

Appendix F

Land Use Plan Consistency Analysis

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Land Use Plan Consistency Analysis

This appendix provides a consistency analysis of the proposed project relative to the City of Pasadena General Plan and Central District Specific Plan. Section 3.3, *Land Use and Planning*, of the Draft EIR contains a complete evaluation of land use and planning impacts of the proposed project. The following tables support the analysis provided in Section 3.3.

General Plan Consistency Analysis

The consistency of the proposed project with Guiding Principles and goals established in the recently updated Land Use Element of the General Plan are outlined in **Table 1**.

Table 1 Consistency with Land Use Element of General Plan

Relevant Policy or Objective	Project's Consistency
Guiding Principles	
<p>Guiding Principle 1: Growth will be targeted to serve community needs and enhance the quality of life. Higher density development will be directed away from residential neighborhoods and into the Central District, Transit Villages, and Neighborhood Villages. These areas will have a diverse housing stock, job opportunities, exciting districts with commercial and recreational uses, and transit opportunities. New development will build upon Pasadena's tradition of strong sense of place, great neighborhoods, gardens, plazas, parks, and trees.</p>	<p>Consistent. The City acquired the YWCA property after years of lack of maintenance of the building and grounds and the possibility of "demolition by neglect." The proposed project would improve the overall project environment, especially along Marengo Avenue and Holly Street, through rehabilitation of the YWCA building and new landscaping that would be subject to the City's Design Review process. The project site is located within the Civic Center core and away from established residential neighborhoods. The proposed project would feature a 179-room hotel and 11,166 square feet of meeting facilities, ballroom space, hospitality parlors, and a restaurant. The proposed project would be supported by the close proximity of the Memorial Park Station of the Metro Gold Line. The proposed project would include landscaping, a central courtyard, and an outdoor patio along Holly Street that would provide open areas on the project site.</p>
<p>Guiding Principle 2: Pasadena's historic resources will be preserved. Citywide, new development will be in harmony with and enhance Pasadena's unique character and sense of place. New construction that could affect the integrity of historic resources will be compatible with, and differentiated from, the existing resource.</p>	<p>Consistent. The proposed project involves rehabilitation and adaptive reuse of the existing YWCA building and construction of a new three- to six-story building separate and adjacent to the existing building. The project would be compatible with adjacent historic resources and the historic character of the Pasadena Civic Center Historic District in terms of materials, features, and scale. The new building would have massing similar and complimentary to the existing adjacent YWCA building. It would also recall the traditional historic architectural design and complement the Mediterranean Revival architecture of the Pasadena YWCA, City Hall, U.S. Post Office, and other contributing buildings to the District. An overview of the relationship of the proposed new building in the context of the existing YWCA building and other surrounding buildings is shown in the EIR in Section 3.3, <i>Land Use and Planning</i>, Figure 3.3-4a. Views of City Hall from the Holly Street promenade would not be obstructed (see EIR Figure 3.3-4b). As shown in the figure, the primary view of the City Hall cupola from the Holly Street promenade would be maintained. Eastbound views of the City Hall cupola from a portion of Union Street would be partially obstructed by the height and placement of the new building (see EIR Figure 3.3-4c); however, Union Street is a one-way, westbound street, and motorists cannot view the cupola from Union Street due to their direction of travel. Moreover, this block of Union Street does not</p>

Relevant Policy or Objective	Project's Consistency
	<p>experience heavy pedestrian traffic. The spatial attributes of the new building would be noticeable to westbound motorists along Union Street. The proposed building would also partially block existing views of the U.S. Post Office looking south from Garfield Avenue and the Garfield Avenue/Holly Street intersection (see EIR Figure 3.3-4d), although both City Hall and the U.S. Post Office building would continue to be viewable from most vantage points. As indicated in the EIR in Section 3.1, <i>Cultural Resources</i>, the interruption of the existing views would not reduce the significance or integrity of City Hall, the U.S. Post Office building, or the Pasadena Civic Center Historic District. Refer to EIR Section 3.1, <i>Cultural Resources</i>, for further information.</p>
<p>Guiding Principle 4: Pasadena will be a socially, economically, and environmentally sustainable community. Safe, well designed, accessible and human-scale residential and commercial areas will be provided where people of all ages can live, work and play. These areas will include neighborhood parks, urban open spaces and the equitable distribution of public and private recreational facilities; new public spaces will be acquired. Human services will be coordinated and made accessible to those who need them.</p>	<p>Consistent: The proposed project would be in close proximity to public transportation, including the Memorial Park Station of the Metro Gold Line, which is located approximately 0.12 mile northwest of the project site. In addition, several bus transit providers (i.e., Metro, Foothill Transit, ARTS, and LADOT) serve the immediate project area. The project's location in an urbanized area would help reduce reliance on the automobile and increase opportunities for the use of alternative modes of transportation, which would reduce traffic congestion.</p> <p>The developers, designers, and contractors of the proposed project would be required to adhere to the Design Guidelines in the Central District Specific Plan. Such compliance would ensure consistency with the City's character and traditional urban design.</p> <p>The project would not conflict with neighborhood parks, urban open spaces, and the equitable distribution of public and private recreational facilities or the accessibility of human services because these facilities would continue to be provided in the vicinity. The proposed project would include landscaping, a central courtyard, an outdoor patio, and walkways to create an inviting environment for people.</p>
<p>Guiding Principle 5: Pasadena will be a city where people can circulate without cars. Specific plans in targeted development areas will emphasize a mix of uses, pedestrian activity, and transit; public and private transit will be made more available; neighborhood villages and transit villages will reduce the need for auto use.</p>	<p>Consistent: As noted above, the proposed project would be in close proximity to public transportation. Moreover, the project's location in an urbanized area would help reduce reliance on the automobile and increase opportunities for the use of alternative modes of transportation, which would reduce traffic congestion.</p> <p>The proposed project includes landscaping, courtyards, and walkways to create a pedestrian friendly environment for the public. The project would not alter the existing patterned sidewalks along the Garfield Avenue and Holly Street promenades.</p>
Goals	
<p>Goal 1: Sustainable Growth. Sustainable growth and change in orderly and well-planned developments within targeted areas that allow for higher density development in an urban core setting and in close proximity to transit that provides for the needs of existing and future residents and businesses, ensures the effective provision of public services, and makes efficient use of land, energy, and infrastructure.</p>	<p>Consistent. The historic YWCA building has been unoccupied since 1997. The proposed project would rehabilitate and adaptively reuse the YWCA as a hotel, in conjunction with a new building to be constructed adjacent to the existing building. The project would make efficient use of land and existing infrastructure. Energy conservation features would be incorporated into building and site design in accordance with the California Energy Code and the California Green Building Code, which has been adopted by the City as the Green Building Practices Ordinance (PMC Section 14.90). Refer to EIR Section 3.2, <i>Energy</i>, for further information regarding energy and water conservation</p>

Relevant Policy or Objective	Project's Consistency
	<p>measures. The proposed project would be located in close proximity to transit.</p> <p>Overall the project would be consistent with the policies under this goal, including the policy to target growth in infill areas by redeveloping underutilized properties, especially within the Central District.</p>
<p>Goal 2: Land Use Diversity. A mix of land uses meeting the diverse needs of Pasadena's residents and businesses, fostering improved housing conditions, offering a variety of employment and recreation opportunities, and supporting a healthy population while protecting the environment.</p>	<p>Consistent. The proposed project would rehabilitate and adaptively reuse an existing building on a previously-developed site and develop a new adjacent building, which collectively would comprise a new hotel, enhancing the mix of land uses in the City. The project would protect the environment by incorporating energy conservation features into building and site design in accordance with the California Energy Code and the California Green Building Code, which has been adopted by the City as the Green Building Practices Ordinance (PMC Section 14.90). Refer to EIR Section 3.2, <i>Energy</i>, for further information regarding energy and water conservation measures. The proposed hotel would also be constructed in accordance with the City's Green Building Practices Ordinance. In accordance with the policies associated with this goal, the project would not affect natural areas, natural resources, or watersheds.</p>
<p>Goal 5: Pedestrian-Oriented Places. Development that contributes to pedestrian vitality and facilitates bicycle use in the Central District, Transit Villages, Neighborhood Villages, and community corridors.</p>	<p>Consistent. The proposed project would improve the overall project environment, especially along Marengo Avenue and Holly Street, through rehabilitation of the YWCA building and new landscaping that would be subject to the City's Design Review process. The proposed project includes landscaping, courtyards, and walkways to create a pedestrian friendly environment for the public. The proposed project would be designed to be consistent with the City's Mobility Element and Bicycle Master Plan. It would be supported by the close proximity of alternative modes of transportation, including a Class III bicycle route on Marengo Avenue, and would be within walking distance of numerous surrounding amenities.</p> <p>Overall the project would be consistent with the policies under this goal, particularly those aimed at creating a walkable city with pedestrian-oriented development (Policies 5.1 and 5.2) and protecting the character of the Civic Center (Policy 5.5). The landscaped areas along Holly Street and Marengo Avenue would be preserved and enhanced and the proposed project would be consistent with the overall goal of creating pedestrian-oriented places. In addition, although the amount of undeveloped space along Garfield Avenue would be reduced from 13,380 square feet to 2,880 square feet, overall the proposed project would respect concepts in the Bennett Plan, as identified in Policy 5.5 and further evaluated in the EIR in Section 3.1, <i>Cultural Resources</i>, and Appendix B, <i>Historic Resources Technical Report</i>.</p>
<p>Goal 6: Character and Scale of Pasadena. A built environment that evolves while maintaining Pasadena's unique sense of place, character, and the urban fabric.</p>	<p>Consistent. The proposed project would rehabilitate and adaptively reuse the YWCA as a hotel, in conjunction with a new building to be constructed adjacent to the existing building. The project would be compatible with the adjacent historic resources and the historic character of the Pasadena Civic Center Historic District in terms of materials, features, and scale.</p> <p>The proposed project would retain the Robinson Memorial, which is a public art installation on the project site. The Memorial consists of two bronze nine-foot tall busts of brothers Jackie and Mack Robinson,</p>

Relevant Policy or Objective	Project's Consistency
	<p>with the statue of Jackie looking east and the statue of Mack looking towards City Hall. The most prominent view of the Memorial is from City Hall; this view would remain unobstructed (see EIR Figures 3.3-4a and 3.3-4d in Section 3.3, <i>Land Use and Planning</i>). As shown in EIR Figure 3.3-4b in Section 3.3, <i>Land Use and Planning</i>, the Memorial is not within the viewshed of eastbound Holly Street under existing conditions, and no changes would result from project implementation. Construction of the new building would obstruct views of the Memorial from Garfield Street and Union Street from a position directly south of the Memorial. However, the limited views of the Memorial from the Union Street/Garfield Avenue intersection would not be altered and the Memorial is not visible from Union Street west of the Memorial due to intervening landscaping.</p> <p>The proposed project would respect the defining elements of Pasadena's character and history, as required by Policy 6.1, including building massing and heights and significant architecture within the Civic Center Historic District. Consistent with Policy 6.4, the proposed project would not alter significant views of the San Gabriel Mountains. Views of City Hall from the Holly Street promenade would not be obstructed (see EIR Figure 3.3-4b in Section 3.3, <i>Land Use and Planning</i>). As shown in the figure, the primary view of the City Hall cupola from the Holly Street promenade would be maintained. Eastbound views of the City Hall cupola from a portion of Union Street would be partially obstructed by the height and placement of the new building (see EIR Figure 3.3-4c in Section 3.3, <i>Land Use and Planning</i>); however, Union Street is a one-way, westbound street, and motorists cannot view the cupola from Union Street due to their direction of travel. Moreover, this block of Union Street does not experience heavy pedestrian traffic. The spatial attributes of the new building would be noticeable to westbound motorists along Union Street. The proposed building would also partially block existing views of the U.S. Post Office looking south from Garfield Avenue and the Garfield Avenue/Holly Street intersection (see EIR Figure 3.3-4d in Section 3.3, <i>Land Use and Planning</i>), although both City Hall and the U.S. Post Office building would continue to be viewable from most vantage points. As indicated in the EIR in Section 3.1, <i>Cultural Resources</i>, the interruption of the existing views would not reduce the significance or integrity of City Hall, the U.S. Post Office building, or the Pasadena Civic Center Historic District. Refer to Section 3.1, <i>Cultural Resources</i>, for further information.</p>
<p>Goal 8: Historic Preservation. Preservation and enhancement of Pasadena's cultural and historic buildings, landscapes, streets and districts as valued assets and important representations of its past and a source of community identity, and social, ecological, and economic vitality.</p>	<p>Consistent. As noted previously, the City acquired the YWCA property after years of lack of maintenance of the building and grounds and the possibility of "demolition by neglect." The proposed project would rehabilitate and adaptively reuse the existing historic YWCA building on the project site in a manner that would achieve the building's preservation, sensitive rehabilitation, and continued economic and environmental value. The project would protect an important historic resource in the City, in keeping with Policy 8.1. No historically or culturally significant structures would be demolished. Moreover, the project would be compatible with adjacent historic resources and the historic character of the Pasadena Civic Center Historic District in terms of materials, features, and scale, as called for in Policy 8.5. The new building has massing similar and complimentary to the existing</p>

Relevant Policy or Objective	Project's Consistency
	<p>adjacent YWCA building. It also recalls traditional historic architectural designs that complement the Mediterranean Revival architecture of the Pasadena YWCA, City Hall, U.S. Post Office, and other contributing buildings to the District. As indicated in EIR Section 3.1, <i>Cultural Resources</i>, with implementation of recommended mitigation measures, impacts on historic resources would be less than significant.</p> <p>Construction of the new building would require removal of a portion of landscaped area on the east portion of the project site along Garfield Avenue that contributes to the aesthetic character of the Centennial Plaza and Pasadena City Hall and has important historical context; however, this has not been found to be a significant impact under CEQA (see EIR Section 3.1, <i>Cultural Resources</i>). Within this landscape area, the project would result in the removal of five trees identified as the Sister City Trees. The landscaped areas lining Holly Street from Marengo Avenue to Garfield Avenue would remain, as would the landscaped area wrapping one block to the north onto Garfield Avenue. The project would not affect Centennial Plaza or any other major public spaces.</p>
<p>Goal 10: City Sustained and Renewed. Development and infrastructure practices that sustain natural environmental resources for the use of future generations and, at the same time, contribute to the reduction of greenhouse gas emissions and impacts on climate change.</p>	<p>Consistent: By virtue of its location, design, and building practices, the proposed project would sustain natural resources and contribute to the reduction of greenhouse gas emissions. Energy conservation features would be incorporated into building and site design in accordance with the California Energy Code and the California Green Building Code, which has been adopted by the City as the Green Building Practices Ordinance (PMC Section 14.90). Refer to EIR Section 3.2, <i>Energy</i>, for further information regarding energy and water conservation measures. The proposed hotel would also be constructed in accordance with the City's Green Building Practices Ordinance.</p> <p>The proposed project would be in close proximity to public transportation, including the Memorial Park Station of the Metro Gold Line, which is located approximately 0.12 mile northwest of the project site. In addition, several bus transit providers (i.e., Metro, Foothill Transit, ARTS, and LADOT) serve the immediate project area. The project's location in an urbanized area would help reduce reliance on the automobile and increase opportunities for the use of alternative modes of transportation, which would reduce traffic congestion and per capita vehicle miles traveled (VMT) (see EIR Section 3.5, <i>Transportation and Traffic</i>) and related greenhouse gas emissions.</p> <p>Consistent with the policies under this goal, the proposed project would entail the adaptive reuse of an existing structure, which would foster environmental sustainability.</p>
<p>Goal 18: Land Use/Transportation Relationship. Pasadena will be a City where there are effective and convenient alternatives to using cars and the relationship of land use and transportation is acknowledged through transit-oriented development, multi-modal design features, and pedestrian and bicycle amenities in coordination with and accordance with the Mobility Element.</p>	<p>Consistent: As noted previously, the proposed project would be in close proximity to public transportation, including the Memorial Park Station of the Metro Gold Line, which is located approximately 0.12 mile northwest of the project site. In addition, several bus transit providers (i.e., Metro, Foothill Transit, ARTS, and LADOT) serve the immediate project area. The project's location in an urbanized area would help reduce reliance on the automobile and increase opportunities for the use of alternative modes of transportation, which would reduce traffic congestion and per capita VMT (see EIR Section 3.5, <i>Transportation and Traffic</i>). The proposed project would be designed to be</p>

Relevant Policy or Objective	Project's Consistency
	<p>consistent with the City's Mobility Element and Bicycle Master Plan. It would be supported by the close proximity of alternative modes of transportation, including a Class III bicycle route on Marengo Avenue, and would be within walking distance of numerous surrounding amenities.</p> <p>The proposed project includes landscaping, courtyards, and walkways to create a pedestrian friendly environment for the public. The project would not alter the existing patterned sidewalks along the Garfield Avenue and Holly Street promenades.</p>

Central District Specific Plan Consistency Analysis

The consistency of the proposed project with goals and objectives established in the CDSP is outlined in **Table 2**. The ultimate vision of the specific plan is to provide "... a diversity of economic, residential, and cultural opportunities. Downtown will be a place to work, shop, live, and play, with convenient access by foot, bicycle, and transit, as well as by car. Physical and economic growth will support this role and respect the numerous resources of historical and cultural significance that contribute to Downtown's unique identity." The proposed project would be consistent with the ultimate vision of the specific plan as the proposed project would be in close proximity to public transportation, provide economic growth, and respect the surrounding historical and cultural resources.

Table 2 Central District Specific Plan Consistency Analysis

Relevant Objective	Project's Consistency
Policy Framework	
<p>Objective 2: Identify Growth Areas. Downtown growth and development will be directed toward the most appropriate locations, with the intention of 1) protecting existing residential neighborhoods; 2) supporting transit usage; 3) and revitalizing underutilized areas.</p>	<p>Consistent: The proposed project is located within the Civic Center core of Pasadena, away from existing residential neighborhoods. The proposed project would also be located within one-quarter mile of the Memorial Park Station of the Metro Gold Line. In addition, several bus transit providers (i.e., Metro, Foothill Transit, ARTS, and LADOT) serve the immediate project area. The historic YWCA building has been unoccupied since 1997. The proposed project would rehabilitate and adaptively reuse the YWCA as a hotel, thereby revitalizing an underutilized area.</p>
<p>Objective 3: Develop Urban Land Patterns. Development patterns will support Downtown's role as Pasadena's distinctive urban core, emphasizing a vibrant community with diverse opportunities. Transit-oriented, pedestrian-oriented and mixed use development will be encouraged.</p>	<p>Consistent: The proposed project would add diversity to the mix of land uses within the Civic Center core by providing a 179-room hotel, which would feature 11,166 square feet of meeting facilities, ballroom space, hospitality parlors, and a restaurant. The proposed project would also be located within one-quarter mile of the Memorial Park Station of the Metro Gold Line and in close proximity to several bus lines. The proposed project would include landscaping, courtyards, and walkways to create a pedestrian friendly environment.</p>
<p>Objective 4: Expand Open Space Network. Downtown will feature an extensive network of public, semi-public and private open spaces, including street and alleys, parks, urban plazas, and other improvements that will augment and expand the existing network.</p>	<p>Consistent: With implementation of the proposed project, a number of important features that contribute to the open space network in Downtown would be maintained. The proposed project would not alter the Holly Street promenade leading to City Hall, or the wide decorative sidewalks and street trees along Holly Street and Garfield Avenue. The Robinson Memorial would be maintained, including its benches and landscaping. Moreover, community activities at Centennial Plaza would not be affected with project implementation. The proposed project would include enhanced landscaping along Marengo Avenue, an outdoor patio along Holly Street, and a central courtyard that would provide open space on the project site. A portion of the landscaped area along Garfield Avenue would be maintained. However, construction of the new building would remove approximately 10,500 square feet</p>

Relevant Objective	Project's Consistency
	<p>of this landscaped and walkway area, including five Sister City trees, fronting Garfield Avenue between Holly and Union Streets, and would alter the symmetrical arrangement of landscape areas north and south of Holly Street facing City Hall. In addition to the five Sister City trees, the project would result in the removal of 29 of the other 56 trees on the project site, all of which, including the Sister City trees, are protected by City ordinance. The project would be required to comply with the City's Tree Protection Ordinance, which involves review of the removals by the Urban Forestry Advisory Committee.</p>
<p>Objective 6: Reinforce District Character. The distinctive character of Downtown and its unique Sub-districts will be maintained and further enhanced. New development will respond to the area's architectural heritage with sensitivity and offer creative design solutions.</p>	<p>Consistent: The developers, designers, and contractors of the proposed project would be required to adhere to the Design Guidelines in the Central District Specific Plan. Such compliance would ensure consistency with the City's character and traditional urban design. The proposed project involves rehabilitation and adaptive reuse of the existing YWCA building and construction of a new three- to six-story building separate and adjacent to the existing building. The new structure would be a contemporary design with balanced symmetrical proportions and is designed to recall historic features that complement the Mediterranean Revival architecture of the Pasadena YWCA, City Hall, U.S. Post Office, and other contributing buildings to the District. The proposed project would be required to use high-quality building materials to create visual interest along the surrounding streets. The project would be subject to the City's Design Review process.</p>
<p>Objective 7: Preserve Historic & Cultural Resources. Downtown will retain its cultural heritage through recognition and protection of culturally and historically significant resources. Adaptive reuse and infill development that respect existing resources will be encouraged; adaptive reuse should receive favorable consideration when the original uses of an historic building are no longer feasible.</p>	<p>Consistent: The proposed project involves rehabilitation and adaptive reuse of the existing YWCA building and construction of a new three- to six-story building separate and adjacent to the existing building. The new structure would be a contemporary design with balanced symmetrical proportions and is designed to recall historic features that complement the Mediterranean Revival architecture of the Pasadena YWCA, City Hall, U.S. Post Office, and other contributing buildings to the District. The new structure, which would be built adjacent to, and separate from, the existing building, would respect the historical integrity of the existing building. As discussed in the EIR in Section 3.1, <i>Cultural Resources</i>, the general configuration and orientation of the YWCA building would remain discernible after construction and the primary north-, west-, and south-facing facades would remain intact and unobstructed. The project would also maintain the interior grade-level courtyard and provide a spatial buffer between the existing YWCA building and the new construction. For these reasons, the significance and integrity of the YWCA building would remain intact and the building would retain its eligibility for listing in the National Register of Historic Places as a contributor to the Pasadena Civic Center Historic District, and its status as a City of Pasadena historic monument.</p> <p>Views of City Hall from the Holly Street promenade would not be obstructed (see EIR Figure 3.3-4b in Section 3.3, <i>Land Use and Planning</i>). As shown in the figure, the primary view of the City Hall cupola from the Holly Street promenade would be maintained. Eastbound views of the City Hall cupola from a portion of Union Street would be partially obstructed by the height and placement of the new building (see EIR Figure 3.3-4c in Section 3.3, <i>Land Use and Planning</i>); however, Union Street is a one-way, westbound street, and motorists cannot view the cupola from Union Street due to their direction of travel. Moreover, this block of Union Street does not experience heavy pedestrian traffic. The spatial attributes of the new building would be noticeable to westbound motorists along Union Street. The proposed building would also partially block existing views of the U.S. Post Office looking south from Garfield Avenue and the Garfield Avenue/Holly Street intersection (see EIR Figure 3.3-4d in Section 3.3, <i>Land Use and Planning</i>), although both City Hall and the U.S. Post Office</p>

Relevant Objective	Project's Consistency
	<p>building would continue to be viewable from most vantage points. As indicated in the EIR in Section 3.1, <i>Cultural Resources</i>, the interruption of the existing views would not reduce the significance or integrity of City Hall, the U.S. Post Office building, or the Pasadena Civic Center Historic District. Refer to EIR Section 3.1, <i>Cultural Resources</i>, for a more detailed analysis of the project's impacts on these culturally and historically significant resources.</p> <p>The proposed project would retain the corner section of the landscape area containing the Robinson Memorial sculpture. The Memorial consists of two bronze nine-foot tall busts of brothers Jackie and Mack Robinson, with the statue of Jackie looking east and the statue of Mack looking towards City Hall. The most prominent view of the Memorial is from City Hall; this view would remain unobstructed (see EIR Figures 3.3-4a and 3.3-4d in Section 3.3, <i>Land Use and Planning</i>). As shown in EIR Figure 3.3-4b in Section 3.3, <i>Land Use and Planning</i>, the Memorial is not viewable from eastbound Holly Street under existing conditions, and no changes would result from project implementation. Construction of the new building would obstruct views of the Memorial from the landscape area and Union Street from a position directly south. However, the limited views of the Memorial from the Union Street/Garfield Avenue intersection would not be altered and the Memorial is not visible from Union Street west of the Memorial due to intervening landscaping.</p> <p>Construction of the new building would remove approximately 10,500 square feet of the landscaped and walkway area, including the five Sister City trees, fronting Garfield Avenue between Holly and Union Streets. As previously stated, the reduction of landscaped area along Garfield Avenue was not found to be a significant environmental impact in EIR Section 3.1, <i>Cultural Resources</i>, and the removal of protected trees, including the Sister City Trees would be required to comply with the City's Tree Protection Ordinance, which involves review of the removals by the Urban Forestry Advisory Committee.</p>
<p>Objective 9: Protect Landscape Resources. Downtown's public outdoor spaces will remain a community asset through protection and enhancement of important landscape resources, including the area's mature street trees.</p>	<p>Partially Consistent: See Objective 4 above. As stated therein, with implementation of the proposed project, a number of important landscape resources and outdoor spaces that contribute to Downtown would be maintained, including the Holly Street Promenade, decorative sidewalks and street trees along Holly Street and Garfield Avenue, the Robinson Memorial, Centennial Plaza, and a portion of the landscaping along Garfield Avenue. However, construction of the new building would remove approximately 10,500 square feet of the landscaped and walkway area, including five Sister City trees, fronting Garfield Avenue between Holly and Union Street, and would alter the symmetrical arrangement of landscape areas north and south of Holly Street facing City Hall. In addition to the five Sister City trees, the project would result in the removal of 29 of the other 56 trees on the project site, all of which, including the Sister City trees, are protected by City ordinance. The project would be required to comply with the City's Tree Protection Ordinance, which involves review of the public tree removals, including Sister City Trees, by the Urban Forestry Advisory Committee. Also, as previously stated, the reduction of landscaped area along Garfield Avenue was not found to be a significant environmental impact in EIR Section 3.1, <i>Cultural Resources</i>.</p>
<p>Objective 10: Support Traditional Urban Patterns. New construction and contemporary design will reinforce Downtown's traditional development patterns, respond to the surrounding context, and contribute to Pasadena's status as an inviting and memorable place. Streets will support public activity and buildings will be scaled to the presence of people.</p>	<p>Consistent: The proposed project involves rehabilitation and adaptive reuse of the existing YWCA building and construction of a new three- to six-story building separate and adjacent to the existing YWCA building. The new structure would be a contemporary design with balanced symmetrical proportions and is designed to recall historic features that complement the</p>

Relevant Objective	Project's Consistency
	Mediterranean Revival architecture of the Pasadena YWCA, City Hall, U.S. Post Office, and other contributing buildings to the District. The proposed project would include landscaping, a central courtyard, an outdoor patio, and walkways to create an inviting environment for people.
Objective 23: Minimize Traffic Impacts. As far as feasible, traffic impacts upon in-town and adjoining residential neighborhoods will be minimized. New development will be directed toward principal mobility corridors and in close proximity to transit stations.	Consistent: The proposed site is located within the Civic Center core, away from residential neighborhoods and is located less than one-quarter mile from the Memorial Park Station of the Metro Gold Line. Access to the site would be provided by collector streets; no project-related traffic would occur in residential neighborhoods.
Objective 25: Promote Transit Usage. Transit will be a viable option for movement within and through Downtown, emphasizing improved transit connections between the activity centers of Downtown. Regional transit will be supported by transit-oriented development near light rail stations.	Consistent. The proposed project would be supported by the close proximity the Memorial Park Station of the Metro Gold Line, which is located approximately 0.12 mile northwest of the project site. In addition, several bus transit providers (i.e., Metro, Foothill Transit, ARTS, and LADOT) serve the immediate project area. Refer to Section 3.5, Transportation and Traffic, for further information regarding transit service in the project area.
Objective 26: Make Downtown Walkable. Downtown will be a safe, convenient and comfortable place to walk, a place where walking is the mode of choice for short trips.	Consistent: The proposed project would improve the pedestrian environment in the immediate area by including pedestrian-friendly improvements, such as landscaped sidewalks, exterior lighting, and walkway enhancements. In addition, the project location is within walking distance of a number of amenities, including restaurants and shopping.
District-Wide Mobility Concept	
Key pedestrian routes should maintain a width of at least 10 feet. This is usually sufficient to accommodate clear pedestrian passage, as well as a zone for street trees, street furniture and other streetscape amenities.	Consistent: The proposed project would maintain existing sidewalk widths on the key pedestrian routes surrounding the project site (i.e., Marengo Avenue, Holly Street, and Garfield) all of which are at least 10-feet wide. The proposed project would not affect the existing, decorative sidewalks along the Holly Street and Garfield Avenue, which are key pedestrian promenades.
No Downtown sidewalk should be reduced in width, and tree lawns should generally be preserved. This is especially applicable to the generous sidewalks and tree lawns that contribute to the special character and amenity of the Civic Center Core.	Partially Consistent: The proposed project would not reduce downtown sidewalk widths, and would not alter the generous sidewalks or street trees on Holly Street and Garfield Avenue. A portion of the landscaped area along Garfield Avenue would be maintained. However, construction of the new building would remove approximately 10,500 square feet of this landscaped and walkway area in the Civic Center Core, including five Sister City trees, fronting Garfield Avenue between Holly and Union Streets, and would alter the symmetrical arrangement of landscape areas north and south of Holly Street facing City Hall. In addition to the five Sister City trees, the project would result in the removal of 29 of the other 56 trees on the project site, all of which, including the Sister City trees, are protected by City ordinance. The project would be required to comply with the City's Tree Protection Ordinance, which involves review of the removals by the Urban Forestry Advisory Committee. The landscaped area along Garfield Avenue has been present since construction of the Civic Center began in the late 1920s. Although the project would remove a portion of landscaped area, this loss, as indicated in the EIR in Section 3.1, <i>Cultural Resources</i> , would not reduce the overall integrity of the Civic Center Historic District such that its historic significance would be threatened. All of the contributing buildings to the Historic District would remain intact, as would the street pattern, sidewalks, parkways, and the majority of its landscape areas. The Civic Center Historic District would continue to convey its historic significance. Refer to EIR Section 3.1, <i>Cultural Resources</i> , for a more detailed analysis of the project's impacts on the Civic Center Historic District.
Street trees are a highly visible and especially important streetscape element; they make streets at once more attractive	Partially Consistent: The majority of the street trees associated with the project site would remain with implementation of the proposed project, including all of the street trees along Holly

Relevant Objective	Project's Consistency
<p>and comfortable for pedestrians. Maintain existing street trees and tree lawns, and plant new street trees throughout Downtown.</p>	<p>Street and Garfield Avenue. In addition, the trees surrounding the Robinson Memorial would remain. The proposed project would remove three street trees along Marengo Avenue for construction of the guest drop-off and valet zone. The five Sister City trees in the landscaped area along Garfield Avenue would also be removed, along with a portion of the tree lawn surrounding these trees. The project would be required to comply with the City's Tree Protection Ordinance, which involves review of the removals by the Urban Forestry Advisory Committee. With compliance of the City's adopted Tree Protection Ordinance, impacts to street trees would be less than significant.</p>
<p>District-Wide Urban Design Concept</p>	
<p>Civic Heart: The Civic Center / Midtown area is also one of Downtown's principal activity nodes, additionally recognized as the symbolic center of the community. Highlighted by a collection of extraordinary civic landmarks sited in accordance with the historic Bennett Plan, this place should be highly accessible and communicate its status as the public heart of the community. Public improvements that reinforce the significance and grandeur of the Bennett Plan's axial arrangement are recommended.</p>	<p>Consistent: The proposed project involves rehabilitation and adaptive reuse of the existing YWCA building and construction of a new three- to six-story building separate and adjacent to the existing building. The new structure would be a contemporary design with balanced symmetrical proportions and is designed to recall historic features that complement the Mediterranean Revival architecture of the Pasadena YWCA, City Hall, U.S. Post Office, and other contributing buildings to the District. The new structure, which would be built adjacent to, and separate from, the existing building, would respect the historical integrity of the existing building. As discussed in the EIR in Section 3.1, <i>Cultural Resources</i>, the general configuration and orientation of the YWCA building would remain discernible after construction and the primary north-, west-, and south-facing facades would remain intact and unobstructed. The project would also maintain the interior grade-level courtyard and provide a spatial buffer between the existing YWCA building and the new construction. The proposed project would not obstruct views of City Hall from the Holly Street promenade or from Garfield Avenue, and would not alter the decorative sidewalks along these streets. However, construction of the new building would remove approximately 10,500 square feet of the landscaped and walkway area fronting Garfield Avenue between Holly and Union Streets, and would alter the symmetrical arrangement of landscape areas north and south of Holly Street facing City Hall. Nevertheless, even with the loss of landscaped area, the proposed project would not change the Civic Center's status as the "civic heart" of Pasadena, or substantially detract from the significance and grandeur of the Bennett Plan's axial arrangement.</p>
<p>Civic Promenade: The historic Bennett Plan established a clear program for siting Pasadena's most prominent civic buildings – City Hall, the Central Library, and the Civic Auditorium. Holly Street and Garfield Avenue are the indispensable axes that visually and physically connect these civic landmarks. Treatment as civic promenades featuring formal tree-lined processions will uphold their significance.</p>	<p>Consistent: The proposed project would not obstruct views of City Hall from the Holly Street promenade or from Garfield Avenue, and would not alter the decorative sidewalks along these streets. Construction of the project would not alter the formal tree-lined procession along Garfield Avenue and Holly Street. The existing promenades, which are in the public right-of-way, are not proposed to be modified by the project.</p>
<p>The Maximum Height Concept (District-wide Map 25) identifies a 60-foot maximum height for the project site.</p>	<p>Consistent: The height of the new building would range from 33.5 feet to 60 feet (with an eave height of 53 feet at the 60-foot-high portion).</p>
<p>Civic Center/Midtown Sub-District Planning Concept</p>	
<p>Precinct Character – Civic Center Core: This precinct in particular functions as the City's symbolic and public center, and features a distinguished grouping of civic buildings that includes City Hall and the Central Library. The design of all buildings and public spaces in this precinct should reflect the highest quality, respect the prominence of civic landmark buildings, and reinforce the vision of the Bennett Plan.</p>	<p>Consistent: The developers, designers, and contractors of the proposed project would be required to adhere to the Design Guidelines in the Central District Specific Plan, which would ensure preservation of the City's character and traditional urban design. As indicated in the EIR in Section 3.1, <i>Cultural Resources</i>, the project would be compatible with the adjacent historic resources and the historic character of the Pasadena Civic Center Historic District in terms of materials, features, and scale. The new building would be L-shaped in plan and would recall traditional historic architectural design details found within the existing YWCA building and the District as a whole. The proposed building would have massing similar to</p>

Relevant Objective	Project's Consistency
	<p>some other buildings in the area, although its mass and height would be greater than the existing adjacent YWCA building, which has a maximum height of 44.5 feet. The height of the new building would range from 33.5 feet to 60 feet (with an eave height of 53 feet at the 60-foot-high portion). Surrounding civic landmarks vary in height from 25 feet (the U.S. Post Office) to the dominant City Hall, with a southern wing that is 64.5 feet tall, and the main dome structure reaching 206 feet. The new structure would be a contemporary design with balanced symmetrical proportions and is designed to recall historic features that complement the Mediterranean Revival architecture of the Pasadena YWCA, City Hall, U.S. Post Office, and other contributing buildings to the District.</p> <p>The Civic Center was the central component of the Bennett Plan, which incorporated several then-existing buildings, including the YMCA, YWCA, and U.S. Post Office. In January 1923, concept plans for the City were prepared identifying locations for City Hall, the Public Library, and the Civic Auditorium. The plans showed suggested footprints for the proposed civic buildings, street extensions, and landscaped areas, including the L-shaped landscaped areas that flank Holly Street and wrap along the west side of Garfield Avenue. As this was an early concept plan, not all of the ideas were adopted; however, this early plan bears some similarities to what was eventually built and exists today.</p> <p>The voters approved the funding for, and the idea of, a City Plan in June 1923, and Bennett, Parsons and Frost were selected as consultants and designers to implement the plan. In April 1925, the firm published "Report on a Plan for the City of Pasadena," a narrative report discussing the character of Pasadena as it then existed, and recommendations on four topics: 1) street layout and design, 2) public buildings, 3) parks and open space, and 4) transit. A drawing not directly related to this narrative document, but produced about the same time, provides a more detailed and refined plan of the Civic Center from 1925, which more closely resembles existing conditions. In the drawing, the L-shaped landscaped areas are still present, but the east ends along Garfield Avenue have been reduced, and what we now know as open areas adjacent to the YMCA and YWCA were reserved as "Automobile Space (Future Building Site)". Subsequently, these parcels were never developed and have remained open, landscaped areas from the time they were reconfigured for the Civic Center plan in 1925. Given the evolution of the concept for the Civic Center, the proposed project would not conflict with the overall vision of the Bennett Plan. City Hall would still be the most prominent building in the Civic Center, fronted by the prominent Centennial Plaza. The proposed project would be compatible with the surrounding structures, and Holly Street and Garfield Avenue would still remain as tree-lined promenades.</p>
<p>"City Beautiful" Vision: Some of Pasadena's most significant architectural treasures are found within the Civic Center / Midtown area, particularly the complex of public buildings that includes the City Hall, the Central Library, and the Civic Auditorium. The setting for these buildings is no less important, and therefore, realization of the 1920's "City Beautiful" Vision should be advocated through 1) preservation of historically significant buildings; 2) requirements for new buildings that are complementary to existing landmarks; and 3) reintegration of the Beaux-Arts axial plan. For instance, a tree-lined civic promenade and a civic element that terminates the western end of the Holly Street axis are recommended.</p>	<p>Consistent: The proposed project involves preservation of the historic YWCA building through rehabilitation and adaptive reuse of the building, which, together with a new adjacent building, would provide a 179-room hotel. The new building would be L-shaped in plan and would have massing similar and complimentary to other landmark buildings in the area. The project would be compatible with the adjacent historic resources and the historic character of the Pasadena Civic Center Historic District in terms of materials, features, and proportion. It would also recall traditional historic architectural design details found within the District. The tree-lined Holly Street promenade, include wide, decorative sidewalks and street trees, that terminates at the west end of the Holly Street axis, would be maintained. However, construction of the new building would remove approximately 10,500 square feet of the landscaped and walkway area fronting Garfield Avenue between Holly and Union Streets, and would alter the</p>

Relevant Objective		Project's Consistency
		<p>symmetrical arrangement of landscape areas north and south of Holly Street facing City Hall. Nevertheless, the proposed project would not undermine the "City Beautiful" Vision associated with the Civic Center/ Midtown area. Under the proposed project, City Hall would still be the dominant building in the Civic Center, Holly Street and Garfield Avenue would remain as prominent tree-lined promenades, and the proposed project would not hinder reintegration of the Beaux-Arts axial plan.</p>
<p>Visual and Physical Connections: The Civic Center/ Midtown area should continue to be highly accessible and well-connected to its surroundings to encourage public participation in the civic life of the community. Although visual and physical connectivity throughout the Sub-district has been traditionally strong, it should be further enhanced through streetscape, walkway, and open space improvements, and preservation of key axes.</p>	<p>Treat Garfield Avenue as the major civic promenade that visually and physically links the Central Library, City Hall, and the Civic Auditorium; Holly Street should also receive special design treatment as a ceremonial entrance to the Civic Center and City Hall.</p>	<p>Consistent: The proposed project would not alter the Holly Street promenade, including the wide decorative sidewalks and street trees along Holly Street and Garfield Avenue. In addition, a portion of the landscaped area along Garfield Avenue between Holly and Union Streets would be maintained. However, construction of the new building would remove approximately 10,500 square feet of this landscaped and walkway area, and would alter the symmetrical arrangement of landscape areas that mirror each other north and south of Holly Street facing City Hall. The loss of symmetry would be most apparent when viewed from above, looking west and down from the rotunda observation area of City Hall (which is not open to the public). This effect would be much less discernable from street level on Garfield Avenue or Holly Street because the remaining area fronting Garfield Avenue south of Holly Street would continue to provide landscaped area despite the encroachment. This loss of landscaped area would not diminish Garfield Avenue as the major civic promenade that visually and physically links the Central Library, City Hall, and the Civic Auditorium. Moreover, the project would not alter Holly Street or its role as the ceremonial entrance to the Civic Center and City Hall.</p>
	<p>Accommodate comfortable pedestrian movement across Garfield and Euclid Avenues, reinforcing the link between the Civic Center's core and Midtown's commercial activity.</p>	<p>Consistent: The proposed project would improve the pedestrian environment in the immediate area by including pedestrian-friendly improvements, such as landscaped sidewalks, exterior lighting, and walkway enhancements.</p>
<p>Civic-minded Architecture: New buildings should exhibit permanence and quality, as well as respect the dominance and monumentality of major civic buildings, and the scale and form of existing historic structures. In general, site buildings in a manner that defines streets, permitting courtyards and formal open spaces interior to the block.</p>		<p>Consistent: The proposed project involves rehabilitation and adaptive reuse of the existing YWCA building and construction of a new three- to six-story building separate and adjacent to the existing building. The new structure would be a contemporary design with balanced symmetrical proportions and is designed to recall historic features that complement the Mediterranean Revival architecture of the Pasadena YWCA, City Hall, U.S. Post Office, and other contributing buildings to the District. The proposed project would be required to use high-quality building materials to create visual interest along the surrounding streets. The project would be subject to the City's Design Review process. The new building would respect the dominance and monumentality of the nearby City Hall and the scale and form of the existing historic structures. The height of the new building would range from 33.5 feet to 60 feet (with an eave height of 53 feet at the 60-foot-high portion). Existing historic structures in the nearby area vary in height from 25 feet (the U.S. Post Office) to the dominant City Hall, with a southern wing of 64.5 feet and a main dome structure reaching 206 feet. The proposed project would be sited to respect the four boundary streets, also would include a courtyard with an outdoor dining area interior to the block as well as an outdoor patio area along Holly Street.</p>