

APPEAL APPLICATION**GENERAL INFORMATION:** (Please print)Date: October 6, 2025Appellant: Park & Velayos LLP on behalf of ARE-Pasadena No. 5, LLCMailing Address: 801 South Figueroa Street, Suite 450City: Los Angeles State: CA Zip: 90069Phone #: (day) (213) 570-8000 (evening) _____ Fax #: _____Contact Person: Jennifer Erickson Phone #: (213) 570-8003E-mail Address of Contact Person: jerickson@parkvelayos.comApplicant (if different from appellant): Erica S. Tamblyn**APPEAL APPLICATION**Application # ZENT2025-00039 Date of Decision September 25, 2025 Appeal Deadline October 6, 2025Property Address: 202 N. Euclid Avenue, Pasadena, CA 91101I hereby appeal the decision of the: Board of Zoning Appeals

The decision maker failed to comply with the provisions of the zoning ordinance in the following manner:

Please see attached.

If necessary, please attach additional sheets


 Applicant's Signature
Appellant's
October 6, 2025

Date of Application

RECEIVED
 2025 OCT -6 AM 11:38
 CITY CLERK
 CITY OF PASADENA

Activity # _____

Application Fee: \$ _____

Appeal Hearing Date _____

Date Received: _____

Received by: _____

Attachment to Appeal Application

On behalf of our client, ARE-Pasadena No. 5, LLC, this is an appeal of the Board of Zoning Appeals (“BZA”) decision on September 25, 2025 to uphold the approval of Minor Conditional Use Permit No. 7318 (“Project”) and adopt the Environmental Determination that the Project is exempt from review under the California Environmental Quality Act (“CEQA”). The BZA failed to comply with the provisions of the zoning ordinance in the following manner: (1) the decision does not comply with the requirements of the zoning code; (2) the BZA did not make the appropriate findings supported by substantial evidence; and (3) the decision did not comply with CEQA or provide evidence to support an exemption from CEQA.

There has not been outreach or communication by the applicant and we are hopeful that the parties can work together to address the conditions of approval.

RECEIVED
2025 OCT -6 AM 11:36
CITY CLERK
CITY OF PASADENA

CITY OF PASADENA

GENERAL RECEIPT

RECEIVED FROM Park and Velayos LLP DATE 10/6/2025
ADDRESS 801 S Figueroa St CITY Los Angeles PHONE # _____

☐ MUNICIPAL SERVICES - ACCOUNT # _____

☐ LICENSE _____

☐ PARAMEDIC - INV. # _____

INV. AMT. \$ _____

PAID THIS DATE \$ _____

BALANCE DUE \$ _____

☐ PARKING CITATIONS \$ _____

☒ OTHER Appeal fee _____

INV. AMT. \$ 1,624.31

Re: 202 N. Euclid Ave

PAID THIS DATE \$ _____

MCDP # 7318

BALANCE DUE \$ 0

AMT. PAID 1,624.31

CODE: _____

☐ CASH

☒ CHECK # 2700

☐ MONEY

ORDER # _____

Sandra S. Rhodes
RECEIVED BY

NOTE: NOT A VALID RECEIPT UNLESS ENDORSED ABOVE BY REGISTER OR SIGNATURE

CASHIER—WHITE

CUSTOMER COPY—CANARY

OFFICE COPY—PINK



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

September 30, 2025

Erica S. Tamblyn
132 N. Euclid Avenue
Pasadena, CA 91101

Re: Minor Conditional Use Permit #7318
202 North Euclid Avenue
Council District #3

ZENT2025-00039

Dear Ms. Tamblyn:

The application for a **Minor Conditional Use Permit #7318** at **202 North Euclid Avenue** was considered by the **Board of Zoning Appeals** on **September 25, 2025**.

MINOR CONDITIONAL USE PERMIT: To allow a Safe Parking use in conjunction with a religious facility site (All Saints Church). The Safe Parking program would allow up to 25 unhoused individuals or families to park on-site overnight in up to 25 vehicles.

At the conclusion of the public hearing, and with full knowledge of the property and vicinity, a motion was made that resulted in a 5-0 vote by the members present. As a result, action was taken to:

1. Adopt the Environmental Determination, that the project is exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15301, Class 1, Existing Facilities), and there are no features that distinguish this project from others in the exempt class and, therefore, there are no unusual circumstances; and
2. Adopt the findings in Attachment A and uphold the Hearing Officer's decision and approve Minor Conditional Use Permit #7318 with the conditions of approval in Attachment B, and in accordance with submitted plans stamped **September 25, 2025**.

In accordance with Section 17.64.040 (Time Limits and Extensions) of the Pasadena Municipal Code (PMC), the exercise of the right granted under this application must be commenced within three years of the effective date of the approval, unless otherwise specified in the conditions of approval. This approval is eligible for two one-year extensions. Each one-year extension is required to be reviewed and approved by the Planning and Community Development Director. In order for a project to be eligible for a time extension, the applicant is required to submit the required fee and time extension application to the Permit Center prior to the expiration date of the land use entitlement. The right granted by this approval may be revoked if the entitlement is exercised contrary to the conditions of approval or if it is exercised in violation of the Zoning Code.

ATTACHMENT A
SPECIFIC FINDINGS FOR MINOR CONDITIONAL USE PERMIT #7318

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 in conjunction with a religious facility 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 the 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.
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*

ATTACHMENT B
CONDITIONS OF APPROVAL FOR MINOR CONDITIONAL USE PERMIT #7318

The applicant or successor in interest shall meet the following conditions:

General

1. The proposed project shall substantially conform to the site plan submitted with this application and dated "Approved at Hearing, September 25, 2025", except as modified herein.
2. In accordance with Section 17.64.040 (Time Limits and Extension) of the Pasadena Municipal Code, the exercise of the right granted under this application must be commenced within 36 months of the effective date of the approval, unless otherwise specified in the conditions of approval. The Director may grant two one-year extensions of the approval.
3. The approval of this application authorizes the establishment of a Safe Parking land use on an existing religious facility site with a maximum of 25 participant vehicles and a maximum of 25 total participants parked at any one time.
4. The Zoning Administrator, at any time, can call for a review of the approved conditions at a duly noticed public hearing. These conditions may be modified, or new conditions added to reduce any impacts of the use. The Hearing Officer may revoke the Conditional Use Permit if sufficient cause is given.
5. Any change to these conditions of approval or expansion of the use shall require the modification of this Minor Conditional Use Permit or a new Minor Conditional Use Permit.
6. The applicant or successor in interest shall meet the applicable code requirements of all other City Departments.
7. The project shall adhere to the City regulations governing the allowed level of ambient noise as specified in Chapter 9.36 of the Pasadena Municipal Code.

Planning Division

8. The hours of operation for the Safe Parking land use shall be limited to from 7:00 p.m. to 7:00 a.m. Overnight stays are limited to the program hours and participants must enter and exit the site in accordance with the hours of operation.
9. All activities associated with the use shall be conducted within the areas identified on the approved site plan.
10. Prior to operation, the applicant shall provide a copy of the final written management plan that is distributed to program participants. The management plan shall include a copy of the approved site plan, specify hours of operation, total number of vehicles served on-site, maximum size of vehicles service on-site, monitoring and oversight program, and neighborhood communication strategy that includes contact information for the facility.
11. A representative of the program responsible for the activities occurring on-site shall be available during all hours of operation and be able to take and respond to calls. A response to calls shall be provided within a reasonable time, not to exceed 48 hours. The name and

20. These conditions of approval must be made available for public viewing at the religious facility site on a continuous basis for the duration of this Minor Conditional Use Permit, beginning on the date the Minor Conditional Use Permit is in effect.
21. Recreational vehicles (e.g. motorhomes, travel trailers, camper vans, etc.) shall not be allowed to be used for the Safe Parking program.
22. Within six months of exercising the privileges granted by this application, the applicant shall file an application with the Planning Division for a Hearing Officer Review of this Minor Conditional Use Permit, to be considered at a duly-noticed public hearing. Public notice for the hearing shall be given in the same manner required for this Minor Conditional Use Permit, as well as to any parties who request to be so notified. The purpose of the public hearing is to ensure the effectiveness, and compliance with, all conditions of approval herein. These conditions may be modified or new conditions added to reduce any impacts of the use. The Hearing Officer may revoke the Minor Conditional Use Permit pursuant to the procedures in Zoning Code Section 17.78.090.

Police Department

23. A minimum of one state certified security guard shall be present on-site during the Safe Parking hours each night. The security guard shall ensure that participants comply with the regulations of the program, monitor the safety of the participants, monitor the on-site restroom, and ensure that non-participants do not enter the premises during the Safe Parking facility hours.