

# CREATE CA

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85 S. GRAND AVE, PASADENA, CA 91105626-578-9315

WWW.CREATECA.ORG

2025 FEB 10 PM 4:29

CITY CLERK  
CITY OF PASADENA

August 15, 2024

City of Pasadena  
Planning & Community Development Department  
175 N. Garfield Ave.  
Pasadena, CA 91101

Re: Letter of Support for:  
Western Justice Center Foundation  
55 South Grand Avenue  
Pasadena, California 91105  
Case No. ZENT2023-00033

Dear Honorable Commissioners:

We are members of the Western Justice Center Foundation Non-profit Campus Community, which is located at 65, 75 and 85 S Grand Avenue, Pasadena, CA 91105. We are writing to express our support for the Conditional Use Permit that was issued to the Western Justice Center ("WJC") in June (the "Permit"). As we understand it, the Permit allows WJC to rent its space at The Maxwell House for a limited number of weddings each year which provides for the necessary funds needed for WJC to maintain the WJC Campus.

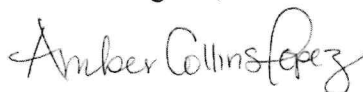
Our organization has been members of the WJC Campus since 2017. We want you to know what a unique and valuable resource WJC is providing to our nonprofit community. We have office space that allows us to serve the students of California in a beautiful neighborhood that we could never otherwise afford to be in and we are so grateful.

We also have use of The Maxwell House, which is invaluable. Staff meetings, donor cultivation events and board meetings are a few of the ways that we benefit from being a part of the WJC Campus. The subsidized rate that WJC can offer us for these events would otherwise be cost prohibitive if we had to rent that space elsewhere.

The WJC Campus is more than just an office space. It is a community for us and for all the people we serve. For those that have been on WJC Campus longer, we have noticed a marked improvement in campus management and building maintenance that allow us a safe, healthy, welcoming place to work in. We hope that the City will affirm the Permit and allow WJC to have the means to continue supporting this WJC Campus and maintaining it as beautifully as they do.

We urge you to decide in WJC's favor and thank you for your consideration of this matter.

With kind regards,



Amber Collins-Lopez  
Finance & Operations Manager  
Create CA

2/10/2025  
Item 7



MORRIS & BERGER

*Connecting today's nonprofits to tomorrow's leaders*

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2025 FEB 10 PM 4:29

CITY CLERK  
CITY OF PASADENA

August 14, 2024

City of Pasadena  
Planning & Community Development Department  
175 N. Garfield Avenue  
Pasadena, CA 91101

Re: Letter of Support for:  
Western Justice Center Foundation  
55 South Grand Avenue  
Pasadena, CA 91105  
Case No. ZENT2023-00033

I am a longtime Pasadena resident and co-owner of Morris & Berger, an executive search firm employing nine people and located at 390 E. Walnut Street, one block from City Hall. I am also involved in the Network of Nonprofit Search Consultants, a group of 80+ highly acclaimed North American executive search professionals working in the nonprofit space. Our company, together with three other local members, hosted the April 7-8, 2022 semi-annual meeting in Pasadena bringing 50+ people to our beloved city. I arranged for group rate accommodations at the Langham Huntington Hotel and dinners at local restaurants. We hosted an evening cocktail party in our office using local caterers. The meetings were held for the two-day event at The Maxwell House and local caterers were used for breakfasts and lunches on both days. Local members provided carpools to reduce the number of cars in the residential area.

Not surprisingly our members loved The Maxwell House and it suited our needs perfectly. Western Justice Center staff were welcoming and well organized and the facility was well maintained. Our group loved the charm of the grounds and the facility and remarked how much nicer it was to be there rather than in a hotel which is normally the case. They got to explore Pasadena and many people stayed for the weekend, following the event. They

2/10/2025

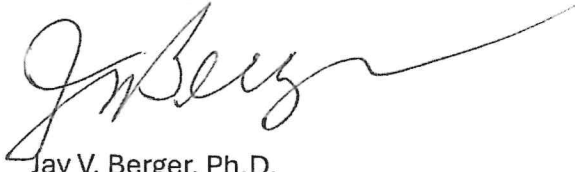
Item 7

City of Pasadena  
Planning & Development Department  
Page 2

loved Pasadena and many visited Huntington Library & Gardens, the Norton Simon Museum, and enjoyed walking around and shopping in Old Town and on South Lake Avenue.

The Maxwell House is a true treasure and we are fortunate to have it and the Western Justice Center in our community. I certainly endorse providing them with a Conditional Use Permit to allow for weddings and other events at this wonderful facility.

Respectfully,

A handwritten signature in black ink, appearing to read "Jay V. Berger". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Jay V. Berger, Ph.D.



LEAGUE OF WOMEN VOTERS  
PASADENA AREA

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2025 FEB 10 PM 4:30

Alhambra Altadena Arcadia Bradbury Duarte La Cañada Flintridge Monrovia  
Monterey Park Pasadena San Gabriel San Marino Sierra Madre South Pasadena

CITY CLERK  
CITY OF PASADENA

August 15, 2024

City of Pasadena  
Planning & Community Development Department  
175 N. Garfield Ave.  
Pasadena, CA 91101

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Some of us have been members of the WJC Campus for a short period of time. Some of us have been here for decades. We want you to know what a unique and valuable resource WJC is providing to our nonprofit community. We have office space that allows us to serve the people of Pasadena in a beautiful neighborhood that we could never otherwise afford to be in.

We also have use of The Maxwell House, which is invaluable. Fellowship graduations, community health fairs, mediations, delivering of our programs, summer camp for children in need, donor cultivation events, board meetings and community award ceremonies are just a few of the ways that we benefit from being a part of the WJC Campus. The subsidized rate that WJC can offer us for these events would otherwise be cost prohibitive if we had to rent that space elsewhere.

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2/10/2025  
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We urge you to decide in WJC's favor and thank you for your consideration of this matter.

With kind regards,

A handwritten signature in cursive script that reads "Karen Roberson".

Karen Roberson  
President  
League of Women Voters Pasadena Area

August 18, 2024

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2025 FEB 10 PM 4:30

CITY CLERK  
CITY OF PASADENA

To Whom It May Concern,

We wanted to share why we picked The Maxwell House as our wedding venue. From the moment we saw it, we knew it was the perfect spot for us! The Maxwell House is simply beautiful. The venue itself has such a warm, welcoming vibe. We were looking for a place that felt special and unique, and this venue checked all the boxes! It's hard to find an accessible venue with so much history and character in the area. To bring all our guests together in a venue like this was a very special thing and we hope many more couples and events get to feel the same way.

Another big plus was knowing that our deposit went towards supporting a nonprofit organization. It felt great to know that our special day was also helping a good cause.

Our wedding was perfect and guests are still talking about the venue months later. Everyone we worked with was so kind and helpful, making sure every detail of our day went off without a hitch. They really went above and beyond to make our wedding unforgettable.

Sincerely,

Jenna Anderbery & Aron Benon

2/10/2025  
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2025 FEB 10 PM 4: 30

August 16th, 2024

CITY CLERK  
CITY OF PASADENA

To Whom it May Concern,

We hope this letter finds you well. We, Ileana and Chris, are writing to express our deep appreciation for the Maxwell House in Pasadena, California where we had the privilege of celebrating our wedding.

Our wedding day on June 1st, 2024 was nothing short of magical. The venue provided a perfect backdrop for our celebration, allowing us to create lasting memories with our loved ones. The staff's professionalism and the venue's ambiance were instrumental in making our day truly special. The unique layout and long history of the Maxwell House contributed significantly to the emotional resonance of the occasion, setting the stage for the beginning of our married life together.

Beyond our personal experience, we believe the Maxwell House holds a special place in the hearts of many couples who, like us, are embarking on one of life's most significant journeys. The opportunity to host such an event at a venue like the Maxwell house adds immeasurable value to the occasion. It offers an indoor and outdoor setting, customizable wedding options for small and large gatherings, rentals, a full kitchen, a bridal and groom suite, a security guard for guest safety, rules on music levels and guest conduct, and a great price in the heart of Los Angeles for money conscious couples like us.

In a time when so much of our lives feels transient, places like the Maxwell House provide a sense of continuity and tradition that is increasingly rare and invaluable. By allowing the venue to continue hosting weddings, you are not just supporting a non-profit; you are preserving a space where countless couples begin their lives together. The memories created within its walls are cherished by so many, and we believe that its continued operation as a wedding venue on the weekends will ensure that future couples can experience the same joy that we did.

Thank you for taking the time to consider our perspective. Feel free to check out pictures from our joyous day on [ileanachriswedding.com](http://ileanachriswedding.com) to see the happiness it brought us.

Sincerely,

Ileana & Chris

2/10/2025  
Item 7

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2025 FEB 10 PM 4:30

CITY CLERK  
CITY OF PASADENA

Date: 8/15/24

City of Pasadena  
Planning & Community Development Department  
175 N. Garfield Ave  
Pasadena, CA 91101

Re: Letter of Support for:  
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55 South Grand Avenue  
Pasadena, California 91105  
Case No. ZENT2023-00033

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We urge you to decide in WJC's favor and thank you for your consideration of this matter.

With kind regards,

*Sara Edwards*  
President, Pasadena Beautiful Foundation

2/10/2025  
Item 7



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2025 FEB 10 PM 4:30

CITY CLERK  
CITY OF PASADENA

Date: 08/14/2024

City of Pasadena  
Planning & Community Development Department  
175 N. Garfield Ave.  
Pasadena, CA 91101

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55 South Grand Avenue  
Pasadena, California 91105  
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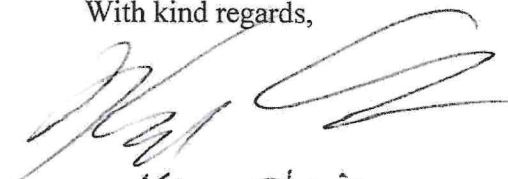
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We urge you to decide in WJC's favor and thank you for your consideration of this matter.

With kind regards,



Kim Olpin  
Sericho Road Pasadena

2/10/2025  
Item 7

Clarissa Weirick  
3900 Durham Place, La Canada, CA 91011

RECEIVED

2025 FEB 10 PM 4:30

CITY CLERK  
CITY OF PASADENA

October 8, 2024

City of Pasadena  
Board of Zoning

Re: Western Justice Center – Conditional Use Permit for The Maxwell House

To Whom it May Concern:


I am an attorney who was formerly on the board of The Western Justice Center ("WJC") and I have served on a number of boards of local charitable organizations, including the former Pasadena Museum of California Art ("PMCA"), Stars, and Descanso Gardens Foundation ("Descanso"), where I was head of the Audit Committee. I am writing in support of WJC's application for a Conditional Use Permit to rent the Maxwell House for weddings and other events.

It is my understanding that there have been some issues raised about the appropriateness and/or commonality of a non-profit entity like WJC raising funds from a rental business unrelated to its charitable purpose. Leaving aside the issue that a Board of Zoning hearing is clearly an inappropriate forum in which to raise such a concern (since it has no jurisdiction over whether the activity of any non-profit is permissible), I can attest from my knowledge and experience that it is, in fact, quite common for non-profit entities to raise funds to support their activities from sources unrelated to their primary charitable purposes.

Descanso Gardens (like The Huntington and other museums and botanical gardens) rents out portions of its space for weddings, parties and other events, and operates restaurants and a gift shop on its premises. They, like all non-profit entities, are required to report revenue received from all of these additional activities in compliance with the IRS rules governing unrelated business taxable income ("UBTI"), which were established expressly to deal with sources of revenue not directly related to a non-profit's charitable mission. Obviously, the IRS would not have had to establish a rule governing the treatment of UBTI if it were not both a legal and very common practice among non-profits to raise funds from these unrelated sources.

When the PMCA was operational at its location at 490 Union Street in Pasadena, it obtained a conditional use permit to allow it to rent out its rooftop space for weddings and other events, even though such events were clearly unrelated to its mission of showcasing art and design originating from California artists. There is no legitimate argument that WJC does not have the same right to rent out its space for weddings and other events, especially given that the rental income it receives from such sources is vital to maintaining the historic properties it occupies and to furthering its mission of cultivating a culture of peace and justice through working with youth and educators.

Respectfully submitted,

  
Clarissa Weirick

2/10/2025

Item 7

**McMillan, Acquanette (Netta)**

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**From:** Alex.<sup>1</sup>  
**Sent:** Monday, February 10, 2025 4:28 PM  
**To:** PublicComment-AutoResponse  
**Subject:** CUP for Western Justice Center

Some people who received this message don't often get email from [redacted] [learn why this is important](#)

[⚠] **CAUTION:** This email was delivered from the Internet. Do not click links or open attachments unless you **know** the content is safe. Report phish using the Phish Alert Button. For more information about the Phish Alert Button view article "KB0011474" on the DoIT portal.

Pasadena City Council,

I am writing in support of the Western Justice Center's ("WJC") application for a Conditional Use Permit, to allow the WJC to continue funding its important work by offering short-term rental of its main campus building, The Maxell House, for weddings on a limited number of weekends.

I am a Pasadena native, having been born and raised here. My parents and sister still live in Pasadena, as do the majority of my friends, and my children attend Polytechnic School in Pasadena. It was in part because of my Pasadena roots that I chose last year to get involved in WJC, which is providing critical services to Pasadena Unified and other public schools in our area. Being a part of the organization has been immensely fulfilling; in addition to learning about all the great work they are doing at schools, I have participated in mediation sessions myself (and will be doing so again in two weeks) and have seen firsthand what an impact the organization is making on our local youth.

It is particularly valuable that the WJC have access to its campus, which is located adjacent to the Ninth Circuit courthouse. The WJC was founded by Judge Dorothy Nelson of the Ninth Circuit, and we have been fortunate to have many federal judges from both the Ninth Circuit and the United States District Court sit on the organization's board of directors. Access to this campus is only feasible if the WJC can continue to fund its maintenance through the modest revenue that the WJC earns by occasionally renting out The Maxwell House for weddings on a limited number of weekends.

I fully support WJC's application for a CUP and hope that the City Council will as well.

Thank you for your consideration.

Alex

**Alex Wyman**

**LATHAM & WATKINS LLP**  
355 South Grand Avenue, Suite 100  
Los Angeles, CA 90071-1560  
Direct Dial: +1.213.891.8825  
Email: [alex.wyman@lw.com](mailto:alex.wyman@lw.com)  
<https://www.lw.com>

**2/10/2025**  
**Item 7**