

ATTACHMENT A
SPECIFIC FINDINGS FOR MINOR CONDITIONAL USE PERMIT #7318

Conditional Use Permit: To establish a Safe Parking land use at a Religious Facility

1. *The proposed use is allowed with a Conditional Use Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code.* The Safe Parking use located at a religious facility site is allowed subject to approval of a Minor Conditional Use Permit (MCUP) within the PS zoning district. The proposed use will comply with specific requirements in Zoning Code Section 17.50.265 (Safe Parking), including provision of a management plan and in compliance with performance standards.
2. *The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district.* The Safe Parking program will occur in the PS zoning district on a religious facility site within an existing surface parking lot. A general purpose of the Public and Semi-Public Zoning District is to provide a specific base zoning district for large public or semi-public land uses that may not be appropriate in other base zoning districts.

The Destination Hope Safe Parking program at All Saints Church will provide safe and secure sleeping area and case management services to up to 25 vehicles with a maximum of 25 total participants who are experiencing homelessness. The Safe Parking program provides an opportunity for those who otherwise do not have a consistent location to park and sleep in their vehicles each night, to have access to a secure parking lot, restrooms, and services from Shower of Hope. The PS Zoning District features a variety of institutional uses that serve the community; therefore, the use complements other community-service uses in the area, such as the existing religious facility. The use will ensure that participants sleep in a secure environment, rather than on sidewalks or in other public areas of the City. As such, the proposed Safe Parking use at an existing religious facility site is consistent with the PS Zoning District.

3. *The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan.* The subject property is designated Institutional in the Land Use Element of the General Plan. The existing use is a religious facility which aligns with the general plan designation which is characterized by facilities owned and operated by the City or by other public and/or private institutions such as corporate yards, schools, libraries, and hospitals. The proposed Safe Parking use is in conformance with the following goals, policies, and objectives of the General Plan Housing and Land Use elements. As proposed, the Safe Parking use is consistent with General Plan Housing Element Policies HE-4.4 (Service Enriched Housing) and HE4.6 (Homeless Housing and Services), as the intent of the proposed use is to provide services and a safe and secure sleeping area for community members experiencing homelessness. The proposed use also aligns with Land Use Policy 2.7 (Civic and Community Services), 16.1

(Commitment), and 16.7 (Shared Facilities) which are related to the provision of community services, partnership between organizations and existing facilities, and providing superior level of services to meet the diverse needs of Pasadena residents. The proposed use provides services to a particular group of community members through the partnership of All Saints Church and Shower of Hope. The proposed use, location, design, and operation are consistent with the goals and policies in the General Plan Land Use Element, and the purpose of the applicable specific plan.

The project site is located within the Civic Center subarea of the Central District Specific Plan (CDSP). The purpose of the CDSP is to facilitate and encourage development and improvements that help realize the community's vision for the CDSP area. The Civic Center subarea is the governmental, cultural and historic center of the City, with visual and pedestrian linkages among Pasadena's key civic buildings, and supported by commercial, institutional, and residential uses that bring vitality to the area. The intent of the Civic Center subarea is to provide land uses that support the District as a center of civic life with a predominance of civic, cultural, religious, and public service institutions and activities, as well as complementary commercial, residential, and open space uses. The proposed use which provides designated secured area for temporary shelter is consistent with the aforementioned goals and policies in the General Plan Land Use Element, and the purpose of the applicable specific plan.

4. *The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.* All activities associated with the Safe Parking use will occur a minimum of 300 feet from residential uses across East Walnut Street and North Euclid Avenue. Additionally, the residential uses located 500 feet to the south will be buffered by the existing religious facility buildings. *The Safe Parking use will allow participants to sleep inside their vehicles and use the church building restroom facilities; therefore, fewer individuals will be parking or sleeping in residential areas or on public sidewalks or streets.* In addition, no activities associated with the Safe Parking use will occur in the public right-of-way.

As stated in the Destination Hope Safe Parking Program Rules and Guidelines, no outdoor activity, including storage, sleeping, cooking, or music will be allowed. This written agreement includes program specific requirements, as well as the City's performance standards contained in Zoning Code Section 17.50.265.D.4 (Safe Parking). Should any participant violate the Destination Hope Safe Parking Rules and Guidelines, they may be removed from the Safe Parking program. In addition, compliance with the City's Noise Ordinance (Chapter 9.36) is required, as noted in the recommended conditions of approval. To ensure compliance with these requirements, a condition of approval is recommended that a representative of the program be available during all hours of operation to receive phone calls if any issues arise. Additionally, a security guard will be present on the property during

program hours nightly. As conditioned, the establishment, maintenance, or operation of the Safe Parking use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.

5. *The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.* There is no proposed change in floor area of the existing religious facility site and all activities related to the proposed Safe Parking use will occur on-site in the existing parking lot away from residential uses. In addition, conditions of approval are included to require that premises, sidewalk, and street be maintained in a litter and graffiti free manner. No outdoor activity, including storage, sleeping, cooking, or music will be allowed. Therefore, the proposed use and operational characteristics will prevent detriment or injury to property and improvements in the neighborhood.
6. *The design, location, operating characteristics, and size of the proposed use will be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, and scale.* The proposed use will be located on an existing religious facility site and there will be no addition or alteration of the building or expansion of the site with this approval. As it relates to the operating characteristics of the use, all activities associated with the use will occur a minimum of 300 feet from residential uses across East Walnut Street and North Euclid Avenue to the northwest, and 500 feet from the residential use to the south of the church site. To prevent any noise amplification, the participants are required to make any music inaudible from the exterior of their vehicles. In addition, compliance with the City's Noise Ordinance (Chapter 9.36) is required, as noted in the recommended conditions of approval. Camping, cooking, or storage of personal items outside of the participant vehicles will not be allowed. Participants will also be required to sign a written agreement ensuring compliance with requirements that limit adverse impact on surrounding uses. If a participant violates the written agreement, they may be removed from the program. Therefore, the operation of the Safe Parking use will comply with all applicable standards and requirements of the Zoning Code.