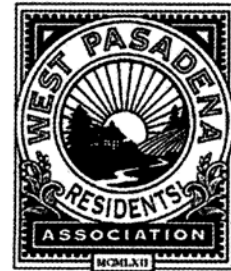


CITY CLERK

19 JUN 03 12:25PM



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:

The Board of West Pasadena Residents' Association has voted to take a position on the YWCA/Kimpton Project. Having reviewed the information available to the public, as well as discussing the absence of Kimpton's build and operating expenses withheld from Pasadena's Commissions and residents, we concur that the redesigned preferred Alternative 2A [with 179 to 185 rooms, a new building size of 91,000 Sq/ft. and a 30-40 setback] cannot and should not be evaluated without a thorough explanation describing why the hotel has to be the size it is. Aesthetically the WPRA would prefer a smaller building complex with a deeper setback on Garfield Avenue facing City Hall.

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 City Hall or crowd it in order to maintain its current open space sightlines and visual impact. With that in mind, the WPRA created the following list of preferred design guidelines:

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 mirror and complement each other in shape and height, complementing the symmetries 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 just west of 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.

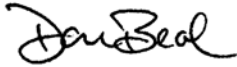
The WPRA urges the City Council to take these design parameters under serious consideration. Our Civic Center Plaza and the open spaces around it must stay as they are - wide and deep expanses allowing the means to step away from our striking domed edifice and take in its total majestic tableau.

**WEST PASADENA RESIDENTS' ASSOCIATION**  
**POST OFFICE BOX 50252 • PASADENA, CA 91115**

06/03/2019  
Item 9

Thank you for considering our point of view.

Respectfully,



Dan Beal  
President  
West Pasadena Residents' Association

Distribution:

Mayor Terry Tornek	<a href="mailto:ttornek@cityofpasadena.net">ttornek@cityofpasadena.net</a>
Councilmember Tyron Hampton	<a href="mailto:thampton@cityofpasadena.net">thampton@cityofpasadena.net</a>
Councilmember Margaret McAustin	<a href="mailto:MMcAustin@cityofpasadena.net">MMcAustin@cityofpasadena.net</a>
Councilmember John Kennedy	<a href="mailto:JKennedy@cityofpasadena.net">JKennedy@cityofpasadena.net</a>
Councilmember Gene Masuda	<a href="mailto:GMasuda@cityofpasadena.net">GMasuda@cityofpasadena.net</a>
Councilmember Victor Gordo	<a href="mailto:VGordo@cityofpasadena.net">VGordo@cityofpasadena.net</a>
Councilmember Steve Madison	<a href="mailto:SMadison@cityofpasadena.net">SMadison@cityofpasadena.net</a>
Councilmember Andy Wilson	<a href="mailto:AWilson@cityofpasadena.net">AWilson@cityofpasadena.net</a>
City Manager Steve Mermell	<a href="mailto:smermell@cityofpasadena.net">smermell@cityofpasadena.net</a>
Council District 6 Liaison Takako Suzuki	<a href="mailto:tsuzuki@cityofpasadena.net">tsuzuki@cityofpasadena.net</a>
City Manager Steve Mermell	<a href="mailto:smermell@cityofpasadena.net">smermell@cityofpasadena.net</a>
Director of Planning and Development David Reyes	<a href="mailto:dreyes@cityofpasadena.net">dreyes@cityofpasadena.net</a>

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.

**Jomsky, Mark**

---

**From:** Wanda Gae Stefansson <wandagaestef@gmail.com>  
**Sent:** Monday, June 03, 2019 11:11 AM  
**To:** Jomsky, Mark  
**Cc:** interfaithquaker@aol.com; Rosalie Niemann  
**Subject:** City Council Meeting: June 3,2019

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**CAUTION:** This email was delivered from the Internet. Do not click links or open attachments unless you know the content is safe.

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Please do not make the historic YWCA building into a commercial enterprise, but rather re-hab it into supportive living quarters for homeless. Homelessness will remain without more housing!

**"I want permanent supportive housing and public use, not private commercial development, at the city-owned YWCA. I don't want developers to encroach on the Robinson park. This is a historic legacy."**

Thank you,  
Wanda Gae Stefansson

## Jomsky, Mark

---

**From:** Areta Crowell <acrowell13@sbcglobal.net>  
**Sent:** Monday, June 03, 2019 9:31 AM  
**To:** Jomsky, Mark  
**Subject:** Use of the Julia Morgan YWCA Building

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To all members of the Pasadena City Council

I am proud of the progress which Pasadena has made in reducing homelessness, but we still have work to do. The Julia Morgan YWCA provides a unique and fitting opportunity to add a significant amount of supportive housing and thus reduce the number of homeless persons which so detracts from our city.

**As a person of the Pasadena faith community I believe it is a duty to care for those among us who are experiencing homelessness. We need permanent supportive housing and public use, not private commercial development, at the city-owned YWCA. This is a historic legacy. It would be a blot on the city to do anything else!**

**Areta Crowell, Ph.D.  
1115 Cordova ST. #403  
Pasadena CA 91106**

Sent from [Mail](#) for Windows 10

## Jomsky, Mark

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**From:** Anthony Manousos <interfaithquaker@aol.com>  
**Sent:** Monday, June 03, 2019 1:15 PM  
**To:** Jomsky, Mark  
**Subject:** Fwd: The Julia Morgan Y and AB 2135  
**Attachments:** Letters of June 3.pdf; Public Counsel letter to Inglewood re surplus land act and PRA request 10 2 17.pdf

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**CAUTION:** This email was delivered from the Internet. Do not click links or open attachments unless you know the content is safe.

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Dear Mayor and City Council members,

I want to thank Mayor Tornek and City Council members for their support of using the Julia Morgan Y for supportive housing and public use. What they are proposing is in the best interests of the city, and what your constituents overwhelmingly want, as you know from hundreds of letters and petitions, not to mention, those who showed up in the City Council chambers to express their views. Some clergy have also met with you individually to urge you to make supportive housing a priority. Attached are letters of support by four people of faith.

In addition to listening to your constituents, I also urge you to follow state law, as I stated in an article in today's *Pasadena Now*. <http://www.pasadenanow.com/main/clash-of-visions-for-future-of-pasadenas-historic-ywca-building-pulls-into-sharper-focus/#.XPV19lhKg2w>

I was quoted as saying that California's Surplus Land Act requires local agencies such as cities and transit agencies to prioritize affordable housing, as well as parks and open space when disposing of surplus land, ahead of commercial uses. AB 2135 also requires that affordable and supportive housing developers be given 90 days to come up with a proposal.

We have been in touch with Public Counsel and they sent us this letter which they sent in support of Uplift Inglewood, which is suing the city for not following state law regarding use of their surplus land. This lawsuit is moving forward, just as the lawsuit against the city of Pasadena on similar grounds is still pending.

See <https://la.curbed.com/2019/4/26/18518613/clippers-inglewood-nba-arena-lawsuit>

Info regarding AB 2135: <http://www.publiccounsel.org/tools/assets/files/0679.pdf>

I also would like to thank Council member Gordo for saying that if a commercial development of the Julia Morgan Y doesn't "pay for itself," "the best idea is to make this a social benefit that has a housing component that benefits people who may not otherwise have housing but at the same time stays true to their civic center." Mr. Gordo also cautioned against predetermining what the best idea could be or excluding any idea at this point. There is wisdom in what Mr. Gordo says, but unfortunately the CUP and RFP clearly seek to predetermine the outcome. The CUP offers to hotels the same entitlements that were offered to the failed Kimpton project, and offers nothing to nonprofit affordable housing developers. The RFP says that it will favor a project that will be a "catalyst for continued economic growth and provide economic benefits." It says nothing about the social benefits that permanent supportive housing and a social enterprise restaurant could provide. This CUP sends a clear message to developers that the Council want another failed Kimpton project and is willing to offer similar entitlements and concessions in hopes that the project will pay for itself. I

request that this CUP be put on hold or extended to include nonprofits and that the CUP and RPF are rewritten so that there is a level playing field, not one that favors commercial development and virtually excludes any other ideas. In other words, I would like to see Mr. Gordo's words put into practice.

Yours in friendship and peace,

Anthony Manousos  
1628 N Garfield Ave Pasadena CA 91104  
626-375-1423  
[interfaithquaker@aol.com](mailto:interfaithquaker@aol.com)

Blog: <http://laquaker.blogspot.com/>

"Common folk, not statesmen, nor generals, nor great men of affairs, but just simple men and women, if they devote themselves ... can do something to build a better peaceful world."--Henry Cadbury, 1947"

The humble, meek, merciful, just, pious, and devout souls are everywhere of one religion; and when death has taken off the mask, they will know one another, though the liveries they wear here make them strangers."--William Penn.

# An Open Letter to the Pasadena City Council

## Restore the Julia Morgan YWCA to its Original Intent: A Home for those in Need

On December 17, 2018, Mayor Terry Tornek recommended that the city-owned YWCA, located next to City Hall, be used to house our homeless neighbors, many of whom live on the nearby streets. He noted that Centennial Place, the former YMCA adjacent to the YWCA, houses 144 homeless individuals and is a "good neighbor."

Advocates for homeless housing, including Union Station, GPAHG, the Faith Partnership to End Homelessness, and community leaders listed below, applaud the Mayor's recommendation. We believe that this property should be preserved and restored to its original intent—a home for women in need. If you agree, please contact the City Council at [mjomsky@cityofpasadena.net](mailto:mjomsky@cityofpasadena.net).

On Wednesday, Feb 20, some Centennial Place residents and community activists held a candlelight vigil at the YWCA, praying that this property be used for God's intention, just as many people prayed at Heritage Square South, where 60 units for homeless seniors was approved on Dec. 17, 2018.

**Some history:** This YWCA was designed by famed architect Julia Morgan, best known for designing Hearst Castle. She also had a heart for the poor and vulnerable and designed a number of YWCAs. Built in 1921, Pasadena's historic YWCA has sat vacant for over 20 years. In 2010 the City of Pasadena, concerned about the lack of care and maintenance, invoked eminent domain, purchased the building and later began negotiations to convert the building to a 150-room boutique hotel. See <https://www.atlasobscura.com/places/the-old-ywca-building-pasadena-california> A huge pushback ensued from the community and in 2017 the City Council unanimously rejected the Kimpton Hotel concept. Public land should be used for the public good. <https://la.curbed.com/2017/5/24/15686404/pasadena-ywca-julia-morgan-city-council-rejects>

### Why Permanent Supportive Housing?

Using this YWCA for PSH makes sense. It is better to have homeless people housed than hanging around City Hall and the Central City area.

There is a desperate need for homeless housing in the City, especially around the City center.

As of the 2019 homeless count:

- 542 people in Pasadena are homeless
- 321 are living on the street

Since Centennial Place is across the street from the Y, and since Union Station Homeless Services works with Centennial Place, Union Station could work more efficiently in both locations. Union Station has had over 45 years of experience successfully addressing homelessness in Pasadena and would commit to quality services and ensure permanent stability for residents

Another reason to use the YWCA for PHS is that funding is available for this project from federal, state and county sources.

**What are the Possibilities?**

**Historic Restoration** – Stakeholders such as the Pasadena Historical Society could be engaged to ensure that if any new structures are built on the surface parking lot, they would be respectful of the YWCA's historic significance and grandeur.

**Economic Development** - Sensitive to the desire to see some sort of economic development component, we'd like to propose the inclusion of a social benefit enterprise like a restaurant that would provide economic training/job skills to the residents of the YWCA and Centennial (and other low-income people). Catalyst Kitchens is an example of a successful enterprise.

Developers of affordable and homeless housing in Pasadena are required to hire at least 20% of their workers, 20% of contractors locally and to purchase at least 20% of their supplies locally. This would be a huge economic benefit to our city. Commercial developers do not have this same requirement. Heritage Square North generated over \$6 million dollars into the Pasadena economy due to this policy.

**Public Space** – Because we wish to be sensitive to the preservation of public open space, we only would support a proposal that preserves that the existing open space area, including the Robinson statues and Sister City trees. If additional units are added, they should only be added on the surface parking lot to the south next to YWCA.

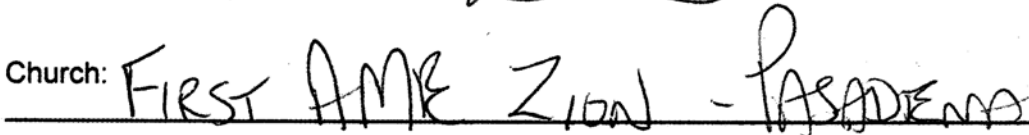
The YWCA would remain a landmark in the city, while providing opportunity for those most vulnerable – a fitting tribute that honors Julia Morgan's concern for the poor and vulnerable as well as the community spirit and compassion of Pasadena. We urge the Pasadena City Council to restore this historic YWCA, embracing the intent for which it was originally built and thereby help solve our City's growing homelessness crisis.

Signed:



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Church:



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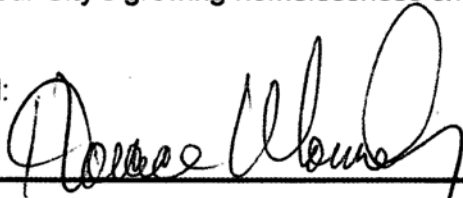
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Signed:



Church:

1st AME Pasadena

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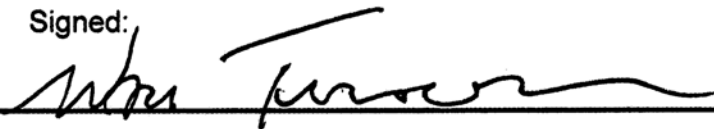
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Signed:

  
\_\_\_\_\_

Church:

  
\_\_\_\_\_



THE PUBLIC INTEREST LAW OFFICE OF THE LOS ANGELES COUNTY AND BEVERLY HILLS BAR ASSOCIATIONS  
The Southern California Affiliate of The Lawyers' Committee for Civil Rights Under Law

October 2, 2017

Honorable Mayor James Butts and Members of the City Council  
City of Inglewood  
1 Manchester Blvd. – City Hall  
Inglewood, CA 90301

**Re: City of Inglewood Compliance with the California Surplus Land Act and Request for Public Records**

Dear Honorable Mayor Butts and Members of the City Council:

Public Counsel writes on behalf of Uplift Inglewood in connection with the California Surplus Land Act (the Act) and the City of Inglewood's policies and procedures for the disposition of surplus land. In particular, we ask that the City Council (1) clarify its position on compliance with the Act; and (2) take all necessary steps to ensure that it fully complies with the Surplus Land Act, including following the Act's requirements in the sale or lease of all surplus City land. As currently enacted, Article 6(A) and Section 2-199 of the Municipal Code are inconsistent with applicable state law in a number of respects, set forth below.

Public Counsel is the nation's largest pro bono public interest law firm of its kind. Our Community Development Project (CDP) builds strong foundations for healthy, vibrant, and economically stable communities by providing free legal services to community-based organizations, affordable housing developers, and low-income entrepreneurs.

**I. The California Surplus Land Act applies to Inglewood's disposition of surplus land.**

The California Surplus Land Act (Government Code, section 54220 et seq.) requires all cities to prioritize surplus land for the development of affordable housing, as well as parks and open space. The Act sets forth detailed requirements that a city must follow when selling or leasing land that is no longer necessary for the city's use.

Specifically, when a city disposes of surplus land, it must first send a written offer to sell or lease the property for the purpose of developing low- and moderate-income housing or parks and open space.<sup>1</sup> This offer must be sent to public entities and, upon request, to organizations involved in affordable housing development.<sup>2</sup> The city must enter into good faith negotiations with an interested entity that proposes to make at least 25 percent of the total number of units developed on the parcel affordable to lower-income households, and must give first priority to the entity that proposes to provide the greatest number of units at the deepest level of affordability.<sup>3</sup> As a result of Assembly Bill 2135 (AB 2135),

<sup>1</sup> (Gov. Code, § 54222.)

<sup>2</sup> (Gov. Code, § 54222, subd. (a).)

<sup>3</sup> (Gov. Code, §§ 54222.5; 54227, subd. (a).)

enacted in 2014, the Act now explicitly empowers cities to sell or lease surplus land for less than fair market value if the purpose of the transaction is affordable housing development.<sup>4</sup>

If a city does not agree to price and terms with an entity given notice and opportunity to purchase or lease pursuant to the Act, and the land is transferred for residential development of 10 or more units, then the Act requires 15 percent of those units be affordable to lower income households.<sup>5</sup> This requirement applies regardless of the entity developing the housing, and continues to apply to successors in interest.<sup>6</sup>

**II. Inglewood Municipal Code provisions regarding the sale of City land materially conflict with the Surplus Land Act.**

Inglewood Municipal Code Article 6(A) sets forth a set of procedures for the sale of real property. Section 2-211.2 provides that the “City Council may, by resolution, declare the intent of the City to sell real property which it owns by sealed bid, and notice of such intention, together with information regarding the property to be sold, minimum bid required, if any, the date, time and place when bids are to be received and opened, together with any other pertinent information which may from time to time be required.” Section 2-211.3 then provides that the City Clerk shall publicly open and examine all bids received and report to the City Council only the name of the highest bidder and the amount bid by such person, firm or corporation. Section 2-211.7 authorizes the City to convey City land to any government jurisdiction if “land will be used for a valid public purpose and that such conveyance is in the best interests of the City.” There appears to be no statement in Article 6(A) acknowledging the provisions contained in the Surplus Land Act related to disposition of surplus land.

The provisions of Article 6(A) are inconsistent with the Surplus Land Act’s procedural requirements. By authorizing the City to issue a notice of intent to sell real property by sealed bid without first offering to preferred entities for affordable housing, section 2-211.2 conflicts with the Act’s requirements and provisions relating to notification and the prioritization of affordable housing. By prioritizing conveyance to the highest bidder, without reference to affordability, section 2-211.3 conflicts with the Act’s mandate that priority be given to the entity proposing to provide the greatest amount of affordable housing at the deepest level of affordability. This section also fails to account for the Act’s provision that surplus land may be sold or leased at less than fair market value for the development of affordable housing. Likewise, section 2-211.7 enables the conveyance of City land to other public entities without consideration of the development of affordable housing, in conflict with the procedures and prioritization required by the Act.

Inglewood Municipal Code section 2-199 is titled “Disposal of Obsolete and Surplus Property.” This section merely states that “obsolete or surplus property of an estimated value exceeding one thousand dollars (\$1,000) shall be sold by the sealed bid method or at public auction conducted not less than five days following posting of notice thereon on the City’s bulletin board and such other advertising as the Purchasing Officer deems sufficient to attract sufficient buyers. Such property may be traded in for credit on the purchase of other property in the discretion of the Purchasing Officer or the City Council.” There appears to be no other statement in section 2-199 or otherwise acknowledging the provisions contained in the Surplus Land Act related to disposition of surplus land.

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<sup>4</sup> (Gov. Code, § 54226.)

<sup>5</sup> (Gov. Code, § 54233.)

<sup>6</sup> (*Ibid.*)

While it is unclear whether the City interprets section 2-199 to apply to surplus real property, section 2-199 also provides the only reference to “surplus property” in the Inglewood Municipal Code<sup>7</sup> – and it plainly conflicts with the Surplus Land Act. Nothing in Section 2-199 provides for the prioritization of affordable housing and park and open space, as required by the Act. The sealed bid method or public auction described by this Section is inconsistent with the procedures required by the Act. Furthermore, the option to trade property for credit on the purchase of other property, as provided in section 2-199, is inconsistent with the Act’s mandate that local agencies offer and prioritize surplus property for affordable housing.

In sum, the provisions in the Inglewood Municipal Code that regulate the sale of City land contain numerous contradictions with the Surplus Land Act, and there are no other apparent provisions in the Code that properly implement the Act. As a result, the City’s policies and procedures for the sale of surplus property are in conflict with state law.

### **III. Failure to properly implement the Surplus Land Act is inconsistent with Federal and State Fair Housing Laws.**

Failure to implement the policies and procedures of the Surplus Land Act is also inconsistent with state and federal fair housing laws. Over 80 percent of Inglewood households are extremely low-, very low-, low-, or moderate income.<sup>8</sup> A majority of Inglewood residents, who are disproportionately African American and Hispanic,<sup>9</sup> spend over 35% of their income on housing.<sup>10</sup> In other words, four out of five Inglewood households would qualify for some form of affordable housing, and most households are currently housing cost burdened. Yet the City is falling short in meeting its Regional Housing Needs Assessment (RHNA) housing productions goals, especially for below-moderate income households. Low-income residents in Inglewood are in desperate need of safe, stable, affordable housing.

As described in the previous section, the City’s existing procedures for the sale of surplus property fail to prioritize affordable housing as required by the Act. This failure improperly discriminates against residential developments for lower-income households.<sup>11</sup> Disposing of surplus City land without the required prioritization for affordable housing will continue to reduce the amount of housing that would otherwise be available for lower-income households in the city, and therefore have a disparate negative impact on certain racial and ethnic groups and individuals with disabilities.<sup>12</sup>

<sup>7</sup> The term “surplus land” is neither referenced nor defined in any other part of the Municipal Code.

<sup>8</sup> (Inglewood Housing Element 2013-2021, pp. 2-9.)

<sup>9</sup> (City of Inglewood Draft Five-Year (2017-2021) Consolidated Plan and Fiscal Year 2017-2018 Annual Action Plan, p.27, available at <<https://www.cityofinglewood.org/AgendaCenter/ViewFile/Item/821?fileID=807>>.) The Draft Consolidated Plan finds that “African Americans with extremely low incomes to low-income

were particularly impacted with about 55 percent of these households having one or more housing problems which is most likely a housing cost burden.” *Id.* At 28.

<sup>10</sup> (*Id.* at p. 4 [“Staff Report”].)

<sup>11</sup> (See Gov. Code, § 65008.)

<sup>12</sup> The federal Fair Housing Act prohibits practices that “actually or predictably result [] in a disparate impact on a group of persons or creates, increases, reinforces, or perpetuates segregated housing patterns . . .” (Dept. of Housing and Urban Development Regs, Implementation of the Fair Housing Act’s Discriminatory Effects Standard, 24 C.F.R. § 100.500(a), 78 Fed.Reg. 11482 (Feb. 15, 2013).)

California’s Fair Employment and Housing Act (FEHA) makes it “unlawful . . . to discriminate through public or private land use practices, decisions, and authorizations” that have “the effect, regardless of intent, of unlawfully discriminating on the basis of [a] protected class.” (Gov. Code, § 12955.8, subd. (b).)

#### IV. Request for information and compliance.

Based on our review, it appears that the Inglewood Municipal Code does not include any policies or procedures to implement the Act, and the provisions that do regulate the sale of City land are inconsistent with the Act. To the extent Inglewood is not currently implementing or adhering to the Surplus Land Act, the City Council must act immediately to ensure full compliance with the law – both by amending the Municipal Code and by ensuring proper implementation with regard to all future sales or leases involving surplus land. Failure to properly implement the State Surplus Land Act not only conflicts with law, as described above, but it is also a missed opportunity to better provide safe, stable and affordable housing for its residents. Facing a growing housing crisis, the City cannot afford to ignore existing and important tools to help address these issues.

The City appears to now be considering the sale of several City-owned sites for a proposed arena project. An Exclusive Negotiating Agreement contemplates conveyance of City-owned land (in addition to Successor Agency parcels) without regard to the provisions of the Surplus Land Act. Community-based organizations have proposed alternative uses for these sites, including housing and community services. The Act does not allow discretion to deviate from prioritizing surplus land for affordable housing - claims about the sites' unsuitability for housing are irrelevant to the City's obligations under the Act. Accordingly, any disposition involving these sites must follow the procedures required by the Act.

We ask that the City of Inglewood respond to this letter within the next two weeks to clarify its position on its compliance with the Surplus Land Act. Pursuant to the California Public Records Act, we also request any and all documents confirming or otherwise relating to the City's implementation of, interpretation of, and compliance with Government Code Sections 54220 et seq., including all reports, memorandum, correspondence, and other records.<sup>13</sup> We ask that the City take immediate steps, as necessary, to properly implement the Act and ensure full compliance in all future disposition of surplus City land.

These issues are of utmost importance, and we hope that we can work together to ensure Inglewood's compliance with the Act. If no action is taken, we will be forced to consider all of our options to clarify the City's obligations under the Surplus Land Act. That said, we are happy to discuss any questions and respond to requests for additional information.

Sincerely,



Doug Smith  
Staff Attorney

CC: Office of the City Manager  
Office of the City Clerk  
Office of the City Attorney

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<sup>13</sup> Public Counsel is a nonprofit organization that provides legal services to low-income people and communities in Los Angeles County. Accordingly, we request that the City waive any costs associated with the Public Records Act request and provide all records that exist in electronic form via email. With regard to records that do not exist electronically, please make the records available for inspection at which time we will inform you of the records we would like copied.

May 27, 2019

David Klug, Redevelopment Manager  
City of Pasadena - Economic Development Division  
100 North Garfield Ave., Suite 410D  
Pasadena, CA 91011

**RE: (DRAFT) REQUEST FOR PROPOSALS - YWCA ADAPTIVE REUSE AND  
NEW CIVIC CENTER DEVELOPMENT OPPORTUNITIES**

Dear Mr. Klug:

I'm comparing the 2019 RFP to the original 2012 RFP – which was issued for the same project – and I am concerned with several aspects of the new document.

Firstly, the 2012 RFP had a response period of **77 days**. The 2019 RFP has a release date of June 4, 2019 and a deadline no later than July 15, 2019, a response period of only **41 days!**

Why is the process being truncated?

The City Council had specifically asked for non-profits to be included in the universe of respondents. A shortened response period will surely limit the due diligence and financing arrangements typically found in the non-profit sector. In fact, 41 days is much shorter than many of Pasadena's other RFPs on developments of lesser complexity and civic importance.

Secondly, the *Evaluation Process* in the 2012 RFP stipulates that "*City staff will make a recommendation to the City Council*" on choosing a respondent. "***Final selection will be made by the City Council.***" The 2019 RFP is silent on the City Council's involvement and appears to indicate that the **final selection will be solely left to a review panel and City staff.**

Since opposition to this project last time around was partly due to the process being conducted behind closed doors, it would behoove the City to conduct the selection process in a public manner; i.e.: at a City Council hearing.

Lastly, the *Development Opportunities* section in the 2012 RFP stipulates that "[t]he *architecture and planning effort will need to be one of the highest caliber in order to complement and enhance two of Pasadena's most significant historic resources, the Civic Center, and City Hall.*" The Council extensively discussed how any project should not just myopically focus on the YWCA, but instead should reflect the importance of City Hall and the greater Civic Center. Councilman Gordo even provided such commentary in the *Star News*.

Surprisingly, **this goal is actually "cut" from the 2019 RFP.**

The significance of this relationship is highlighted in the Civic Center Task Force recommendations, which are not even mentioned in the 2019 RFP. Given that much of the previous public opposition was based on the impact of the proposal to the historic setting of City Hall and the larger context of Civic Center Historic District, it is critically important to include this goal in the 2019 RFP.

I respectfully request that the 2019 RFP be revised prior to its official issuance to address these concerns. The City cannot afford another "monumental failure."

Please feel free to contact me if you have any questions or wish to discuss this further.

Sincerely,

A handwritten signature in black ink, appearing to read "JOHN R. BYRAM", with a large, stylized flourish above the name.

John R. Byram, AIA, NCARB

xc: City Council,  
City Manager  
Planning Director