City Administrative Office. From that perspective, I understand the need to balance budget priorities with preservation of historic resources and economic development opportunities. However, the Civic Center is Pasadena's crown jewel. Due to the City's far-sighted investment to purchase the YWCA, we have the opportunity to implement a lasting vision of the Civic Center as Pasadena's living room. Please do not let current financial constraints rush us into implementing a vision that is driven by the responses to an RFP, rather than one that is based on a rehabilitated building and a revitalized plaza that will be a boon to the City for the next 50 years.

Thank you,

Blair Miller

PASADENA CIVIC CENTER COALITION

June 18, 2018

By Email (mjomsky@cityofpasadena.net)

City Council
City of Pasadena
175 N. Garfield Avenue
Pasadena, CA 91101

Re: Agenda Item #26, June 18, 2018 City Council Meeting: Discussion of Civic Center Task Force Recommendations – Do Not Support Staff Recommendation.

Dear Honorable Mayor Tornek and Members of the City Council,

At the May 22, 2017 City Council meeting when City Council re-convened the Civic Center Task Force, we were inspired and optimistic about the opportunity to finally embark on a planning process that would result in a project deserving of our Civic Center. However, the Civic Center Coalition is very disappointed to see that the Planning Department staff recommendation goes against the Civic Center Task Force (CCTF) recommendations.

In particular, we are concerned that staff is going against the Six Guiding Principles recommended by the CCTF by recommending that the city not incur any further expense for rehabilitation of the YWCA and instead, look solely to private commercial development to fund, design and determine the use of the YWCA building and the public park-like, civic gardens that are the approaches to City Hall and provide much needed open green space to residents and visitors alike.

Although we are disappointed that the CCTF lacked all of the tools that would be necessary to perform an analysis required to comply with City Council's directive made on May 22, 2017, we believe that there are some CCTF recommendations that should be followed:

1. Recommended Studies (including, not limited to CCTF Action Items #1, #4, #8) – Cultural Landscape Report, cost study, City office and other community and civic uses, and threshold funding analysis, and Urban Design Plan. *These reports go beyond what is included in the EIR and other previously completed reports staff alleges are sufficient. We remind city council that reliance on these previously completed reports caused failure on many points: Public opposition; failed developer negotiations, and a CEQA challenge alleging the reports are legally inadequate;*
2. Land Use (CCTF Action Item #18) – “Any commercial land uses established in this area should be subordinate, supportive and ancillary to civic uses in the Civic

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Center". A hotel, housing, or another private use can be built anywhere in the city (and realistically, without specific parameters limiting the use to city offices or other civic uses, other than hotel or office use what would private commercial developers likely propose?). But nowhere else in the city is it more appropriate to have civic uses. And, this space with City Hall at its heart, was designed, built, and paid for by the Pasadena citizens in 1923. It should continue to be owned by the people.

3. City Investment to stabilize the YWCA. *This is an investment in **the Pasadena Civic Center** - the most important historic resources of Pasadena, including the YWCA building as well as the park-like civic gardens of City Hall.* We applaud the vision the city exercised in 2012 when it obtained ownership of the YWCA and encourage you to make the necessary investment today to continue that vision.

The key goals of the Civic Coalition are (1) the preservation of the park-like civic gardens, (2) the rehabilitation of the historic YWCA building in accordance with the Secretary of Interior Standards for Rehabilitation, and (3) prioritizing civic uses. We believe that these goals align with certain recommendations of the CCTF: (1) the Six Guiding Principles, (2) commissioning studies and reports on use, historic resources, and financing; and (3) prioritizing civic uses. We urge City Council to adopt these CCTF recommendations and reject the staff recommendation to again issue an RFP for development of a private, commercial project.

Thank you for your consideration,

Sincerely,

Pasadena Civic Center Coalition

Jomsky, Mark

From: Thyret, Pam
Sent: Monday, June 18, 2018 4:50 PM
To: Jkavoian@gmail.com
Cc: Wilson, Andy; Jomsky, Mark
Subject: Re: Contact Request from Website

Jay-
I'm copying the City Clerk with your comments. Thank you.

Pam Thyret
District 7 Liaison for
Councilmember Andy Wilson

On Jun 18, 2018, at 4:48 PM, City Council - District 7 <CityofPasadenaWebMaster@cityofpasadena.net> wrote:

Name : Jay Kavoian
Phone: 9166077306
Email: Jkavoian@gmail.com

Message:

No building should intrude on the sight lines of the City Hall or any building in the quad. Nor should result removal of sister city trees, Robinson statues should unobstructed. Additionally the Julia Morgan YWCA building should be restored and repurposed without noticeable alteration to the building. Unfortunately I am unable to be at the meeting tonight.

Submitted from: 107.77.229.94

User Information

IP Address: 107.77.229.94
User-Agent (Browser/OS): Apple Safari 11.0 / OS X
Referrer: <https://ww5.cityofpasadena.net/district7/contact/>

Jomsky, Mark

Subject:

FW: RECOMMENDATIONS OF THE CIVIC CENTER TASK FORCE

June 18, 2018

BY E-MAIL

Honorable Mayor Tornek and City Council

City of Pasadena

100 North Garfield Avenue

Pasadena, CA 91101

SUBJECT: RECOMMENDATIONS OF THE CIVIC CENTER TASK FORCE

Dear Mayor Tornek and Members of the City Council:

I write to thank the Civic Center Task Force for the outstanding effort put into its deliberations over the past several months, and to offer my support for the recommendations offered by Pasadena Heritage, which include:

- Generally embracing the work of the task force
- Reaffirming the Guiding Principles established by the task force
- Reaffirming key recommendations related to setbacks, building height, land use and public improvements
- Modest and sensitive improvements to enhance accessibility
- Protection of the Englemann oaks lining Holly Street

I particularly want to reinforce my support of Pasadena Heritage's recommendation that a guiding principle be added to "protect the significance and integrity of the Civic Center."

Pasadena is fortunate to have one of the few City Beautiful civic plans in the United States that was not only implemented, but remains relatively intact. As the result of this accomplishment, the Bennett Plan and the district have been named a National Planning Landmark by the American Planning Association. The protection of the character of this district should be a matter of the highest priority; new development and changes within the Civic Center should reflect the design and architectural precedents established by the Bennett Plan.

Thank you for your consideration of these comments.

Yours very truly,

Steven A. Preston, FAICP
1143 North Los Robles Ave.
Pasadena, California 91104
(626) 345-9796
steve.preston@charter.net

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Novelo, Lilia

From: Jomsky, Mark
Sent: Monday, June 18, 2018 5:27 PM
To: Official Records - City Clerk
Subject: Fwd: YWCA Project

Sent from my iPhone

Begin forwarded message:

From: Marion White <mkwhite2002@aol.com>
Date: June 18, 2018 at 5:17:23 PM PDT
To: mjomsky@cityofpasadena.net
Subject: YWCA Project

Dear Mr. Jomsky,

I am sorry I am unable to attend this evening's City Council meeting, but wanted to be sure that I have an opportunity to share my opinion on this very important agenda item, and that my letter is included as part of the public record.

On May 22, 2017, during the public subsidy hearing Victor Gordo stated, "the task force should look at the possibilities for this parcel. The envelope, the use, the financing, and how we can restore the Julia Morgan Building, while, at the same time, enhancing the Civic Center." Furthermore, per the meeting minutes, the task force "will be tasked with reviewing the YWCA building project to help identify uses, financing, and the appropriateness of recommendations developed, which includes public uses ..." The public responded to this directive with loud, sustained applause. The public was inspired and optimistic about this opportunity to finally be able to embark on a planning process that would result in a project deserving of our Civic Center.

The Civic Center Task Force (CCTF) made certain recommendations, that reached consensus, that I agree with:

1. The Six Guiding Principles;
2. Bona-fide third-party reports by qualified experts:
 - i. An Urban Design Plan prepared by a team of professionals, with landscape architects, and urban designers with historic expertise;
 - ii. Facilities and space needs analysis of city offices; and
 - iii. Cultural Landscape Report;

3. Placing a priority on public civic-uses, that could possibly include private uses, supportive and ancillary to the public civic uses.

Although I support these task force recommendations, I feel it is very important to make City Council aware that the Task Force was not able to adequately respond to all of the City Council directives. The CCTF process lacked the necessary tools to provide the council with the bona-fide, independent, objective analyses of use and design directed by City Council. The task force was denied by staff reasonable access to requested information and a robust public discussion, with both residents and qualified experts.

In particular, the two threshold points of great concern to the citizens, and to many City Council Planning Commission and Design Commission members, were not sufficiently addressed and/or supported during the task force meetings; and there was clearly no consensus:

- a. Use: (1) What should this space (building and open spaces) be – a public, civic space for the people, or (2) a one-off private commercial development; and
- b. Preservation of open space and park-like civic gardens of City Hall, as well as the Julia Morgan Building.

While in the general discussion, there was strong support to prioritize public use, the task force faced difficulty moving beyond that generalization, given the above-described lack of tools, including access to interviews with and/or reports prepared by qualified professionals.

Regarding Civic Center open space and the City Hall approaches, significant testimony was presented during the task force meetings by Lambert Giessinger and John Byram in support of preservation of the park-like civic gardens that are the approaches to City Hall. Mr. Giessinger's written testimony is attached, and I note the key points:

- The civic gardens as open space have existed as originally designed for the entire life of the Civic Center. They are a distinctive feature that have characterized the Pasadena Civic Center National Register Historic District and its integrity for over 90 years. They are City Hall!
- The open space/approaches/forecourt and gardens are critically important to the setting of City Hall. As the centerpiece of the Civic Center, City Hall is not only dependent upon the composition of the geometry and plan arrangement of gardens and open space, but absolutely requires it to convey its historical significance through view corridors and the approach to City Hall (setting).
- The period of significance for the District is 1914-1952, as noted by dates of completion of the Civic Center contributing buildings and open space gardens. Character-defining historic features include those elements present during the period of significance. Gardens and a garden-like setting are character defining features that distinguish the overall visual aspects of the District and have been identified in the District's nomination as making it distinct from its surroundings. The District's nomination further identifies "the unique collection of buildings and sites whose greatest value and impact arises from the fact that they relate to each other and the environment in a special way." It goes on to call for preservation of the District as a unit. "The whole here is greater than the parts."

In conclusion, I believe, City Council should reject staff recommendation, and it should support the following Civic Center Task Force recommendations:

1. Adopt the Six Guiding Principles;
2. Commission the recommended reports prior to issuing any Request for Proposals; and
3. Make the completed reports available for public review and Task Force members, make available the consultants for interviews with Task Force members, to permit the "robust public discussion of the range of potential uses and appropriateness," recommended by Victor Gordo and unanimously approved by City Council on May 22, 2017.

Sincerely,

Marion K. White, Pasadena citizen

1000 Cordova Street, Pasadena, CA 91106