

6.0 ALTERNATIVES

As required by Section 15126.6 of the *CEQA Guidelines*, this EIR examines a range of reasonable alternatives to the proposed project. Included in this analysis are four alternatives that involve different development configurations on the site in addition to the CEQA-required “no project” alternative. The alternatives are listed below:

- *Alternative 1 - No Project*
- *Alternative 2 - Retain Maryland Hotel Wall*
- *Alternative 3 - Retain Maryland Hotel Wall and Relocation of Building A*
- *Alternative 4 - Retain Maryland Hotel Wall and Rotation of Building A (Combine Buildings A & C)*

The Alternatives are intended to explore elimination of the Class I impact resulting from reconstruction of the Maryland Hotel wall. Each of the various alternatives is described below along with the relative impact analysis. This section also evaluates the feasibility of similar development at alternative locations and, as required by CEQA, includes a discussion of the “environmentally superior alternative” among those studied. Table 6.1 summarizes the characteristics of the alternatives compared to the proposed project.

**Table 6-1
 Key Features of the Alternatives**

Scenario	Church Support Uses	Residential Units	Stories	Hotel Wall
Proposed Project Scenario 1	42,118	45 Units (47,500 sf)	Two to Eight (29 to 75 feet tall) maximum	Reconstruction of the Hotel Wall (9-ft. setback)
Proposed Project Scenario 2	55,118	None	Two to Three (26 to 54 feet tall) maximum	Reconstruction of the Hotel Wall (9-ft. setback)
Alternative 1 – No Project	Existing	None	Two	Retain the Hotel Wall (Children’s Play Yard setting)
Alternative 2 – Retain Maryland Hotel Wall	42,118 (Scenario 1) or 55,118 (Scenario 2)	45 Units (Scenario 1) or None (Scenario 2)	Two to Eight (Scenario 1) Or Two to Three (Scenario 2)	Retain the Hotel Wall (6-ft. setback)
Alternative 3 – Retain Maryland Hotel Wall and Relocate Building A three feet east	42,118 (Scenario 1) or 55,118 (Scenario 2)	45 Units (Scenario 1) or None (Scenario 2)	Two to Eight (Scenario 1) Or Two to Three (Scenario 2)	Retain the Hotel Wall (9-ft setback)
Alternative 4 – Retain Maryland Hotel Wall and Rotate Building A (Combine Buildings A & C)	42,118 (Scenario 1) or 55,118 (Scenario 2)	45 Units (Scenario 1) or None (Scenario 2)	Two to Eight (Scenario 1) or Two to Three (Scenario 2)	Retain the Hotel Wall (new garden setting)



6.1 NO PROJECT ALTERNATIVE

6.1.1 Description

This alternative assumes that the proposed project would not be developed and that improvements on the project site would remain. Scott Hall, the existing commercial building, the trailer and two surface parking lots would remain rather than being demolished to accommodate four new buildings. In addition, the Maryland Hotel wall would remain as it is now, bordering the Children's play yard for the day care center.

6.1.2 Impact Analysis

Because this alternative would not involve a change in land use, no change in environmental conditions would occur. Under this alternative, the Class I impact to the Maryland Hotel would be avoided. However, this alternative would not achieve the following main project objectives:

- A) Provide new spaces and update and reconfigure existing spaces through the construction, rehabilitation and configuration of buildings that will serve the spiritual needs of All Saints Church and allow for the expansion of the religious and community serving programs and activities of All Saints Church.
- B) Organize new buildings and spaces with massing, voids, shapes and adjacencies that maximize the functionality of the site and integrate the new and existing parts of the campus visually and functionally, all in a manner that expresses the religious and community serving mission of All Saints Church.
- C) Create an inspiring and sensitive design that expresses through architecture respect for the historical foundations of All Saints Church seen in its historically significant existing campus while embodying its relevance to the future in contemporary architectural styles that relate to the old in massing, materials and adjacencies.

6.2 RETAIN MARYLAND HOTEL WALL ALTERNATIVE

6.2.1 Description

This alternative would consist of the same project characteristics as the proposed project, but would retain the Maryland Hotel wall in place; thereby decreasing the setback between the proposed Building A and the Maryland Hotel Wall to six feet, rather than nine feet as proposed. This alternative would meet most of the basic project objectives.

6.2.2 Impact Analysis

This alternative would have similar impacts to the proposed project as it would consist of similar uses, buildings, and access schemes on the site. However, this alternative would eliminate the unavoidably significant historic impact of reconstructing the Maryland Hotel wall. Therefore, impact would be incrementally reduced under this alternative. This alternative's environmental effects are discussed below.



a. Aesthetics. This alternative's massing would be about the same as the proposed project and the project would remain consistent with applicable policies of the Central District Specific Plan and with Citywide Design Principles and Criteria and Impact AES-1 would remain Class III, less than significant, the same as with the proposed project. This alternative would have similar massing and would thus have the same Class III, less than significant impact with respect to view corridors (Impact AES-2). Because this design is essentially the same as with the proposed project except for the wall, this alternative would likewise have Class II, significant but mitigable impacts related to light and glare (Impact AES-3). Mitigation measures AES-3(a) and AES-3(b) would still apply to reduce the potential for adverse effects from light and glare. With incorporation of mitigation, impacts would be less than significant under this alternative.

b. Air Quality. Because the development intensity and uses are essentially the same, air quality impacts associated with this alternative would be essentially the same as with the proposed project. Like the proposed project, air pollutant emissions generated by construction of this alternative would not exceed SCAQMD thresholds for ROG, NO_x, CO, SO₂, or PM₁₀ or PM_{2.5} during construction (Impact AQ-1) or operation (Impact AQ-3). Existing regulations regarding asbestos and lead based paint would ensure this alternative has less than significant impacts during demolition, the same as with the proposed project (Impact AQ-2). Like the proposed project, long term global climate change impacts would be less than significant under this alternative.

c. Historic Resources. This alternative would avoid the project's Class I impacts related to reconstruction of the Maryland Hotel wall and preservation of the wall in accordance with the Secretary of the Interior's standards would occur. Therefore, mitigation measures HR-2(a) and HR-2(b) would not be required under this alternative. Impact HR-2 would be Class III, less than significant. Under this alternative, the integrity of workmanship, materials, and location are all preserved, though the setback between the proposed Building A and the Maryland Hotel Wall would be reduced from about nine feet to about six feet.

The final design details of the project would still be required to be designed in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties (reconstruction) and mitigation measure HR-3 would be required. Like the proposed project, with implementation of mitigation measure HR-3, impacts would be less than significant. Similar to the proposed project, demolition of structures and project construction could temporarily generate groundborne vibrations on and adjacent to the site. Groundborne vibration would have the potential to affect historical resources. Therefore, mitigation measure HR-4 would be required under this alternative. Like the proposed project, with implementation of mitigation, impacts related to groundborne vibrations would be less than significant.

d. Transportation/Parking. Because the buildout square footage and development density is about the same as with the proposed project, this alternative's transportation impacts would be about the same as the proposed project. Impacts to the nine study area intersections (Impact T-1) would be Class III, less than significant. Like the proposed project, impacts to street segments would be potentially significant and mitigation measure T-2 would be required. However, as with the proposed project, implementation of mitigation would reduce the impact to a level that is less than significant. Impacts related to parking (Impact T-3), Sunday peak



hour traffic (Impact T-4) and CMP intersections (Impact T-5) would be Class III, less than significant. However, impacts related to access and circulation would be potentially significant, the same as the proposed project. In addition, this alternative may require reconfiguration of the subterranean parking area which may result in a loss of parking spaces. The project as designed would have excess parking spaces. Therefore, mitigation measures T-6(a) and T-6(b) would be required under this alternative. Like the proposed project, with implementation of mitigation, impacts to access and circulation would be less than significant.

e. Water Supply. This alternative would create a similar demand for water compared to the proposed project. The impact would be the same as the proposed project, Class II, significant but mitigable, with inclusion of mitigation measure W-1.

f. Land Use and Planning. Like the proposed project, impacts under this alternative would be Class III, less than significant. No mitigation would be necessary.

6.3 RETAIN THE MARYLAND HOTEL WALL AND RELOCATE BUILDING A ALTERNATIVE

6.3.1 Description

This alternative would consist of the same uses as the proposed project. However, this alternative includes relocating Building A about three feet to the east in order to retain the Maryland Hotel wall in place. This alternative would result in the same nine-foot separation between the wall and the proposed Building A as would occur under the proposed project.

6.3.2 Impact Analysis

This alternative would have similar impacts to the proposed project as it would consist of similar uses on the site. However, this alternative would avoid the Class I impact related to the reconstruction of the Maryland Hotel wall. This alternative would meet most of the basic project objectives. This alternative's environmental effects are discussed below.

a. Aesthetics. This alternative's massing would be about the same as the proposed project and the project would remain consistent with applicable policies of the Central District Specific Plan and with Citywide Design Principles and Criteria and Impact AES-1 would remain Class III, less than significant, the same as with the proposed project. This alternative would have similar massing and would thus have the same Class III, less than significant impact with respect to view corridors (Impact AES-2). Because this design is essentially the same as with the proposed project except for the wall, this alternative would likewise have Class II, significant but mitigable impacts related to light and glare (Impact AES-3). Mitigation measures AES-3(a) and AES-3(b) would still apply to reduce the potential for adverse effects from light and glare. With incorporation of mitigation, impacts would be less than significant under this alternative.

b. Air Quality. Because the development intensity and uses are essentially the same, air quality impacts associated with this alternative would be essentially the same as with the proposed project. Like the proposed project, air pollutant emissions generated by construction



of this alternative would not exceed SCAQMD thresholds for ROG, NO_x, CO, SO₂, or PM₁₀ or PM_{2.5} during construction (Impact AQ-1) or operation (Impact AQ-3). Existing regulations regarding asbestos and lead based paint would ensure this alternative has less than significant impacts during demolition, the same as with the proposed project (Impact AQ-2). Like the proposed project, long-term global climate change impacts would be less than significant under this alternative.

c. Historic Resources. This alternative would avoid the project's Class I impacts related to reconstruction of the Maryland Hotel wall. Preservation of the wall in accordance with the Secretary of the Interior's standards would occur. Therefore, mitigation measures HR-2(a) and HR-2(b) would not be required under this alternative. Impact HR-2 would be Class III, less than significant. Under this alternative, the integrity of workmanship, materials, and location are all preserved. The setback between Building A and the Maryland Hotel Wall would be about nine feet, the same as under the current proposal.

The same as with the proposed project, the final designs will need to be consistent with the Secretary of the Interior's Standards. Mitigation measure HR-3 would be required to ensure the final design is consistent with the Secretary of the Interior's Standards. With implementation of mitigation measure HR-3, impacts would be less than significant. Similar to the proposed project, demolition of structures and project construction could temporarily generate groundborne vibrations on and adjacent to the site. This would have the potential to affect historical resources. Therefore, mitigation measures HR-4 would be required under this alternative. Like the proposed project, with implementation of mitigation, impacts related to groundborne vibrations would be less than significant.

d. Transportation/Parking. Because the buildout square footage and development density is about the same as with the proposed project, this alternative's transportation impacts would be about the same as the proposed project. Impacts to the nine study area intersections (Impact T-1) would be Class III, less than significant. Like the proposed project, impacts to street segments would be potentially significant and mitigation measure T-2 would be required. However, the same as with the proposed project, implementation of mitigation would reduce the impact to a level that is less than significant. Impacts related to parking (Impact T-3), Sunday peak hour traffic (Impact T-4) and CMP intersections (Impact T-5) would be Class III, less than significant. However, impacts related to access and circulation would be potentially significant, the same as the proposed project. In addition, the alternative may require reconfiguration of the subterranean parking area which may result in a loss of parking spaces. The project as designed would have excess parking spaces. Therefore, mitigation measures T-6(a) and T-6(b) would be required under this alternative. Like the proposed project, with implementation of mitigation, impacts to access and circulation would be less than significant.

e. Water Supply. This alternative would create a similar demand for water compared to the proposed project. The impact would be the same as the proposed project, Class II, significant but mitigable, with inclusion of mitigation measure W-1.

f. Land Use and Planning. Like the proposed project, impacts under this alternative would be less than significant. No mitigation would be necessary.



6.4 RETAIN THE MARYLAND HOTEL WALL AND ROTATE BUILDING A (COMBINE BUILDINGS A & C) ALTERNATIVE

6.4.1 Description

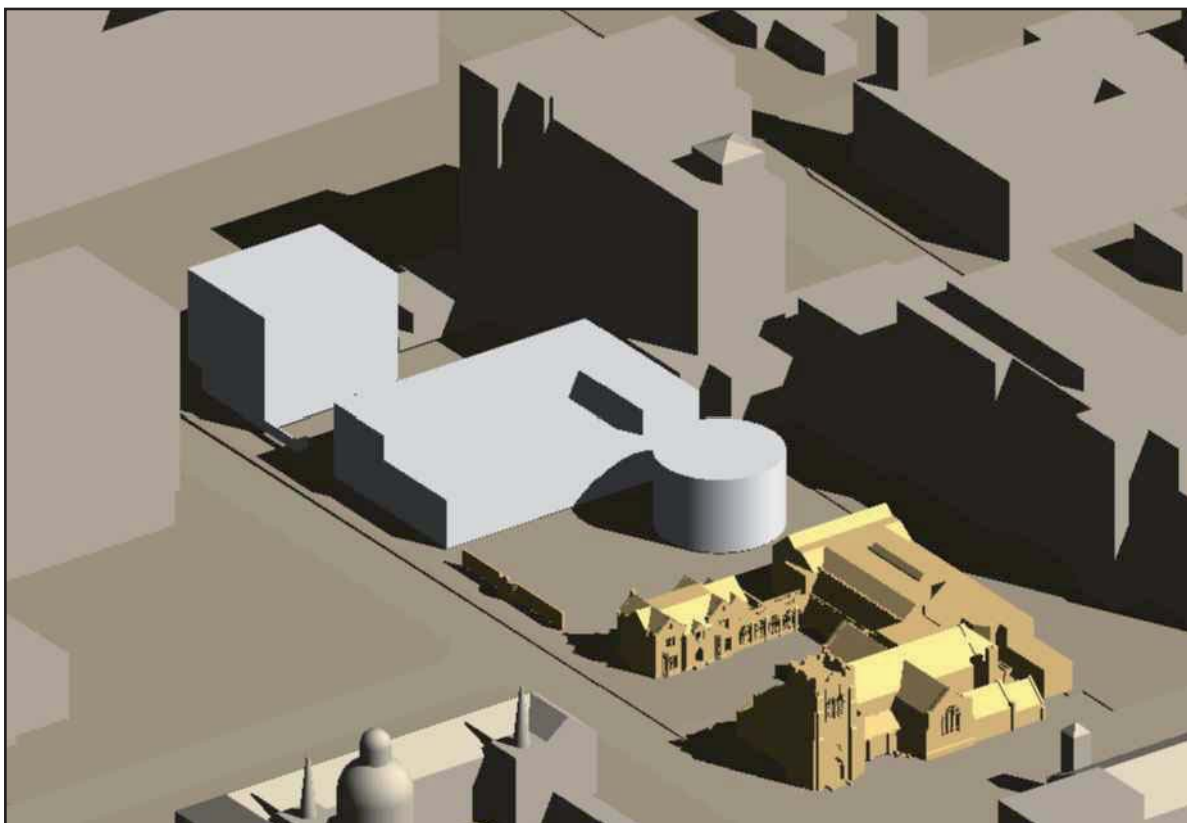
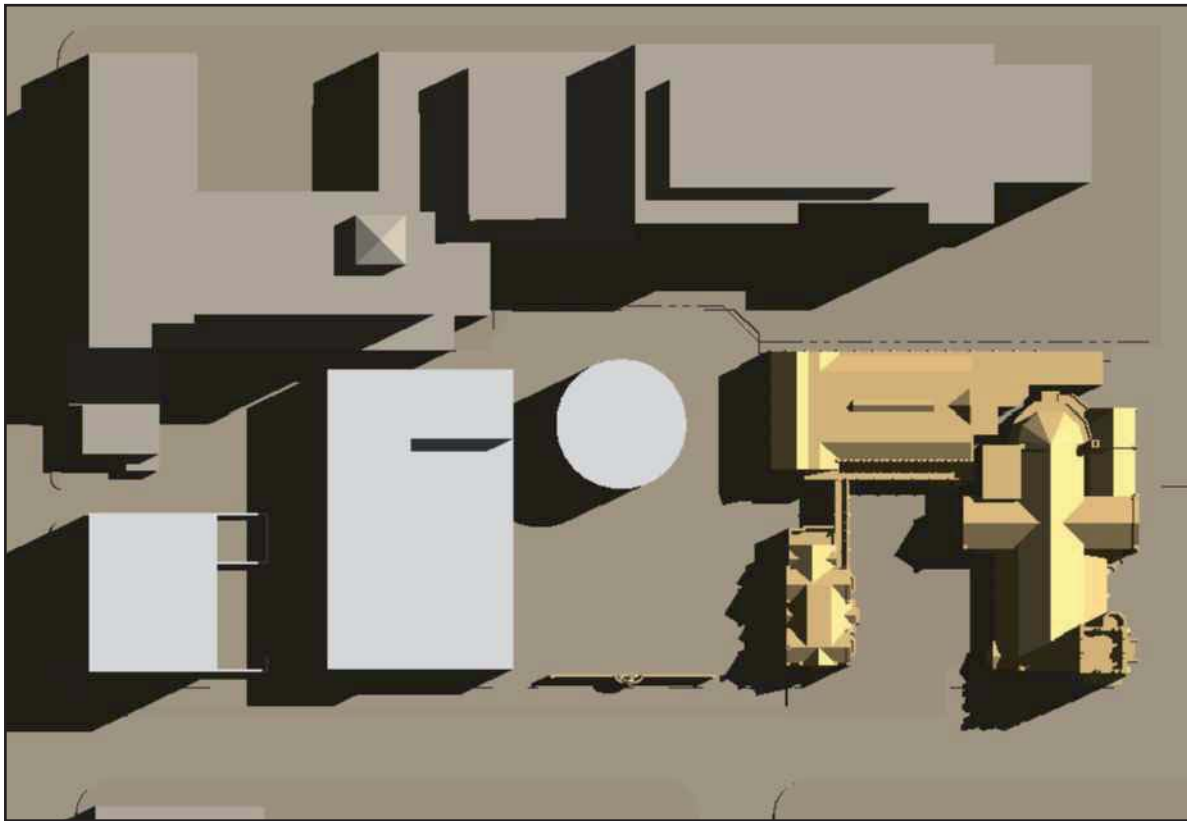
This alternative would involve retaining the Maryland Hotel wall in place and rotating Building A 90 degrees so that in plan its primary and longest walls face north-south and its shorter walls face east-west. This reconfiguration would create a rectangular courtyard on the site. Figure 6-1 shows this conceptual configuration. This alternative would increase the massing of Building A from three stories, as is currently proposed, to a minimum of four or five stories and would consolidate the functions of Building C within the new building. In addition, Building C proposed as part of the project would not be constructed under this alternative, and its functions would be integrated into an enlarged Building A. For the purposes of this analysis, it is assumed that the overall square footage for church-support uses would be the same as under the proposed project, but would be located within three structures rather than four as in the proposed project.

6.4.2 Impact Analysis

This alternative would have similar impacts to the proposed project as it would consist of similar uses on the site. However, this alternative would eliminate the unavoidably significant impact associated with reconstructing the Maryland Hotel Wall. This alternative's environmental effects are discussed below.

a. Aesthetics. This alternative would involve three buildings rather than four and would relocate Building A to orient, east/west rather than north/south as proposed under the project. Therefore, Building A would have a smaller façade as viewed from N. Euclid Avenue; however, it would be taller and wider to accommodate additional square footage from Building C. In addition, the Maryland Hotel wall would have more presence on the site, as it would not be directly adjacent to Building A. The project would remain consistent with applicable policies of the Central District Specific Plan and with Citywide Design Principles and Criteria, and Impact AES-1 would remain Class III, less than significant, the same as with the proposed project. This alternative would involve development of three buildings rather than four, so building A would have greater massing than the two-story building in the proposed project. However, as discussed in Section 4.1 *Aesthetics*, under Impact AES-2, since an eight story building at the north end of the site would not have a significant impact on the view corridor, a four or five story building is unlikely to have a significant impact on the view corridor. Under this alternative, the configurations of the open areas are different than those of the proposed project due to the changes to the building placement and changes to the massing. A square-shaped pre-function garden would be created between the Maryland Hotel Wall and Building B. In addition, a rectangular open space is created between Building A and Building E. Under project scenario 2, the rectangular open space would be the courtyard space for the residential building. The outdoor play space requirement for the day-care center would have to be met by either dividing the open space area or providing play area on the rooftop of the Building A.





Drawing Source: Richard Meier & Partners Architects LLP, May 2010.

Alternative 4

Figure 6-1
City of Pasadena

Therefore, this alternative would likely have the same Class III, less than significant impact, with respect to view corridors (Impact AES-2). This alternative would, likewise have Class II, significant but mitigable, impacts related to light and glare (Impact AES-3). Mitigation measures AES-3(a) and AES-3(b) would still apply to reduce the potential for adverse effects from light and glare. With mitigation, impacts would be less than significant under this alternative.

b. Air Quality. Because the development intensity and uses are essentially the same, air quality impacts associated with this alternative would be essentially the same as with the proposed project. Like the proposed project, air pollutant emissions generated by construction of this alternative would not exceed SCAQMD thresholds for ROG, NO_x, CO, SO₂, or PM₁₀ or PM_{2.5} during construction (Impact AQ-1) or operation (Impact AQ-3). Existing regulations regarding asbestos and lead based paint would ensure this alternative has less than significant impacts during demolition, the same as with the proposed project (Impact AQ-2). Like the proposed project, long term global climate change impacts would be less than significant under this alternative.

c. Historic Resources. This alternative would avoid the project's Class I impacts related to reconstruction of the Maryland Hotel wall. Preservation of the wall in accordance with the Secretary of the Interior's standards would occur. Therefore, mitigation measures HR-2(a) and HR-2(b) would not be required under this alternative. Impact HR-2 would be Class III, less than significant. In addition, as shown on Figure 6-1, this alternative would restore a garden setting to the Maryland Hotel Wall, creating a spacious courtyard on the eastern side of the wall. Under this alternative, the integrity of workmanship, materials, and location are all preserved and the impact on integrity of setting somewhat reduced. Mitigation measure HR-3 would be required to ensure the design of the new construction is consistent with the Secretary of the Interior's Standards, similar to the proposed project and all other alternatives. Similar to the proposed project, demolition of structures and project construction could temporarily generate groundborne vibrations on and adjacent to the site. This would have the potential to impact historical resources. Therefore, mitigation measure HR-4 would be required under this alternative. Like the proposed project, with implementation of mitigation, impacts related to groundborne vibrations would be less than significant.

d. Transportation/Parking. Because the buildout square footage and development density is about the same as with the proposed project, this alternative's transportation impacts would be about the same as the proposed project. Impacts to the nine study area intersections (Impact T-1) would be Class III, less than significant. Like the proposed project, impacts to street segments would be potentially significant and mitigation measure T-2 would be required. However, the same as with the proposed project, implementation of mitigation would reduce the impact to street segments to a level that is less than significant. Impacts related to parking (Impact T-3), Sunday peak hour traffic (Impact T-4) and CMP intersections (Impact T-5) would be Class III, less than significant. However, impacts related to access and circulation would be potentially significant, the same as the proposed project. In addition, the alternative may require reconfiguration of the subterranean parking area which may result in a loss of parking spaces. The project as designed would have excess parking spaces. Therefore, mitigation measures T-6(a) and T-6(b) would be required under this alternative. Like the proposed project, with implementation of mitigation, impacts to access and circulation would be less than significant.



e. Water Supply. This alternative would create a similar demand for water compared to the proposed project. The impact would be the same as the proposed project, Class II, significant but mitigable, with inclusion of mitigation measure W-1.

f. Land Use and Planning. Like the proposed project, impacts under this alternative would be less than significant. No mitigation is necessary.

6.5 ALTERNATIVE SITE ANALYSIS

The California Supreme Court, in *Citizens of Goleta Valley v. Board of Supervisors* (1990), indicates that a discussion of alternative sites is needed if the project “may be feasibly accomplished in a successful manner considering the economic, environmental, social, and technological factors involved” at another site.

As suggested in *Goleta*, several criteria form the basis of whether alternative sites need to be considered in detail. These criteria take the form of the following questions:

1. *Could the size and other characteristics of another site physically accommodate the project?*
2. *Is another site reasonably available for acquisition?*
3. *Is the timing of carrying out development on an alternative site reasonable for the applicant?*
4. *Is the project economically feasible on the alternative site?*
5. *Is the land use designation of the alternative site compatible with the project?*
6. *Does the lead agency have jurisdiction over the alternative site?*
7. *Are there any social, technological, or other factors that may make the alternative site infeasible?*

Other sites located throughout Pasadena could potentially meet some of the criteria outlined in the *Goleta* decision. However, the project’s primary objectives involve updating the existing All Saints Church to serve the spiritual needs of the Church users. Therefore, relocating the project to another site would not meet primary project objectives. In addition, it is not feasible for the applicant to exchange the proposed site for another site without financial losses.

6.6 ENVIRONMENTALLY SUPERIOR ALTERNATIVE

As required by CEQA, this section identifies the environmentally superior alternative. Alternative 1, the No Project Alternative, would avoid all environmental impacts of the proposed project. Therefore, this alternative would be environmentally superior. However, this alternative would not meet primary objectives of the proposed project.

Alternative 2, 3, and 4 would avoid the project’s unavoidably significant impact related to the Maryland Hotel wall. Alternative 2 would involve retaining the Maryland Hotel wall in place and would reduce the setback between the wall and the proposed Building A from nine feet to six feet. Alternative 3 would involve moving Building A back three additional feet towards the center of the site, thereby preserving the nine-foot setback that is currently proposed without demolition and reconstruction of the garden wall. Alternative 4 rotates Building A 90 degrees



and combines Buildings A and C into one such that a large internal courtyard is created on the east side of the Maryland Hotel Wall. Alternatives 2, 3 and 4 all preserve the integrity of workmanship, materials, and location for the Maryland Hotel Wall, while Alternative 4 also somewhat reduces the impact of new construction on the integrity of setting.

**Table 6-2
 Comparison of the Environmental Impacts of Project Alternatives**

Issue	Alt 1 (No Project)	Alt 2 Retain Maryland Hotel Wall	Alt 3 Retain Maryland Hotel Wall and Relocate Building A	Alt 4 Retain Maryland Hotel Wall and Rotate Building A
Aesthetics	-	=	=	=
Air Quality	+	=	=	=
Historic Resources	+	+	+	+
Traffic & Parking	+	=	=	=
Water Resources	+	=	=	=
Land Use & Planning	-	=	=	=

- + Superior to the proposed project
- Inferior to the proposed project
- = Similar impact to the proposed project

Of the alternatives described above, Alternative 1 (No Project) and Alternative 4 (Retain Maryland Hotel Wall and Rotate Building A) conflict with the project objectives that were provided by the project architect. Alternatives 2 and 3 are both environmentally superior to the proposed project because they eliminate the Class I, unavoidably significant, impact associated with reconstruction of the Maryland Hotel Wall. Alternative 3 would provide a nine-foot setback from the wall, which may be considered preferable aesthetically and from a historic perspective, though the environmental impacts are the same as those of a six-foot setback.

