



Agenda Report

December 11, 2023

TO: Honorable Mayor and City Council

THROUGH: Finance Committee (December 11, 2023)

FROM: Department of Public Works

SUBJECT: AMENDMENT TO FISCAL YEAR 2024 CAPITAL IMPROVEMENT PROGRAM TO APPROPRIATE \$1,000,000 IN GENERAL FUND FOR WORK AT THE YWCA BUILDING

RECOMMENDATION:

It is recommended that the City Council:

1. Find that the proposed action is not a “project” as defined in the California Environmental Quality Act (CEQA), Public Resources Code Section 21065 and Section 15378(b)(4) and (5) of the State CEQA Guidelines and, as such, is not subject to environmental review; and
2. Amend the Fiscal Year (FY) 2024 Capital Improvement Program (CIP) Budget to appropriate \$1,000,000 in General Fund to the Building Maintenance FY 2021 – 2025 project for work at the YWCA building.

BACKGROUND:

The YWCA building was designed by master architect Julia Morgan. It was constructed in 1922 and was listed on the National Register of Historic Places as a contributor to the Pasadena Civic Center historic district in 1980. In 1998, it was designated a Historic Treasure by the City of Pasadena.

In 1996, the building was sold by the YWCA to a private developer and was vacated the following year. However, after 15 years of neglect that caused damage and deterioration to the building’s historic fabric, the City of Pasadena acquired the building in 2010 through eminent domain. Subsequently, a rehabilitation and conditions study was performed by Architectural Resources Group in 2011 and updated in 2018 to determine the condition of the building and identify a scope of work to preserve the remaining historic architectural elements.

Since the update of the report, the Department of Public Works, Building Systems and Fleet Management Division has completed on-going building maintenance efforts to secure the integrity of the building against weather elements and vandalism. In addition, the following significant improvements have been completed as identified by the study:

- Building's roof has been covered with several temporary measures in an effort to prevent further water intrusion.
- Site security fencing and window barricades were installed to prevent unlawful trespassing and further vandalism.
- The removal of hazardous waste as a result of prior unlawful trespassing and vandalism.
- Shoring was installed in the pool and locker room areas to support deteriorating building elements and prevent further structural damage in 2020.
- Demolition of the courtyard playground began to eliminate potential hazards in 2022.

To continue to preserve and invest in this historical landmark, staff is proposing to repair structural columns in the building's basement previously identified in the 2018 updated assessment report. In addition, the proposed scope will include the removal of building materials damaged due to water intrusion. To fund this effort, staff is recommending amending the CIP budget as described below.

Building Maintenance FY 2021 – 2025 (71903) – The Department of Public Works recommends appropriating \$1,000,000 in General Fund to this project and increasing the budget by a like amount. This funding will be used for continued building preservation efforts at the YWCA building.

COUNCIL POLICY CONSIDERATION:

The above project and action addresses City Council's goals to maintain fiscal responsibility and stability and improve, maintain, and enhance public facilities and infrastructure.

ENVIRONMENTAL ANALYSIS:

CEQA excludes from environmental analysis the action that are not "projects" as defined by State CEQA Guidelines Section 15378. That section excludes from the definition of "project" the creation of government funding mechanisms and fiscal activities which do not yet commit the lead agency to any specific project, and also excludes organizational or administrative governmental activities that do not result in physical changes to the environment. The action proposed herein is budgetary and part of the City's normal administrative process as it takes early steps to prepare for the possibility of undertaking a project, and therefore is not yet a "project" as defined by CEQA.

FISCAL IMPACT:

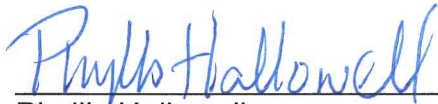
This action will increase the FY 2024 CIP Budget by \$1,000,000 in General Fund. Sufficient funds are available.

Respectfully submitted,



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