

McMillan, Acquanette (Netta)

From: julianna
Sent: Saturday, November 15, 2025 2:58 PM
To: PublicComment-AutoResponse; Jomsky, Mark; Gordo, Victor; Rick Cole; 'Megheti DerBoghossian'; Rivas, Jessica; Hampton, Tyron; Jones, Justin; Masuda, Gene; Madison, Steve; Lyon, Jason; De La Cuba, Vannia
Cc: 'julianna'; 'David Delgado'; 'Judy Matthews'; 'Gail Price'; 'Annette Yasin'; 'Carol Hernandez'; LMGArch@earthlink.net; Paige, Jennifer; Rocha, Luis; 'Lynne Sullivan'; 'Marsha Rood'; Jill Shook;
Subject: RE: City Council Meeting of Nov. 17th -- Agenda Item #17 -- for Public Record

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DATE: November 15, 2025
TO: Honorable Mayor and Members of the City Council
FROM: Julianna Delgado, PhD, FAICP; Planning Commissioner and Member, Board of Zoning Appeals
RE: City Council Agenda Item #17, "Quasi-judicial Action: Appeal of the Board of Zoning Appeals' Quasi-Judicial Decision to Approve Minor Conditional Use Permit No. 7318 to Establish a Safe Parking Land Use at Existing Religious Facility (All Saints Church) at 202 North Euclid Avenue." **REQUEST TO DENY APPEAL AND APPROVE PROJECT**

Honorable Mayor and Members of the City Council:

I am writing to urge you to deny the appeal and uphold the unanimous ruling on September 25, 2025, of the Board of Zoning Appeals [BZA], which based on its ability to make the required findings upheld the Hearing Officer's decision on June 18, 2025, to approve Minor Conditional Use Permit No.7318 to establish a safe parking facility at All Saints Church, a longstanding religious facility adjacent to City Hall.

As a member of the BZA who is a Fellow of the American Institute of Certified Planners (the nation's top professional planning echelon), I could find no fault with the Hearing Officer's analysis or the basis for making the required findings for approval. After questioning at length during the BZA public hearing, City Staff, the project's operator and their responsible partners at All Saints Church, like my BZA colleagues I was further convinced that as conditioned no disturbances or nuisances would occur as a result of the request and the neighborhood was adequately protected from any potential negative impacts. As a further safeguard in addition to the ability of the Hearing Officer to call the project up for review at any time (per Zoning Code Section 17.78.090), the BZA also adopted as a Condition of Approval, a trial operating period of six months. At the end of that time, to continue operations, the Safe Parking project would be mandated to be heard and approved, again, by the Hearing Officer at a duly-noticed public hearing.

The appellants in this case are residents who do not live immediately adjacent to the proposed Safe Parking facility to be located along Walnut on All Saint's northernmost parking lot, and reside 300 feet or more from it. They argue that the project is disallowed under current zoning and the CEQA determination is incorrect. Both allegations are untrue. The basis for the appeal is fear that rests on the stereotyping of and prejudice against unhoused people in general. Those seeking a safe parking program are a different population from unhoused individuals that are not supervised, severely in need of mental health or other medical attention, are unemployed, and are content to camp on the street. Sadly, the largest demographic among participants in safe parking programs is women over 70 years old. Many are working but do not earn enough to afford permanent housing. Some of the participants are also children.

11/17/2025
Item 17

Safe Parking implements the City's General Plan Housing Element Program #19, "Homeless Services," approved by the State. The Safe Parking Program to be operated under City contract by the non-profit social-service provider Shower of Hope in cooperation with All Saints Church, is managed by our Housing Department. The facility will not be open for anyone unregistered to park or sleep there at any time at will. The approval includes strict parameters. The facility will operate from 7pm to 7am daily. The number of participants is limited to 25 individuals (and no more than 25 vehicles, with RVs not permitted), who must register beforehand and abide by established rules of conduct. Participants will sleep in vehicles registered with the DMV. They are also assigned a caseworker to help them transition to permanent housing or seek further employment. The presence of a security guard, required to be in attendance at all times during the operation, will also improve the safety of all: passersby and those parking during the evening in All Saints' southern lot for choir practice and other events.

The Safe Parking project at All Saints fills an urgent health and safety need that was exacerbated by the Eaton Fire. The City has approved only one such facility on church property, at Trinity Lutheran Church with about ten spaces, which has operated without incident. There is currently no other such program in Pasadena.

Please remember that by the morning of January 8th, over 40,000 people had tragically lost their home and another 100,000 in Altadena and Pasadena were evacuated and displaced. One of the few places in Pasadena to open its doors without prejudice to house and feed at no charge those seeking refuge was All Saints Church. Fundamental to its mission and ministry is to open its doors and arms to all in need. It is thus in its nature for the Church to embrace a Safe Parking program, along with its other programs to support unhoused people, including providing showers and medical services.

The proposed Safe Parking project at All Saints Church raises awareness of a greater social tragedy, that given the number of empty parking lots at night throughout the City, we do not have more places for unhoused people to park in a secure environment so they can get a restful night's sleep and improve their lives.

Please respect the considerable work of City Staff and the BZA, and based on Staff's recommendations deny the appeal and approve this much-needed project.

Respectfully,
Julianna Delgado

Julianna Delgado, M.Arch, Ph.D, FAICP

President, Southern California Planning Congress
Planning Commissioner, City of Pasadena
Member, Board of Zoning Appeals, City of Pasadena
Design Commissioner (Chair), City of Pasadena
Member, Mayor's Housing Task Force, City of Pasadena

Professor Emerita, Department of Urban and Regional Planning
California State Polytechnic University, Pomona

After enlightenment, do the laundry.

- Zen proverb

McMillan, Acquanette (Netta)

From: Bin Lee
Sent: Saturday, November 15, 2025 3:14 PM
To: PublicComment-AutoResponse
Subject: November 17 City Council Meeting: Item 17 support

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Dear Mayor and city council members,

As resident and homeowner in District 1, I strongly support Item #17, which establishes SAFE PARKING land use at All Saints Church!

We should do everything we can to protect our vulnerable, unhoused neighbors. Many of them are mothers and children who do not feel safe in shelters or elsewhere. This gives them one more live-saving option while they're experiencing immense difficulties and stress.

Please support Item #17. Thanks for your time,

--

Bin Lee
District 1 homeowner

McMillan, Acquanette (Netta)

From: Nan merritt
Sent: Sunday, November 16, 2025 7:15 AM
To: PublicComment-AutoResponse
Subject: Safe Parking Program

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Please council members,
Safe parking is so needed especially for homeless women who need protection from the people who prey on them.
It's the very least we can do.

Please approve and perhaps help fund the program.

Thank you,
Nancy Merritt

91107
Sent from my iPhone

McMillan, Acquanette (Netta)

From: Petrea Burchard
Sent: Sunday, November 16, 2025 7:37 AM
To: PublicComment-AutoResponse
Subject: Safe Parking

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I just want to say that I think the idea of Safe Parking is a good one. Let's do it, and then keep coming up with other things we can do to help people who need it.

Thank you.

Sincerely,
Petrea Burchard Sandel
District 3

McMillan, Acquanette (Netta)

From: Suzanne York ·
Sent: Sunday, November 16, 2025 1:31 PM
To: PublicComment-AutoResponse; Jomsky, Mark; Rick Cole; DerBoghossian, Megheti; Rivas, Jessica; Gordo, Victor; jjones@cityofpasadena; Masuda, Gene; smadison@cityofpasaden.net; Lyon, Jason
Subject: City Council Agenda Item #17, "Quasi-judicial Action: Appeal of the Board of Zoning Appeals' Quasi-Judicial Decision to Approve Minor Conditional Use Permit No. 7318 to Establish a Safe Parking Land Use at Existing Religious Facility (All Saints Church..."

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November 15, 2025

To: Honorable Mayor and Members of the Pasadena City Council

Re: Agenda Item #17 – Request to Deny Appeal and Approve Safe Parking Program at All Saints Church

Honorable Mayor and Councilmembers,

I urge you to deny the appeal of Minor Conditional Use Permit No. 7318 and uphold the unanimous decision of the Board of Zoning Appeals to approve the Safe Parking facility at All Saints Church.

After thorough review, questioning, and public discussion, the BZA found that the Hearing Officer's analysis fully supported the required findings for approval. The conditions placed on the project—including strict registration, a nightly 7 p.m. to 7 a.m. operating window, a limit of 25 participants, on-site security, and a mandatory six-month trial review—ensure that the surrounding neighborhood is protected and that any issues can be promptly addressed.

Concerns raised in the appeal rely on misunderstandings about who this program serves. Safe Parking participants are screened, registered, and supported by caseworkers; many are seniors, women, and working people who simply cannot afford housing. This is a

11/17/2025

Item 17

supervised, structured program—not an unmanaged encampment. It is also a direct implementation of the City’s adopted General Plan Housing Element Program #19.

Pasadena currently has only one Safe Parking program, which operates without incident. With the severe displacement caused by the Eaton Fire and ongoing housing instability, the need for additional safe, managed overnight parking options is urgent. All Saints Church has a longstanding history of providing sanctuary and services to those in crisis, and it is an appropriate and committed partner for this effort.

Given the careful analysis by staff, the protections built into the permit, and the clear community need, I respectfully ask you to uphold the BZA’s decision and allow this modest but essential Safe Parking program to move forward.

Thank you for your consideration and for your service to our city.

Respectfully,

Suzanne York, District 2 resident and concerned citizen

McMillan, Acquanette (Netta)

From: Jane Levy
Sent: Sunday, November 16, 2025 2:55 PM
To: PublicComment-AutoResponse
Subject: Safe Parking

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Please approve the Safe Parking program!
We need to help our homeless people.

Thank you!
Jane Levy
Pasadena homeowner for 54 years.

McMillan, Acquanette (Netta)

From: Sheryl A. Kaplan
Sent: Sunday, November 16, 2025 7:30 PM
To: PublicComment-AutoResponse
Subject: approve the new Safe Parking Program

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Please approve a new Safe Parking program in Pasadena on November 17. This program is a partnership between The Shower of Hope and All Saints Episcopal Church. It will provide a safe space for people who live in their vehicles to park while working towards placing them back into housing. Participants will receive meals and case management and will be able to park their vehicles between 7 p.m. and 6:30 a.m. every night. Many of the potential participants in the Safe Parking program are seniors, or women fearful of being attacked while on the streets. At a time when many are being forced out of their homes, it's important to give these folks a safe space till they bounce back on their feet.

Thank you for your consideration.
Sheryl Kaplan

McMillan, Acquanette (Netta)

From: JS McCune
Sent: Sunday, November 16, 2025 8:38 PM
To: PublicComment-AutoResponse
Subject: Support Safe Parking Program

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Hello,

I just read regarding the Safe Parking Program. I am writing to support the program, which can offer those living in their cars a safe place to sleep overnight. It'll help the many seniors and women fearful of being attacked when sleeping on the streets. I support the provision of food and social services to help our community members get back on their feet.

Thank you for the opportunity to offer my thoughts and for your service to our community. Kind regards,
Jeannine McCune Pasadena 91107

Sent from [Proton Mail](#) for iOS.

McMillan, Acquanette (Netta)

From: Tara Leininger
Sent: Monday, November 17, 2025 10:13 AM
To: PublicComment-AutoResponse
Subject: Grant Appeal of MCUP #7318

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To whom it may concern,

While I appreciate the desire to provide support to the homeless population of Pasadena, the plan for this safe parking project as proposed and the response from the city to the appeals makes it clear that the city has not addressed the concerns arising from the likely and foreseeable consequences implementing this program as stated.

It is clear from the response of the hearing officer for the June 18, 2025 public hearing and Section 2 of the first appeal filed on June 30, 2025 that the city has decided that the suggestion of reasonable mitigation of the program is out of the question. As an example, the City failed to acknowledge that a second security guard is needed to maintain the safety of the program participants as well as the residents of the surrounding areas.

Should any incident arise, the single security guard would then be occupied dealing with that, and the remaining program participants and local residents open to any other incidental harms that could come in the meantime.

As an example of how foreseeable it is that harm will come to either program participants or local residents as a result of this program without further conditions, here is a likely scenario. Perhaps individuals (not participants of the safe parking program) decide to wander onto the parking lot to eat their food. This, based on the sheer volume of food containers and other refuse that have increasingly littered Euclid Avenue between Union and Corson over the last six months, is a common occurrence. Perhaps the security guard walks towards the individuals to ask them to leave the property. While the security guard is dealing with the unwelcome individuals, another individual walks on to the safe parking lot. Unnoticed by the now-occupied security guard, they proceed to smash the window of one of the cars. Not having realized that the cars are occupied (unlike the vehicle which had its window smashed directly in front of Kaiser on Euclid just last week), the individual attempting the break-in has now grievously injured a program participant. Based on the usual occurrences on Euclid Ave in any given night, it is hard to overstate just how likely this is.

This is not to say that programs designed to help move people into permanent housing have no place in Pasadena. Clearly they do, and they could be such a blessing to the program participants and the local residents. However, the plan as stated lacks reasonable measures needed to ensure the safety of the program participants as well as the local residents. Some common sense conditions that should be added to the plan to ensure safety are:

11/17/2025

Item 17

1. Minimum of two visible and actively patrolling security guards
2. Mandatory drug testing. Given that the program participants are supposed to participate for months, this seems simple to implement. Given that they will be driving through the neighborhood to access the safe parking lot, making sure they can do so safely is paramount for ensuring the safety of program participants and local residents
3. Mandatory background checks. Those with a record of violent crime or on the sex offender registry must be barred from participation
4. Immediate closure if the program continues without security guards on duty at all times.
5. Immediate closure if the police are called to address incidents on the property or otherwise related to the program 2 times within a 6 month period
6. Participants must have current vehicle insurance
7. Any program participant who harasses another participant or local resident needs to be immediately expelled from the program
8. Loitering on Euclid Ave cannot be allowed and must be enforced by local police
9. Local police need to increase patrols on Euclid Avenue between Union and Corson to ensure the safety of program participants and local residents
10. The list of license plates for the program participants must be shared with the City, remaining parked or loitering in the area outside of program hours must not be allowed and result in removal from the program
11. Anyone sleeping in their car on Euclid Ave not in relation to the safe parking program must not be allowed, and removal must be facilitated by local police.

These are common sense suggestions to ensure the success of the program in helping participants transition to permanent housing. The refusal of the program operators to adopt additional mitigation factors belies at best an optimistic naiveté and at worst a willful ignorance of the realities of life on Euclid Ave.

The city's choice to ignore reasonable mitigative requests can only be explained by a willful disregard of their primary duty to protect the program participants and local residents.

McMillan, Acquanette (Netta)

From: Michael Albrecht
Sent: Monday, November 17, 2025 10:57 AM
To: PublicComment-AutoResponse
Cc: Martinez, Antonia
Subject: City Council Meeting 11/17/2025, Agenda Item #17

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Honorable Mayor Gordo and Members of the City Council,

I am unable to attend tonight's City Council meeting and therefore submit these written comments for your consideration. As a member of both the Planning Commission and the Board of Zoning Appeals who heard the Appeal of Minor Conditional Use Permit #7318, I urge the Council to deny the Appeal and uphold the issuance of the Minor CUP to allow Safe Parking at All Saints Church.

To begin, this City Council in its wisdom enacted the Safe Parking Ordinance to allow religious facilities like All Saints Church to assist in moving unhoused people off the City streets and onto private property for their safety. Both City Staff and the BZA have reviewed every aspect of the CUP application and have found that All Saints Church fully complies with all legal requirements. To deny the Permit at this stage would seem antithetical to the letter and spirit of the law.

During the BZA hearing, we inquired in detail why this Project qualifies for a CEQA exemption under Section 15301. We spent considerable time reviewing both the statute and its interpretation. The Staff Report lays out the discussion clearly, and I urge the City Council to uphold this determination.

The Appellants state that they are in favor of solutions to help the unhoused population – just not this one. Their position would have carried more weight during the BZA hearing if they said that they had significant concerns with the Permit and wanted Staff to monitor the implementation closely. If All Saints Church then was not able to implement the program properly, the Appellants would be able to request additional Conditions or even Permit revocation. As a reminder, All Saints Church must return to Staff for a public hearing six months after implementation of the Permit for review. Rather, the Appellants took the tack of throwing every argument against the wall and hoping that one or more stuck, implying that they simply oppose any Safe Parking near them. The time for that argument was before the enactment of the Ordinance, not now.

Finally, if Members of the City Council feel the need to engage is the Judgment of Solomon by attempting to "split the baby" by reducing the maximum number of people, I urge you to consider the message that would be sent to the unhoused people who then would be turned away:

"You are not welcome in our city."

Allowing 25 people to park safely off the Pasadena streets is a modest but meaningful step toward addressing the broader homelessness crisis facing our City, County, State, and Nation. We should not make that step even smaller.

In sum, I respectfully ask the City Council to uphold the Permit allowing for up to 25 persons or vehicles to park at All Saints Church as a way of helping our most vulnerable fellow community members live a little safer while we work toward long-term, comprehensive solutions to the homelessness crisis in America.

Thank you for your consideration.

Sincerely,

Michael R Albrecht
Member, Planning Commission, City of Pasadena
Member, Board of Zoning Appeals, City of Pasadena

11/17/2025
Item 17

McMillan, Acquanette (Netta)

From: pasadenacivilrights
Sent: Monday, November 17, 2025 11:05 AM
To: PublicComment-AutoResponse
Subject: November 17 agenda, Item 17

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Question 1: Would it be cheaper to house 24 individuals in 8 two bedroom apartments (2 in each bedroom) than the amount being spent on 25 parking places?

Answer: Yes. 2 bedroom apartments at 1800 State St, South Pasadena rent for \$2,700 a month. \$2,700 multiplied by 8 is \$21,600 a month verses the \$25,000 a month the vendor will receive for 25 parking places.

Question 2: Are Pasadena resident's in charge of this program?

Answer: No. Pasadena residents and non-profits were excluded. No Pasadena residents will decide who can and cannot participate in this program.

Question 3: What amount of money will the vendor received from the City of Pasadena if there is zero use of the program?

Answer: The vendor will receive approximately \$25,000 a month even if only one (1) (or zero) people participate in the program. There are no reporting requirements to determine the effectiveness of the program.

Question 4: Are the vendors other Safe Parking sites successful?

Answer: No. The vendors Safe Parking sites have been completely de-funded by the City of Los Angeles. A similar project (Lincoln Safe Sleep Village) has been described by U.S. District Court Judge David O. Carter as "obvious fraud".

Question 5: Is the applicant a convicted felon who killed someone while drunk driving?

Answer: Yes. Erica S. Tamblin was convicted of DUI and manslaughter in 1984 and was sentenced to state prison.

Question 6: Has the vendor, Showers of Hope, employed a convicted murderer?

Answer: Yes. Showers of Hope has employed at least one murderer who served 22 years in state prison for murdering a mother, her two teen daughters and their teenage friend.

11/17/2025

Item 17

McMillan, Acquanette (Netta)

From: Adry Hezekiah
Sent: Monday, November 17, 2025 11:59 AM
To: PublicComment-AutoResponse
Subject: Support Item 17 - Allow safe overnight parking at All Saints!

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My name is Adry Hezekiah. I'm a former resident of districts 1, 2, and 7 & former worker of district 3, currently working in district 7.

I'm writing to urge support for Item 17 - approving minor conditional use permit no. 7318 to establish safe overnight parking at All Saints Church.

A safe parking location with case workers and a meal served, as mentioned in item 17, would absolutely be a huge help as far as city services for the unhoused and precariously housed of our city.

At current levels of support the city is not able to meet the bed space & bad weather shelter needs and this safe parking option would be a real step in the right direction.

Thank you for your consideration.

- Adry Hezekiah

McMillan, Acquanette (Netta)

From: Mia Martinez
Sent: Monday, November 17, 2025 4:10 PM
To: PublicComment-AutoResponse
Cc: Mel Tillekeratne; Mel Tillekeratne
Subject: Public Comment for Agenda Item #17

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Public Comment for Agenda Item #17:

QUASI-JUDICIAL ACTION: APPEAL OF THE BOARD OF ZONING APPEALS' QUASI-JUDICIAL DECISION TO APPROVE MINOR CONDITIONAL USE PERMIT NO. 7318 TO ESTABLISH A SAFE PARKING LAND USE AT EXISTING RELIGIOUS FACILITY (ALL SAINTS CHURCH) AT 202 NORTH EUCLID AVENUE (Planning Dept.)

My Comment:

Honorable Members of the City Council,

I'm writing to strongly urge you to approve the safe-parking and support program currently under review. I know these decisions are difficult, because every city is trying to balance safety, resources, and the wellbeing of all residents. But this program is one of the few approaches that has consistently shown real, measurable benefits for both unhoused individuals and the surrounding community.

The reality is that people sleeping in their vehicles are already part of our neighborhoods. They work here, raise children here, and attend our schools and churches. Denying this program won't make the issue disappear, it will only push vulnerable people into unsafe areas, increase emergency calls, and place a heavier burden on law enforcement and local services.

A designated safe-parking program does the opposite. It organizes what is already happening, moves overnight parking away from residential streets, and connects people directly to case managers, meals, and support services. This is the kind of structured, accountable program that leads people toward permanent housing instead of keeping them in crisis.

As someone who has spent years working with youth and families facing housing instability, I can tell you this: when people receive coordinated support children stay in school, adults get connected to mental-health care, employment, and long-term housing plans. The community becomes *safer*, not more strained.

Approving this program is an act of leadership. It's a practical, evidence-based solution that improves safety, reduces nuisance concerns, and treats people with the dignity they deserve.

I urge you to allow this resource into the community. It moves us toward solutions that work for housed and unhoused residents alike.

Thank you for your thoughtful consideration and for the responsibility you carry on behalf of all of us.

Respectfully,
Mia Martinez

11/17/2025
Item 17

McMillan, Acquanette (Netta)

From: .
Sent: Monday, November 17, 2025 4:11 PM
To: PublicComment-AutoResponse
Subject: Concerns MCUP #7318

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Hello, I am a resident of Pasadena living one block from the proposed All Saint Church Safe Parking project.

We're worried our neighborhood will become less safe because of a daily influx of additional homeless individuals and (more importantly) the drug-dealers and others whom the homelessness operation will attract. Here's what we've increasingly experienced in the last several years in our neighborhood and what we fear will escalate when welcoming this project:

- 1: Break-ins in apartment buildings and vehicles (there are currently multiple car break ins on our block already happening on a weekly basis)
- 2: Homeless individuals lurking in garages, and on our property. I've personally had multiple instances of seeing homeless people outside of my window doing drugs and trying to look into my apartment
- 3: Female residents being followed, threatened and harassed.
- 4: As is, there are already multiple homeless people everyday in our building dumpster trashing our front yard and harassing residents
- 5: Drug dealers loitering and selling drugs
- 6: Users shooting up and smoking drugs.

11/17/2025
Item 17

7: Users passed out on our properties.

8: Users lighting fires in bushes to do drugs.

9: perpetually cleaning up needles, trash, and human feces

10: Pasadena residents who pay for annual parking passes already face a severe and laughable lack of street parking. We are concerned that this program will only make it worse, as it will surely attract a large influx of vehicles looking to secure their overnight church parking hours before the program starts; thusly flooding what few parking spots residents currently have access to. Because of this, residents will have to park even further from our apartment buildings and be subjected to longer walks home and more harassment and safety issues caused by homeless individuals.

11: The city of Pasadena should strongly consider the level of vandalism, crime, and financial liability that will surely come from this project.

And lastly, residents are very curious about how the liability of these dangers will unfold. When our property and our physical safety endures harm, who bears the liability? The city of Pasadena, all saints church, and all invested parties should be prepared for a litany of lawsuits headed their way should this project pass.

Please consider these safety and liability concerns.

Resident address:
Ashley Urban

Pasadena, CA 91101