



# Agenda Report

November 17, 2025

**TO:** Honorable Mayor and City Council

**FROM:** Planning & Community Development Department

**SUBJECT:** **APPEAL OF THE BOARD OF ZONING APPEALS' QUASI-JUDICIAL DECISION TO APPROVE MINOR CONDITIONAL USE PERMIT #7318 TO ESTABLISH A SAFE PARKING LAND USE AT AN EXISTING RELIGIOUS FACILITY (ALL SAINTS CHURCH) AT 202 NORTH EUCLID AVENUE**

## **RECOMMENDATION:**

It is recommended that the City Council:

1. Find that the action proposed herein is categorically exempt from environmental review pursuant to State CEQA Guidelines Section 15301 (Class 1, Existing Facilities), and there are no features that distinguish the project from others in the exempt classes, and therefore, there are no unusual circumstances; and
2. Adopt the findings in Attachment A to uphold the Board of Zoning Appeals' decision and approve Minor Conditional Use Permit #7318, with the conditions in Attachment B.

## **BACKGROUND:**

### Hearing Officer Public Hearing

On June 18, 2025, the Hearing Officer considered an application for Minor Conditional Use Permit (MCUP) #7318 for a Safe Parking use at an existing religious facility site. The project proposal was for up to 25 unhoused individuals in a maximum of 25 vehicles. A full description of the proposal and analysis are contained within the Hearing Officer Staff Report (Attachment C). At the conclusion of the public hearing, and after public testimony, the Hearing Officer made the required findings in the affirmative and approved the MCUP (Attachment D).

On June 30, 2025, three requests were filed to appeal the Hearing Officer's decision to approve the MCUP to the Board of Zoning Appeals (BZA). The first request was filed by Silvio Nardoni of Archimedes Law Group, LLP on behalf of The Maryland Homeowners Association (Attachment E). The second request was filed by Park and Velayos, LLP, on behalf of ARE-Pasadena No. 5, LLC. (Attachment F). The third request was filed by Erica Tamblyn on behalf of the applicant, All Saints Church (Attachment G). A Hearing

Officer addendum was submitted which provided responses to each appeal (Attachment H). Two of the appeals cited various concerns related to the establishment of the use and the applicant filed an appeal based on opposition to a condition of approval that was added by the Hearing Officer related to restrooms for the proposed use.

#### BZA Public Hearing

On September 25, 2025, the BZA considered the appeal of the Hearing Officer's decision to approve the MCUP. Responses to the appeals are contained within the BZA staff report (Attachment I). At the conclusion of the public hearing, the BZA made a motion to uphold the Hearing Officer's decision by a vote of 5-0 and approved the MCUP (Attachment J). The BZA added or modified the following conditions of approval to address concerns and issues raised at the public hearing, all of which are included in staff's recommendation- please note that staff has proposed to modify some conditions as shown in Attachment B in underline/strike-out format:

- Condition #12: Water, trash, and restroom facilities shall be provided, maintained, and accessible to clients during Safe Parking facility hours. The portable restroom facility shall be accessible to the Safe Parking program participants only (i.e., locked and equipped with a key code mechanism). The portable restroom serving Safe Parking shall be separate from the restroom serving the Safe Haven temporary homeless shelter. The restrooms shall be located so that participants of both programs do not cross paths utilizing their designated restroom. Prior to operation of the Safe Parking land use, a site plan indicating the location of both restrooms shall be submitted for review and approved by the Zoning Administrator.
- Condition #21: Recreational vehicles (e.g., motorhomes, travel trailers, camper vans, etc.) shall not be allowed to be used for the Safe Parking program.
- Condition #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 MCUP, to be considered at a duly-noticed public hearing. Public notice for the hearing shall be given in the same manner required for this MCUP, 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 MCUP pursuant to the procedures in Zoning Code Section 17.78.090.

On October 6, 2025, two requests were filed to appeal the BZA's decision to the City Council. The first was filed by Silvio Nardoni of Archimedes Law Group, LLP on behalf of The Maryland Homeowners Association (Attachment K). The second was filed by Park and Velayos, LLP, on behalf of ARE-Pasadena No. 5, LLC. (Attachment L). These are two of the same appellants from the BZA hearing. The applicant was satisfied with the restroom conditions required by the BZA and did not appeal a second time.

The hearing before the City Council is a de novo hearing where the Council can approve the project as recommended, approve the project with changes to the

conditions of approval, or deny the project. This is a quasi-judicial action.

### Site Characteristics

The All Saints Church site has an area of 2.8 acres and is located at the southeast corner of Walnut Street and Euclid Avenue on land zoned PS (Public and Semi-Public). The site consists of three contiguous parcels under one single ownership. The northern two parcels are developed with a 109-space surface parking lot and the southern parcel is developed with religious facility buildings and a courtyard. The Zoning Code defines a site as *"a lot or group of contiguous lots not divided by any alley, street, other right-of-way or city limit that is proposed for development in accord with the provisions of this Zoning Code and is in a single ownership or has multiple owners, all of whom join in an application for development."*

### Adjacent Uses

- North – Kaiser Permanente Administrative Regional Offices
- South – Restaurant and Courtyards for The Plaza Las Fuentes
- East – Hotel, Office, and Restaurant
- West – City Hall and Los Angeles County Courthouse

The closest residential uses are approximately 300 feet to the northwest (Euclid Square Apartments) and are separated from the Safe Parking use by East Walnut Street and other uses. Additional residential uses are located more than 500 feet to the south (Maryland Condominiums) and are separated by existing religious facility buildings and the courtyard for Plazas Las Fuentes.

### Adjacent Zoning

- North – CD-MU-G (Central District Specific Plan Mixed Use General subarea)
- South – CD-MU-G
- East – PD-12 (Walnut – Los Robles Planned Development)
- West – PS

### Previous Zoning Cases

- Master Development Plan (approved in 2012): 15-year plan for expansion of All Saints Church that includes a new columbarium, and a multiple-story, four-building complex (approximately 50,300 square feet) consisting of offices, meeting rooms, recreational space, and dining areas.
- Conditional Use Permit #6070 (approved in 2013): To modify the size and location of a building approved by the Master Development Plan.
- Conditional Use Permit #6898 (approved in 2021): To allow a Temporary Homeless Shelter use (Safe Haven) at an existing Religious Facility (All Saints Church). The proposed homeless shelter would allow up to 12 participants to shelter overnight at the facility at any one time.

### Safe Parking Use

In September 2023, the City Council adopted Ordinance No. 7414 to implement General Plan Housing Element Program #19: Homeless Services, which included adding a Safe Parking use as part of a Religious Facility, College, and Transportation Terminal with the approval of an MCUP. This program was included in the Housing Element to address the needs of individuals sheltering in their vehicles which are typically different from chronically homeless individuals living outdoors. By maintaining access to vehicular shelter, individuals participating in safe parking programs may maintain work and community ties not afforded to individuals living on the street. Without safe parking, people living in their cars risk citations, towing, or impoundment fees that increase instability and threaten those ties.

The City's Zoning Code defines the Safe Parking use as "*a parking program, operated on property outside of the public right-of-way and managed by a social service provider, that provides individuals and families with vehicles a safe place to park overnight and services to facilitate a transition to permanent housing.*" Applicable standards and operational requirements were added under Section 17.50.265 (Safe Parking) of the Zoning Code (Attachment M).

### Safe Parking Application

On April 15, 2024, the City Council authorized the City Manager to enter into a funding contract with Shower of Hope in the amount of \$305,000 to operate a Safe Parking use at All Saints Church contingent on obtaining an MCUP for the program. Shower of Hope is a non-profit organization that provides mobile shower services, hygiene items, other community resources and organizes safe parking programs to people experiencing homelessness and housing insecurity in Los Angeles County. The Housing Department is the responsible city department for overseeing the contract which requires the approval of an MCUP.

On March 5, 2025, the applicant submitted an MCUP application to establish a Safe Parking use at the site. The proposed program, named Destination Hope Pasadena, is a collaboration between All Saints Church and Shower of Hope and will provide services and a designated overnight parking area for unhoused individuals within an existing surface parking lot in the northern portion of the site. Shower of Hope will manage and operate intake, case management, and provide resources to participants as they seek employment and/or permanent housing.

The applicant has stated they intend to continue to operate the temporary homeless shelter that was approved under Conditional Use Permit #6898 in 2021 (Safe Haven). The shelter allows up to 12 participants to shelter overnight at the facility at any one time. This is a separate entitlement from the proposed Safe Parking MCUP, and it operates under adopted conditions of approval specific to that use. Any changes to that CUP will require a separate process through the Hearing Officer.

## **ANALYSIS:**

City staff reviewed the proposed Safe Parking use for compliance with the Zoning Code and also incorporated conditions of approval to ensure proper site management and to reduce potential impacts on surrounding properties. The proposed conditions of approval are included as Attachment B. Staff has provided an underlined/strike-through version of the conditions to show what is recommended to change from the BZA hearing. There are a few conditions that staff is proposing be modified from what was approved by the BZA to provide clarity for implementation, differentiate the requirements from other on-site activities, and reaffirm the impermanence of the use through limiting the number and use of portable restroom facilities on-site.

### Zoning Code Requirements

The Zoning Code requires the program operator to prepare a site plan and management plan (Attachment N). This should include the hours of operation, total number of vehicles and size of vehicles served on-site, the monitoring and oversight program, and the neighborhood communications strategy plan. Based on the submitted information, up to 25 participant vehicles would be allowed to park within the existing parking lot from 7:00 p.m. to 7:00 a.m. daily. No more than 25 people would be permitted overnight at any one time. As a condition of approval, a program representative shall be available during all hours of operation to respond to calls related to the operation. The program operator is also required to ensure that only vehicles registered in the program are parked overnight during program hours and have a parking pass displayed at all times.

Additionally, the Zoning Code requires performance standards for the Safe Parking use. The safe parking use is required to be managed by a program operator that participates in the Pasadena Continuum of Care Program and Coordinated Entry System and provides access or linkage to the Coordinated Entry System.

The Zoning Code requires clients to enter a written agreement with the program operator to use the parking spaces overnight (Attachment O). Per the agreement ("Destination Hope Safe Parking Rules and Guidelines"):

- Only one vehicle allowed per individual or family. Vehicles may only be occupied by clients and household members; no guests allowed;
- No storage of items outside of vehicles. Designated areas to remain clean and tidy at all times;
- No camping outside of vehicles;
- No loud noises outside of vehicles, including audible music, alarms, phones and electronics. Quiet hours shall be from 10:00 p.m. to 6:00 a.m.;
- No alcohol or drugs on the premises; and
- No cooking inside or outside of vehicles.

Additionally, participants will be assigned a Shower of Hope caseworker. As described by the applicant, participants would be evaluated for the program every six months. Clients will be able to participate in the program if it is below capacity. If the program

has a wait list, participants not actively participating in transitioning to a more permanent living situation will be removed from the program after a year of stay. Participants may also be removed if they violate the program agreement.

#### Conditions of Approval

In addition to the items noted in the management plan, performance standards and written agreement, a summary of the following conditions of approval have been added to address concerns regarding noise, safety and ongoing operations. :

- Noise (Condition #7): Comply with the City's Noise Ordinance, to ensure interior noise levels at nearby residential uses are not negatively impacted.
- Response to Complaints (Condition #11): Require a program representative be available during all hours of operation to respond to calls.
- Maintenance (Condition #17): Remove litter and debris from the property and surrounding sidewalk and street on a daily basis. Any graffiti shall be removed within 48 hours.
- Lighting (Condition #18): Comply with the City's Outdoor Lighting Ordinance to avoid glare and reflection onto adjoining properties and the public-rights-of-way.
- Permitted Vehicles (Condition #21): Prohibit recreation vehicles (RVs).
- Operations (Condition #22): Within six months of operations, submit an application for the MCUP to be reviewed by the Hearing Officer at a public hearing. The Hearing Officer may revise the conditions or revoke the MCUP.
- Security (Condition #23): Provide one private security guard, dedicated to the Safe Parking use, to ensure the site is monitored throughout the night and vehicles have valid parking passes.

During the program hours, participants must have access to a restroom and handwashing station. The location of the restroom is an area where the staff recommendation differs from the BZA decision. As approved by the BZA and included as a condition of approval, the restroom facility can be portable and located within the parking lot. It shall be accessible to the Safe Parking program participants only (i.e., locked and equipped with a key code mechanism). There is currently a portable restroom located in the same parking area as the proposed use and this is used by participants of the Safe Haven temporary overnight shelter. The BZA conditions allow a second portable restroom to be added to the site but occupants must not have access to each other's restrooms so the existing portable restroom would have to be located elsewhere in the parking lot.

Staff's recommended condition at the BZA hearing was to allow only one portable restroom at the site and the applicant would have to utilize other existing restroom facilities within the church to accommodate the Safe Haven temporary shelter. Staff does not support a second portable restroom in the parking lot or in a location that is visible from the public right of way. If a second portable restroom is used in lieu of using church restrooms, it would have to be located where it is not visible from the public right of way. Safe Parking is intended to be a program where users come in and vacate the

site daily returning it to its previous condition, the addition of a second portable restroom in the parking lot conflicts with the limited operation of the use.

The full conditions of approval can be found in Attachment B and as noted the conditions are presented in a strikethrough format to denote what staff is proposing to change from the BZA conditions.

### **REQUEST FOR APPEAL:**

As previously noted, two requests were filed to appeal the BZA's decision. The first was filed by Silvio Nardoni of Archimedes Law Group, LLP on behalf of The Maryland Homeowners Association (Appellant 1) (Attachment K). The second was filed by Park and Velayos, LLP, on behalf of ARE-Pasadena No. 5, LLC. (Appellant 2) (Attachment L).

### **APPEAL POINTS AND RESPONSES TO APPEALS:**

#### **First Appeal (Appellant 1):**

1. The Zoning Code does not allow Safe Parking on the proposed parking lot because it is not a religious facility site.

*Staff's Response: The All Saints Church site consists of three contiguous parcels under single ownership. The northern two parcels are developed with surface parking and the southern parcel is developed with religious facility buildings and a courtyard. The Zoning Code defines site as "a lot or group of contiguous lots not divided by any alley, street, other right-of-way or city limit that is proposed for development in accord with the provisions of this Zoning Code and is in a single ownership or has multiple owners, all of whom join in an application for development."*

*The site is occupied by a religious facility. The Zoning Code defines a "Religious Facility" as a facility in which the primary use is religious worship. The use may include some related accessory activities by-right including religious education, ministry, clothing and food distribution, counseling, employment assistance, referral services, and support groups. The proposed Safe Parking use is permitted as a related accessory activity with an MCUP. Further, Safe Parking could only occur in a designated parking lot which further demonstrates that when the safe parking regulations were established it was recognized that the parking lot associated with the qualifying use was part of the site.*

*The Safe Parking use will be located on the parking lot, which has 109 parking spaces. Specifically, the Safe Parking use will occur on the northernmost portion of the lot, within 25 parking spaces. The religious facility uses the lot daily, including for weeknight events until 10:00 p.m. The lot also is used by the Los Angeles Courthouse on weekdays. They use the lot for court parking from 7:00 a.m. to 5:00 p.m. and this is not proposed to change.*

2. The proposed Safe Parking use is not an exempt project under the California

Environmental Act (CEQA) as involving “negligible or no expansion” of existing use because the proposed Safe Parking operation is a change of use, and the intensity of activity will expand significantly, causing a negative environmental impact.

*Staff's Response: CEQA requires the proposed project be compared to the existing conditions (i.e., the site as it exists when the application is submitted). The existing conditions are considered the environmental baseline and are used to assess the environmental impacts of a project. In the case of All Saints Church, surface parking and services for people experiencing homelessness have occurred at the site for many years. A Class 1 (Existing Facilities) categorical exemption includes the operation, permitting, licensing or minor alteration of existing structures where there is negligible or no expansion of use. The proposed use would not result in any alteration of the existing building or project site.*

*The safe parking of no more than 25 individuals or vehicles would occur on an existing surface parking lot with 109 spaces. The operation of a Safe Parking use on a religious facility site is considered an accessory use in the Zoning Code and is therefore a negligible expansion of an existing use.*

*The applicant has provided a list of weekly events in which the parking lot is used by the religious facility volunteers, parishioners, or staff. These include youth night and adult choir practices which occur Wednesday and Thursday nights, respectively, each week until 10:00 p.m. and city ordinance does not limit the hours during which volunteers, parishioners and staff are permitted to park on this lot. The number of parking spaces within the parking lot area is not increasing or proposed to be altered.*

*The All Saints Church is a religious facility with the primary use of religious worship. The facility also operates related accessory activities including administrative offices, religious education, counseling, choir and church group activities, clothing and food distribution, charitable activities, and support groups. It should also be noted that the religious facility presently operates the Safe Haven temporary homeless shelter on the property nightly from 10:00 p.m. to 7:00 a.m., which is a similar operation to the safe parking use. Both uses include the temporary shelter of unhoused individuals in a secure location with accessible restroom and washing facilities and a required case management program. The addition of the Safe Parking use is a negligible expansion to the existing All Saints facility and its other related accessory activities. Furthermore, no construction or permanent physical alterations to the All Saints facility is required to accommodate the proposed Safe Parking use.*

3. The proposed Safe Parking operation would negatively affect the safety of the neighborhood, as the evidence, below, and which was presented to the BZA demonstrates.

*Staff's Response: The proposed use would not be detrimental to the area with adoption of the recommended conditions of approval. Specifically, the conditions*

*require oversight of the program by an on-site state certified security guard, limit outdoor lighting, and limit outdoor activities. The conditions of approval require that personal belongings remain within participant vehicles; and that the premises, sidewalk, and street remain in a litter and graffiti-free manner. Additionally, only registered participants may be parked overnight during the program hours and would be monitored by the security guard. The restroom is also required to be accessible only to Safe Parking participants and maintained in a clean and sanitary manner. Should the program operator fail to comply to enforce the written agreement as stated, 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 Minor Conditional Use Permit if sufficient cause is given.*

Second Appeal (Appellant 2):

1. The decision does not comply with the provisions of the Zoning Code.

*Staff's Response: The All Saints Church site is zoned PS (Public and Semi-Public) and consists of three contiguous parcels under single ownership. The northern two parcels are developed with surface parking and the southern parcel is developed with religious facility buildings and a courtyard. In the PS zoning district, an MCUP is required to establish a Safe Parking use on a religious facility site. The project also meets the operational requirements of the Zoning Code.*

2. The BZA did not make the appropriate findings supported by substantial evidence.

*Staff's Response: The BZA adopted the findings necessary for approval of the MCUP to establish a Safe Parking use at the site. The BZA found that the use meets all applicable specific land use standards required by the Zoning Code in that there will be a program operator which participates in the Pasadena Continuum of Care Program and Coordinated Entry System; restroom, water, and trash facilities will be provided; only authorized vehicles will be permitted to park overnight; and clients will be required to enter a written agreement with the program operator with specific terms and conditions. Further, the use is consistent with Goals and Policies in the Housing and Land Use Elements of the General Plan, as the use provides services to individuals experiencing homelessness. Lastly, the BZA found that as proposed and conditioned, the project would not be detrimental to surrounding properties or to other residences in the immediate neighborhood. The project is required to provide a state licensed security guard during the hours of operation, limit outdoor lighting, and limit outdoor activities.*

3. The decision did not comply with CEQA or provide evidence to support an exemption from CEQA.

*Staff's Response: See response to First Appeal, Comment #2.*

### **COUNCIL POLICY CONSIDERATION:**

#### **General Plan Consistency**

As conditioned, the proposed Safe Parking use is consistent with General Plan Policy 4.4 (Service-Enriched Housing) and 4.6 (Homeless Housing and Services). These policies require that adequate opportunities and support is provided for organizations that provides housing and services to people experiencing homelessness. The proposed Safe Parking program integrates support services including case management and housing navigation. In addition, the use would provide a safe and secure location for people experiencing homelessness to park their vehicles and sleep over night. As such, the proposed use is consistent with the City's policies to provide service-enriched opportunities for people experiencing homelessness.

Additionally, the use is consistent with General Plan Policy 2.7 (Civic and Community Services) to provide diverse uses and services to support residents. All Saints Church is an existing religious facility in which community gatherings related to religious services and other social groups occur. The proposed Safe Parking use would provide a consistent, dedicated space for unhoused individuals to sleep and have access to restrooms. Participants would be assigned a case worker to provide resources to assist in finding permanent housing.

### **ENVIRONMENTAL ANALYSIS:**

This project has been determined to be 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; therefore, there are no unusual circumstances. Section 15301 exempts the operation, permitting, licensing or minor alteration of existing structures where there is negligible or no expansion of the use. The safe parking of no more than 25 vehicles would occur on an existing surface parking lot with 109 spaces. The operation of a Safe Parking use on a religious facility site is considered an accessory activity to an existing use and is therefore a negligible expansion of an existing use.

Furthermore, CEQA Section 15300.2(f) states that a categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource. The site is located within the boundaries of the Pasadena Civic Center Historic District, listed on the National Register of Historic Places, and contains the All-Saints Church religious facility, a contributing historic resource to the district. A "substantial adverse change" in the significance of a historical resource means an alteration that materially impairs the physical characteristics that convey its significance and justify its eligibility. The proposed project, operation of a Safe Parking use on an existing parking lot, would not materially impair the significance of the historical resource as the project would not physically alter, destroy, or demolish it, or its

surroundings in a way that diminishes its historical value. Therefore, a categorical exemption could be used.

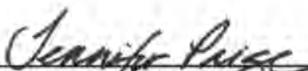
**CONCLUSION:**

Staff finds that the findings necessary for approving MCUP #7318 to allow for the establishment of a Safe Parking use at an existing religious facility site can be made. Therefore, staff recommends that the City Council approve the MCUP subject to the findings in Attachment A and recommended conditions of approval in Attachment B.

**FISCAL IMPACT:**

There is no direct fiscal impact as a result of this action.

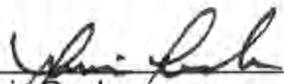
Respectfully submitted,

  
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JENNIFER PAIGE, AICP  
Director of Planning & Community  
Development Department

Prepared by:

  
\_\_\_\_\_  
Alison Walker  
Planner

Concurred by:

  
\_\_\_\_\_  
Luis Rocha  
Planning Manager

Approved by:

  
\_\_\_\_\_  
MIGUEL MARQUEZ  
City Manager

Attachments: (15)

- Attachment A: Minor Conditional Use Permit Specific Findings
- Attachment B: Minor Conditional Use Permit Conditions of Approval
- Attachment C: Hearing Officer Staff Report (dated June 18, 2025, without attachments)
- Attachment D: Hearing Officer Decision Letter (dated June 23, 2025)
- Attachment E: Hearing Officer First Appeal Application (dated June 30, 2025)
- Attachment F: Hearing Officer Second Appeal Application (dated June 30, 2025)
- Attachment G: Hearing Officer Third Appeal Application (dated June 30, 2025)
- Attachment H: Hearing Officer Addendum (dated August 29, 2025)
- Attachment I: BZA Staff Report (dated September 25, 2025, without attachments)
- Attachment J: BZA Decision Letter (dated September 30, 2025)
- Attachment K: BZA First Appeal Application (dated October 6, 2025)
- Attachment L: BZA Second Appeal Application (dated October 6, 2025)
- Attachment M: Zoning Code Section 17.50.265 (Safe Parking)
- Attachment N: Site Plan and Management Plan
- Attachment O: Written Agreement (Rules and Guidelines)

**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.

**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 conform to the site plan submitted with this application and dated "Approved at Hearing, November 17, 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 for a maximum of 25 total participants at any one time within a maximum of 25 vehicles 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 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 to the Zoning Administrator. 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 Live representatives of both All Saints Church and Shower of Hope ~~the program responsible for the activities occurring on-site~~ shall be available during all hours of operation and able to take and respond to calls as part of the Neighborhood Communication Strategy Plan. A

~~response to calls shall be provided within a reasonable time, not to exceed 48 hours. The name and telephone number of the individual, owner, or designated representatives responsible shall be posted on a sign visible from the public right-of-way on the premises in accordance with the Pasadena Municipal Code, kept on record in the office of the religious facility, and on All Saints Church's website. The information shall also be furnished to the Zoning Administrator and be presented to any City official for review upon request.~~

12. Water, trash, and restroom facilities shall be provided, maintained, and accessible to clients during Safe Parking facility hours and they shall be separate and apart from the Safe Haven facilities. The portable restroom facility shall be accessible to the Safe Parking program participants only (i.e. locked and equipped with a key code mechanism). ~~The portable restroom serving Safe Parking shall be separate from the restroom serving the Safe Haven temporary homeless shelter. The restrooms shall be located so that participants of both programs do not cross paths utilizing their designated restroom. Prior to operation of the Safe Parking land use, a site plan indicating the location of both restrooms shall be submitted for review and approved by the Zoning Administrator. Participants from the Safe Haven temporary homeless shelter shall utilize a restroom that is not located in the parking lot and is within the church facility. If a second portable restroom is proposed it must be located or screened where it is not visible from the public right of way.~~
13. The portable restroom facility shall be maintained in a clean and sanitary manner at all times.
14. The Program Operator shall ensure that only vehicles registered in the program are parked overnight during program hours. Vehicles without a parking pass are prohibited from the program. A parking pass shall be provided to all clients and shall be displayed in vehicle windows during Safe Parking facility hours in a form approved by the Zoning Administrator.
15. Only clients who have entered into a written agreement with the Program Operator shall be allowed to use parking spaces overnight.
16. Every six months, the Program Operator shall provide the signed written agreements for the active participants in the Safe Parking program to the Zoning Administrator. The signed written agreements for the active participants shall also be available within the office of the religious facility, and upon request by the Zoning Administrator or any City official.
17. The premises, sidewalk, and street shall be maintained in a litter and graffiti free manner. All litter shall be removed from the property and surrounding sidewalk and street after Safe Program hours daily. Any graffiti that should appear on the site shall be removed within 48 hours. If at any time the Zoning Administrator determines that trash, litter, and debris have become a problem, the operator shall be required submit a litter clean-up plan. The litter clean-up plan shall address litter clean-up on-site and off-site and shall include, but not be limited to, a litter pick-up schedule and a map of the clean-up area. Upon approval of the plan by the Zoning Administrator, the measures of the plan shall be implemented. This condition may require the operator to post a bond to ensure trash and litter compliance.
18. The existing outdoor lighting shall be subject to Section 17.40.080 (Outdoor Lighting) of the Zoning Code to ensure its compliance with the requirements to avoid glare and reflection impacts on adjoining properties and public-rights-of-way.
19. Outdoor storage shall be prohibited. Personal belongings shall be stored only within the participant vehicles. No music may be played that is audible outside of participants' vehicles.

No cooking or food preparation shall be performed by participants outside or inside of their vehicles. Camping tarps, tents, or other related equipment attached to or beyond the participants' vehicles are prohibited.

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, confirm that vehicles display valid parking passes, and ensure that non-participants do not enter the premises during the Safe Parking facility hours. The security guard shall exclusively monitor the Safe Parking program, this is in addition to the security required for the Safe Haven temporary shelter.



**PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT**

**STAFF REPORT**

**DATE:** June 18, 2025

**TO:** Hearing Officer

**SUBJECT:** Minor Conditional Use Permit #7318

**LOCATION:** 202 North Euclid Avenue

**APPLICANT:** Erica Tamblyn, All Saints Church

**ZONING DESIGNATION:** PS (Public and Semi-Public)

**GENERAL PLAN DESIGNATION:** Institutional

**CASE PLANNER:** Alison Walker

**STAFF RECOMMENDATION:**

- 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
- 2) Adopt the Specific Findings in Attachment A to **approve** Minor Conditional Use Permit #7318 with the conditions in Attachment B

**PROJECT PROPOSAL:** Minor Conditional Use Permit: To allow a Safe Parking use in conjunction with a religious facility (All Saints Church). The Safe Parking program would allow up to 25 vehicles of unhoused individuals or families to park on-site overnight.

**BACKGROUND:**

**Site characteristics:** The All Saints Church site is 2.8 acres in size and is located at the southwest corner of East Walnut Street and North Euclid Avenue. The site is currently developed with a church, including four buildings, a trailer, a storage building, a courtyard area and surface parking. City Hall is across Euclid Avenue to the southwest. The

Los Angeles County Courthouse is to the west. The Kaiser Permanente parking lot and offices are across Walnut Street to the north. The Plaza Las Fuentes complex (hotel, office, and restaurant uses), multi-story residential and office buildings, multi-level parking structures, surface parking lots, and the Western Asset office complex are uses to the east and south.

**Adjacent Uses:** North: Surface and structured parking  
South: Restaurant and Multi-Family Residential  
East: Hotel, Office, and Restaurant  
West: City Hall and County Courthouse

**Adjacent Zoning:** North – CD-MU-G (Central District Specific Plan Mixed Use General subarea)  
South – CD-MU-G (Central District Specific Plan Mixed Use General subarea)  
East – PD-12 (Walnut - Los Robles Planned Development)  
West – PS (Public and Semi-Public)

**Previous Zoning Cases on this Property:** Conditional Use Permit #1372 – To allow commercial filming for 24 days between August 3 and September 20, 1983. Approved August 3, 1983.

Use Permit #1911 – To provide 379 parking spaces for commercial, residential, and church usage in a collective parking arrangement and to allow a building height of 120 feet for a new 10-story retail, office, and residential building. Approved July 19, 1989.

Certificate of Exception #180 – To adjust an existing lot line approximately 51 feet to the north to increase the size of Parcel No. 1 from 79,323 square feet to 89,105 square feet and decrease the size of Parcel No. 2 from 31,326 square feet to 21,543 square feet. All Saints Church to remain entirely on Parcel No. 1. Approved July 25, 1990.

Variance #10967 – To allow the construction of a commercial, office, residential mixed-use project the following Variances were requested:

- Variance to allow a building to be built with a side setback ranging from zero to eight feet, where the code requires a 10-foot setback and a 15-foot setback for the portion of the building greater than 25 feet in height.
- Variance to allow portions of the building to be built with a rear setback of 13 feet, where a 15-foot rear yard setback is required the portion of the building greater than 25 feet in height.
- Variance to allow a spa within 5 feet of the property line.
- Variance to allow for a driveway ramp to have a slope of 10 percent, 20 percent, 10 percent where the code requires a slop

of 8 percent, 16 percent, 8 percent.

- Variance to allow two loading zones of 10 feet by 20 feet by 10 feet where the code requires one loading zone to be 12 feet by 30 feet by 14 feet and one loading zone to be 10 feet by 20 feet by 10 feet.

Approved November 7, 1990.

Conditional Use Permit #6070 – To allow a project that is inconsistent with the approved Master Development Plan for All Saints Church. Per the City's Zoning Code, the Director of Planning & Community Development may allow a project that is inconsistent with an approved Master Development Plan to be processed through a Conditional Use Permit. The CUP included revisions to size and location of East Building ("C"). Approved September 4, 2013.

Master Development Plan – 15-year plan for expansion of All Saints Church that includes the demolition of 202 N. Euclid Avenue, Scott Hall, and a temporary trailer. The interiors of the existing Rectory and Regas House would be renovated, a new columbarium would be constructed along the east property line, and a multiple-story, four-building complex (approximately 50,300 square feet) would be constructed. This construction includes West Building ("A"), two-story building with offices, conference rooms, and a social hall with kitchen; Forum ("B"), two-level assembly building, East Building ("C"), three-story building to house youth programs, daycare, and classroom areas; and North Building ("E"), a two-story building for youth recreation. The North Building will be built in a second phase, after the completion of the other three buildings and subterranean parking garage. In Phase I, the site of the north building will be a landscaped outdoor plaza space and a temporary one-story café building.

Also, part of the project:

- Conditional Use Permit for a restaurant with walk-up window,
- Minor Conditional Use Permit for shared parking,
- Minor Conditional Use Permit for commercial off-street parking,
- Minor Conditional Use Permit for tandem parking spaces,
- Variance to provide more than the maximum allowed setback along Euclid Avenue,
- Variance to provide more than the maximum allowed setback along Walnut Street,
- Variance to allow a portion of a fence along Walnut Street to exceed the four foot height limit,
- Minor Variance for the construction of a columbarium within twenty feet of a property line; and,
- Variance to have two loading spaces on the street.

Approved April 16, 2012.

## **PROJECT DESCRIPTION:**

The applicant, Erica Tamblyn, on behalf of All Saints Church, has submitted a Minor Conditional Use Permit (MCUP) application to establish a Safe Parking use at an existing Religious Facility (All Saints Church). The proposed Safe Parking (Destination Hope Pasadena) program is a collaboration between All Saints Church and Shower of Hope intended to provide services and a designated overnight parking area for up to 25 vehicles of unhoused individuals or families. Vehicles registered in the program would park within the existing surface parking lot north of All Saints Church campus. The parking area would be available from 7:00 p.m. to 7:00 a.m. daily. The program would provide an assigned parking space for participants to park and stay overnight, access to restrooms, and outlets to charge electronics. Shower of Hope would manage and operate intake, case management, and provide resources to participants as they seek employment and/or permanent housing.

## **ANALYSIS:**

### Zoning and Land Use

The All Saints Church site is zoned PS (Public and Semi-Public) and consists of three contiguous parcels under single ownership. The northern two parcels are developed with surface parking and the southern parcel is developed with religious facility buildings and a courtyard. The Zoning Code defines site as “a lot or group of contiguous lots not divided by any alley, street, other right-of-way or city limit that is proposed for development in accord with the provisions of this Zoning Code and is in a single ownership or has multiple owners, all of whom join in an application for development.” The purpose of the PS district is to provide sites for large public and semi-public uses that may not be appropriate in other base zoning districts. In the PS zoning district, a Minor Conditional Use Permit (MCUP) is required to establish a Safe Parking use on a religious facility site.

The City’s Zoning Code defines the Safe Parking land use as “a parking program, operated on property outside of the public right-of-way and managed by a social service provider, that provides individuals and families with vehicles, including recreational vehicles, a safe place to park overnight and services to facilitate a transition to permanent housing.” The proposed program is consistent with this classification because it would be managed by a social service provider and would offer individuals and families a safe place to park overnight. Further, the Safe Parking program is proposed in an area that is a part of the religious facility site.

In September 2023, the City Council adopted Ordinance 7414 amending and adding various sections to the City’s Zoning Code to implement the Housing Element, which included adding a Safe Parking land use as part of a Religious Facility, College, and Transportation Terminal with the approval of a MCUP. Applicable standards and operational requirements were added under Section 17.50.265 (Safe Parking) of the Zoning Code. Compliance with these standards is discussed below.

### *Proposed Operations*

Section 17.50.265 requires the program operator to prepare a written management plan that outlines program details. The written management plan shall include a site plan, hours of operation, total number of vehicles and size of vehicles served on-site, the monitoring and oversight program, and the neighborhood communications strategy plan.

Based on the submitted site plan and management plan, up to 25 participant vehicles would be allowed to park within the existing parking lot from 7:00 p.m. to 7:00 a.m. daily. During the program hours, participants would have access to the restrooms and sanitation stations. As proposed, private security services would be present on-site to ensure that valid participant parking passes are visible and that there are no issues throughout the evening.

Additionally, the Zoning Code provides performance standards for the Safe Parking use. The safe parking use shall be managed by a program operator that participates, or is willing to participate in the Pasadena Continuum of Care Program and Coordinated Entry System and provides access or linkage to the Coordinated Entry System. The program must provide restroom, water, and trash facilities. The program operator shall also ensure that only vehicles registered in the program are parked overnight during program hours and have their parking permit displayed at all times. Additionally, participants must enter into a written agreement with the program operator.

The program operator, Shower of Hope, participates in the Pasadena Continuum of Care Program and Coordinated Entry System and has developed a written management plan titled "Destination Hope Safe Parking Rules and Guidelines." Only clients who have entered into a written agreement with the program operator are allowed to use parking spaces overnight.

Under the agreement, participants commit not to store items outside of their vehicle, camp outside of their vehicle, play music audible outside of their vehicle, have alcohol or drugs on the premises, cook inside or outside their vehicles, and must keep their designated parking space tidy. Participants would be required to always display a valid parking pass when on the premises. Only registered participants and vehicles would be allowed to park on-site during program hours, with no guests allowed. Additionally, participants would be assigned a Shower of Hope caseworker. As described by the applicant, every six months each participant would be evaluated for the program. Clients would be able to participate in the program if the program is not at full capacity. If the program does have a wait list, any participants not actively participating in transitioning to a more permanent living situation will be exited after a year of stay. Should a participant violate the program agreement, they may be removed from the program after three warnings.

### *Surrounding Uses and Noise*

All activities associated with the Safe Parking use would 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 would be buffered by existing religious facility buildings. Other adjacent uses include civic, institutional, or commercial uses, such as the Los Angeles County courthouse, Pasadena City Hall, or a hotel. To ensure that the surrounding uses would not be disturbed by noise, participants must agree not to have loud music and to keep all noise within their vehicles. Quiet hours would be established from 10:00 p.m. to 6:00 a.m. Compliance with the City's Noise Ordinance (Chapter 9.36) is required, as noted in the recommended conditions of approval.

### Minor Conditional Use Permit

The Hearing Officer may approve a MCUP only after making six findings identified in the Zoning Code. The general purpose is to evaluate compliance with the Zoning Code and General Plan, whether the use would be detrimental or injurious to the neighborhood, and compatibility of the operation with existing and future uses. The MCUP process allows the City to specify

development standards and may result in recommended conditions or requirements associated with the operation of the use.

The proposed use is allowed with a Minor Conditional Use Permit and would comply with the requirements of the Zoning Code. Additional findings require that proposed use would not be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use. The findings also require that the use would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City. The proposed safe parking use would be located on a religious facility site and a minimum of 300 feet from residential uses. The parking area would be buffered from residential uses either by public streets or by religious facility buildings. On-site there would be no outdoor activity, including storage, sleeping, cooking, or music, and participants must comply with the City's Noise Ordinance. Provided that the participants comply with the program requirements, there would be no impact off-site. Therefore, the proposed use complies with these findings.

Additionally, the design, location, operating characteristics, and size of the proposed use shall be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, and scale. The use would occur on an existing religious facility site and there would be no addition or alteration of existing buildings or expansion of the site with this approval. Parking of vehicles overnight within an existing surface parking lot is within the character of the existing site conditions. The safe parking use aligns with the existing operations of the religious facility and other uses on-site.

Based on the proposed operations and the recommended conditions of approval, it is anticipated that the Safe Parking use could coexist with surrounding uses.

#### **GENERAL PLAN CONSISTENCY:**

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.

***Goal HE-4. Adequate housing opportunities and support services for seniors, people with disabilities, families with children, college students, and people in need of emergency, transitional, or supportive housing.***

***Policy HE-4.4 Service-Enriched Housing. Support and assist organizations in the provision of support services and service-enriched housing for special needs groups, such as seniors, families, disabled people, homeless people, and those with medical conditions.***

***Policy HE-4.6 Homeless Housing and Services. Provide support and financial assistance to community service organizations that provide housing opportunities and supportive services for people who are homeless.***

The proposed Safe Parking program integrates support services including case management and housing navigation. In addition, the use would provide a safe and secure location for people experiencing homelessness to park their vehicles and sleep over night. As such, the proposed

use is consistent with the City's policies to provide service-enriched opportunities for people experiencing homelessness.

**Goal 2 – Land Use Diversity.** *A mix of land uses meeting the diverse needs of Pasadena's residents and businesses, fostering improved housing conditions, offering a variety of employment and recreation opportunities, and supporting a healthy population while protecting the environment.*

**Policy 2.7- Civic and Community Services.** *Provide diverse uses and services supporting Pasadena's residents such as facilities for civic governance and administration, public safety (police and fire), seniors and youth, community gatherings, and comparable activities.*

All Saints Church is an existing religious facility in which community gatherings related to religious services and other social groups occur. The proposed Safe Parking use would provide a consistent, dedicated space for unhoused community members to sleep and have access to restrooms. Participants also would be assigned a case worker who would provide resources to assist in finding jobs and working towards permanent housing. Operational conditions imposed through the Minor Conditional Use Permit process will reduce the likelihood of negative impacts on adjoining uses.

**GOAL 16. Superior Services.** *A superior level of services meeting the needs of Pasadena's diverse residents including schools, hospitals, parks, child and senior facilities and programs, libraries, shelters, public auditoriums, health facilities, social clubs and recreation centers.*

**Policy 16.1 – Commitment.** *Provide human and community services to all sectors of the City's population in an equitable manner.*

The proposed Safe Parking use would provide community services to vulnerable individuals to assist them towards permanent housing. The program includes a partnership with Shower of Hope and would include a case worker for each participant and resources related to achieving permanent housing stability.

**Policy 16.7 – Shared Facilities.** *Encourage the sharing of facilities between various public service providers, as well as those offered by private entities, such as the joint use of school play areas for recreation, school facilities for child and after school day care, and libraries for civic and cultural events.*

The proposed Safe Parking program would be located at an existing religious facility campus of which the proposed services would align with the mission and values of the use. In addition, the church campus is otherwise not in use overnight during the proposed sleeping hours, providing an opportunity for the program to utilize the church campus during the "off" hours. The shared facilities would provide participants with a secure, safe, and consistent location to park and sleep.

## **ENVIRONMENTAL REVIEW:**

This project has been determined to be 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; therefore, there are no unusual circumstances. Section 15301 exempts the operation, permitting, licensing or minor alteration of existing structures where there is negligible or no expansion of the use. The

operation of a Safe Parking use on a religious facility site is considered a negligible expansion of an existing use.

**REVIEW BY OTHER CITY DEPARTMENTS:**

The Police Department, Housing Department, Fire Department, Public Works Department, Public Health Department, and Building and Safety Division have reviewed the project. The Pasadena Police Department recommended that security be present on-site overnight. The Housing Department, Fire Department, Public Works Department, Public Health Department, and Building and Safety Division had no comments.

**CONCLUSION:**

It is the staff recommendation that the findings for approval of the Minor Conditional Use Permit application can be made (Attachment A). The proposed Safe Parking use would provide a consistent place for unhoused individuals to sleep and receive support services. The use meets all applicable specific land use standards required by the Zoning Code. Further, the use is consistent with Goals and Policies in the Housing and Land Use Elements of the General Plan, as the use provides services to individuals experiencing homelessness. To prevent any unanticipated noise impacts and to safeguard nearby residential uses, recommended conditions of approval include compliance with the City’s Noise Ordinance (Chapter 9.36). As proposed, the project would not be detrimental to surrounding properties or to other residences in the immediate neighborhood. Conditions of approval would ensure that the project is compatible with the surrounding neighborhood.

**ATTACHMENTS:**

- Attachment A: Findings for Minor Conditional Use Permit
- Attachment B: Recommended Conditions of Approval for Minor Conditional Use Permit



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION

June 23, 2025

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

**RE: Minor Conditional Use Permit #7318  
202 N. Euclid Avenue  
Council District #3**

**ZENT2025-00039**

Dear Ms. Tamblyn:

Your application for a **Minor Conditional Use Permit** at **202 North Euclid Avenue** was considered by the **Hearing Officer** on **June 18, 2025**.

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

After careful consideration of this application, and with full knowledge of the property and vicinity, the Hearing Officer made the findings as shown on Attachment A to this letter. Based upon these findings, the Hearing Officer:

1. Adopted the Environmental Determination that this 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; therefore, there are no unusual circumstances. Section 15301 exempts the operation, permitting, licensing or minor alteration of existing structures where there is negligible or no expansion of the use. The operation of a Safe Parking use on a religious facility site is considered a negligible expansion of an existing use.
2. Approved Minor **Conditional Use Permit #7318** with the conditions in Attachment B and in accordance with approved plans stamped **June 18, 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.

You are hereby notified that, pursuant to Chapter 17.72 of the PMC, any person affected or aggrieved by the decision of the Director has the right to appeal this decision to the Board of Zoning Appeals within ten days, with the decision being effective the following day. If the tenth day falls on a day when City offices are closed, the appeal deadline shall be extended through the next day when offices are open. The last date to appeal this case will be **June 30, 2025**, and the effective date will be **July 1, 2025**. Prior to the effective date, a member of the City Council or Planning Commission may also request that it be called for review to the Board of Zoning Appeals. However, if there is a request for a call for review, the appeal period will continue to run. The regular Appeal fee is \$1,624.31. The Appeal fee for non-profit community-based organizations is \$812.16.

For further information regarding this case, please contact **Alison Walker** at **(626) 744-6742** or **[awalker@cityofpasadena.net](mailto:awalker@cityofpasadena.net)**.

Sincerely,



Alex Garcia  
Hearing Officer

Enclosures: Attachment A (Specific Findings)  
Attachment B (Conditions of Approval)  
Attachment C (Site Plan)

xc: City Manager, City Clerk, City Council, City Council District Liaisons, Planning Commission, Hearing Officer, Building Division, Public Works Department, Design and Historic Preservation Section, Department of Transportation, Department of Water and Power, Fire Department, Code Compliance, Director of Planning and Community Development, Deputy Director of Planning and Community Development, Case File

**ATTACHMENT A**  
**SPECIFIC FINDINGS FOR MINOR CONDITIONAL USE PERMIT #7318**

Minor Conditional Use Permit: To allow a Safe Parking land use at an existing Religious Facility.

1. *The proposed use is allowed with a Conditional Use Permit (Major and Minor) or Hillside Development Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code.* The Safe Parking use 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 only occur in the PS zoning district on a religious facility site. 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 of 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 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 Participant Rules and Regulations, 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 campus. 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.*

**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, June 18, 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 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. 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

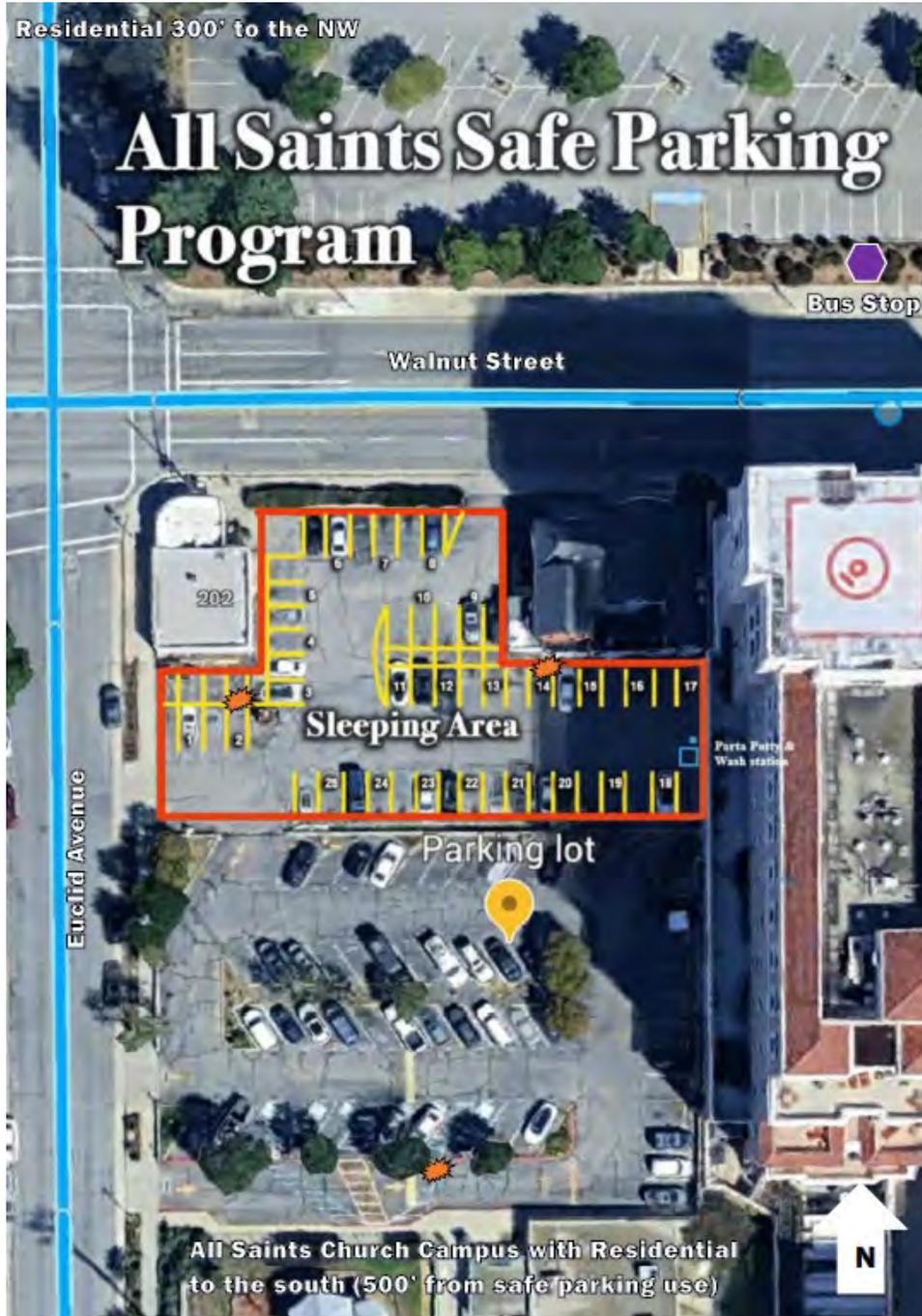
telephone number of the individual, owner, or designated representative responsible shall be posted on a sign visible from the public right-of-way on the premises in accordance with the Pasadena Municipal Code, kept on record in the office of the religious facility, and on All Saints Church's website. The information shall also be furnished to the Zoning Administrator and be presented to any City official for review upon request.

12. Water, trash, and indoor restroom facilities shall be provided, maintained, and accessible to clients during Safe Parking facility hours.
13. The bathrooms shall be maintained in a clean and sanitary manner at all times.
14. The Program Operator shall ensure that only vehicles registered in the program are parked overnight during program hours. Vehicles without a parking permit are prohibited from the program. A parking permit shall be provided to all clients and shall be displayed in vehicle windows during Safe Parking facility hours in a form approved by the Zoning Administrator.
15. Only clients who have entered into a written agreement with the Program Operator shall be allowed to use parking spaces overnight.
16. The premises, sidewalk, and street shall be maintained in a litter and graffiti free manner. Any graffiti that should appear on the site shall be removed within 48 hours. If at any time the Zoning Administrator determines that trash, litter, and debris have become a problem, the operator shall be required submit a litter clean-up plan. The *litter* clean-up plan shall address *litter* clean-up on-site and off-site and shall include, but not be limited to, a *litter* pick-up schedule and a map of the clean-up area. Upon approval of the plan by the Zoning Administrator, the measures of the plan shall be implemented. This condition may require the operator to post a bond to ensure trash and litter compliance.
17. The existing outdoor lighting shall be subject to Section 17.40.080 (Outdoor Lighting) of the Zoning Code to ensure its compliance with the requirements to avoid glare and reflection impacts on adjoining properties and public-rights-of-way.
18. Outdoor storage shall be prohibited. Personal belongings shall be stored only within the participant vehicles. No music may be played that is audible outside of participants' vehicles. No cooking or food preparation shall be performed by participants outside of their vehicles. Cooking inside of participant vehicles is prohibited unless the vehicle was manufactured with cooking appliances. Camping tarps, tents, or other related equipment attached to or beyond the participants' vehicles are prohibited.
19. These conditions of approval must be made available for public viewing at the religious facility campus 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.

#### Police Department

20. 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, and ensure that non-participants enter the premises during the Safe Parking facility hours.

ATTACHMENT C  
SITE PLAN



- Key
-  Location of Exterior Lighting
  -  Bus Stop
  -  Portapotty and Wash Station



**REQUEST FOR APPEAL**

**APPLICATION INFORMATION**

Project Address: 202 N Euclid Ave.

Case Type (MCUP, TTM, etc.) and Number: MCUP #7318

Hearing Date: June 18, 2025 Appeal Deadline: June 30, 2025

**APPELLANT INFORMATION**

APPELLANT: The Maryland Homeowners Association/Silvio Nardoni Telephone: 323 791-8837

Address: 80 N Euclid Ave Fax: 818 550-1850

City: Pasadena State: CA Zip: 91101 Email: silvio@archimedeslaw.com

APPLICANT (IF DIFFERENT): Erica Tamblyn on behalf of All Saints Church

I hereby appeal the decision of the:

- Hearing Officer
- Design Commission
- Historic Preservation
- Zoning Administrator
- Director of Planning and Development
- Film Liaison

**REASON FOR APPEAL**

The decision maker failed to comply with the provisions of the Zoning Code, General Plan or other applicable plans in the following manner (use additional sheets if necessary):

See attached letter specifying reasons that the decision does not comply with the Zoning Code and applicable state law

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\_\_\_\_\_  
\_\_\_\_\_

*Silvio Nardoni*  
Signature of Appellant

30 Jun 2025  
Date

* OFFICE USE ONLY		
PLN # <u>ZENT2025-00039</u>	CASE # <u>MCUP#7318</u>	PRJ # _____
DESCRIPTION _____		
DATE APPEAL RECEIVED: <u>6/30/2025</u>	APPEAL FEES: \$ <u>1,624.31</u>	RECEIVED BY: <u>EH</u>



Attached to Request for Appeal of MCUP #7318

June 30, 2025

Board of Zoning Appeals  
Pasadena Planning and Community Development Department  
Planning Division, Current Planning Section  
175 North Garfield Ave.  
Pasadena, California 91101

Re: Hearing Officer's findings and decision on MCUP #7318, proposed Safe Parking operation at the parking lot at 202 North Euclid Avenue

Honorable Members of the Board of Zoning Appeals:

The Maryland Homeowners Association ("The Maryland") submits this letter as additional information attached to The Maryland's Request for Appeal of the Hearing Officer's June 18, 2025 findings regarding and decision granting, with modifications, the application of Erica Tamblyn on behalf of All Saints Church for a Minor Conditional Use Permit ("MCUP") for a Safe Parking operation on the parking lot at 202 N. Euclid Avenue, at the southeast corner of Euclid and Walnut.

At the outset, two points may color the Board of Zoning Appeals' evaluation of this appeal. First, All Saints has knowingly violated conditions of approval for a similar permit, and thus should not be trusted to abide by the conditions imposed on this MCUP. In 2021, All Saints was granted Conditional Use Permit ("CUP") #6898 to operate its Safe Haven Bridge to Housing program. One of the conditions of approval is that "[a]t least one security guard shall patrol the subject property from 7:00 p.m. to 7:00 a.m., daily." (See Staff Report of September 1, 2021, page 12, condition 12, which the Hearing Officer adopted.) Prompted by then-rector Kinman, applicant Erica Tamblyn publicly stated on recorded video that All Saints is violating this condition. See "03.08.24 - All-Saints Pasadena Safe Haven Bridge to Housing Ministry" at time-mark 1:00:20 here: [https://www.youtube.com/watch?v=h5M3\\_NLeijI&t=2987s](https://www.youtube.com/watch?v=h5M3_NLeijI&t=2987s). Applicant Tamblyn states that "we [All Saints] have reduced the security" and now rely on security guards stationed at City Hall who "come over a couple of times per night" except for "two nights

a week that are like ‘hot’ nights—Friday night and Saturday night—when we have an officer there throughout the night.” This violates the condition of All Saints’ CUP. This disregard of the explicit conditions of an earlier permit undermines any confidence this Board should place in All Saints to abide by the condition of this MCUP to have a security guard on-site during all hours of operation of its Safe Parking program.

Second, everyone who spoke at the June 18 hearing who lives near the proposed Safe Parking operation was opposed to it. Everyone who spoke at the hearing who works near the proposed use (other than All Saints staff) was opposed to it. No one who favored the proposed use lives or (other than All Saints staff) works near it and so will not have to deal with the consequences of the MCUP’s being granted.

The Hearing Officer’s findings and decision failed to comply with the provisions of the Zoning Code and the California Environmental Quality Act (“CEQA”) in the following ways.

1. The Zoning Code does not permit the proposed use because the location is not a religious facility.
2. The Zoning Code does not allow the proposed use which would be detrimental to the health, safety, and general welfare of neighborhood residents and workers.
3. The Zoning Code does not allow the proposed use which would be incompatible with existing land uses because residences are within 300 feet from the location.
4. The CEQA determination is improper because the proposed use is not exempt from environmental review and requires environmental analysis.

Each of these four points—as explained further below—is an independently sufficient reason why the appeal must be granted and the Hearing Officer’s decision granting the MCUP must be revoked.

1. The Zoning Code does not allow Safe Parking on the proposed location because it is not a religious facility.

The City’s Zoning Code allows Safe Parking operations on colleges, transportation terminals, and religious facilities, with some exceptions not applicable here, and subject to specified procedures. (Zoning Code section 17.24.030 Table 2-5; section 17.50.265.) The Hearing Officer found the proposed location of the Safe Parking use was a religious facility. (Decision Attachment A, Findings 2 and 3.) It is not.

The Zoning Code section 17.80.020 defines a “religious facility” as a facility “in which the primary use is religious worship.” While the Code notes that a religious facility may include “related accessory activities” such as religious education and ministry, the Code excludes commercial activities such as private schools and child day-care centers. Commercial parking is surely also excluded. All Saints Church purchased the parking lot at issue in 1992 and has since then operated it as a commercial parking lot, servicing primarily the nearby courthouse. The lot’s “primary use” is commercial parking five days

of the week. It services the Church only on weekends and on holidays such as Christmas. Its primary use is not, and not accessory to, religious worship.

To make this point more perspicuous, suppose the adjacent parcel All Saints purchased in 1992 had a pizza parlor on it rather than a parking lot. And suppose All Saints operated it as a pizza parlor five days per week but used the parlor's parking lot on the weekend for church parking. Would the City consider the property's primary use religious worship? Of course not; it would be primarily a commercial use. This is no different. All Saints' commercial parking lot is not a religious facility, regardless of its being owned by All Saints and located next to All Saints' sanctuary and attached buildings.

The Hearing Officer, following the Staff Report, at one point suggested that the *site* is a religious facility, construing "the site" to include the Church's sanctuary and ministry buildings which are on different parcels from the proposed Safe Parking location. (Decision Attachment A, Finding 2.) But Zoning Code section 17.80.020 refers to a "facility," not a site. Furthermore section 17.80.020 defines a "site" as a lot or group of continuous lots "proposed for development." The definition contemplates a large-scale development that spans across lots. Assuming initiation of the proposed Safe Parking operation counts as a "development" at all, the development is proposed only for the parcel containing the parking lot, not the other parcels with the sanctuary and other church buildings.

The Staff Report's mistaken references to "the site" misled the Hearing Officer. During the hearing, the Hearing Officer asked "when is the church building and parking being used for church services?" (Recording at 31:25.<sup>1</sup>) An All Saints representative responded "practically 24/7," listing the near-constant activities: children's choir rehearsals, safe haven programs, 12-step groups, committee meetings. But these are all activities that occur inside the church buildings and the lawn and yards on the church's parcels. They are not activities on the adjacent parcel's commercial parking lot. Uncontested testimony by a speaker, Mr. Nardoni, was that the parking lot is definitely not used "24/7." (Recording at 55:30.)

2. The Zoning Code does not allow the proposed use which would be detrimental to the health, safety, and general welfare of neighborhood residents and workers.

The City's Zoning Code requires, and the Hearing Officer found, that the proposed use will not be detrimental to the "health, safety, or general welfare of persons residing or working in the neighborhood." (Zoning Code section 17.61.050(H)(4); Decision Attachment A, Finding 4.) That finding was in error.

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<sup>1</sup> The recording is available here: <https://www.cityofpasadena.net/commissions/audio-video-recordings/>.

*A. The future will resemble the past.*

At The Maryland's meeting to discuss the proposed Safe Parking operation, every member of The Maryland in attendance opposed the operation because it would make the neighborhood unsafe for residents and workers. Maryland residents base their opinion on past experience. Five years ago, All Saints permitted about 10 homeless individuals to camp next to its sanctuary. While the encampment was in place the following happened:

- Drug dealers loitered in the area to sell drugs to the homeless and to anyone else nearby. A Maryland resident on two occasions walked to the nearby courthouse for business. On both occasions he was solicited to buy drugs.
- On multiple occasions, members of the encampment and/or others drawn to the encampment shot up drugs on part of The Maryland's side alley alongside Plaza Las Fuentes.
- On multiple occasions, members of the encampment and/or others drawn to the encampment shot up drugs and passed out on The Maryland's front steps.
- On multiple occasions, members of the encampment and/or others drawn to the encampment lit fires to do drugs on the green-space at the corner of Euclid and Union. The Maryland is worried that the trees there will catch fire.
- On multiple occasions, we had to clean up human feces from Maryland property.
- The amount of trash in the area, especially food containers and beer and liquor bottles greatly increased.

The Maryland's experience is not unique. At the June 18 hearing, a representative of the office tower at 301 E Colorado Blvd., across from City Hall, described similar problems:

- Homeless individuals lurk in his building's garage, which has made his security guards afraid to go at night into the lower levels of the tower's garage. (Recording at 1:04:18.)
- The tower also had to install a fence around the generator serving the Montana condominium project at 345 E. Colorado Blvd., which is located on the office tower's property, because of homeless people defecating behind it.

The problems Maryland residents and other residents and workers in the neighborhood experienced before will return.

At The Maryland homeowners' meeting at which the MCUP was discussed, residents stated that they do not walk during the evening near the old YWCA or YMCA because it is unsafe because of the presence of unstable individuals. Does the City really

want to make the area more unsafe by concentrating more unstable homeless individuals into the Civic Center? The answer, we hope, is No.

*B. A single security guard will not suffice.*

The Maryland rejects—as should the Board of Zoning Appeals—the Hearing Officer’s opinion that a single security guard will suffice to ensure that Safe Parking participants stay on-property and are not solicited by non-participants. The proposed Safe Parking location is inherently insecure. A single security guard (or even two, though the proposed permit calls for only one) will not be able to secure 25 vehicles, which can include RVs, housing 50 or so people on a parking lot open to the public space on three sides.

The Police Department appears to have thought a single security guard would suffice. (See Decision at Attachment B, condition 20.) But that was before the Hearing Officer modified the conditions of approval to require the Safe Parking participants to have access to an indoor restroom. While the Hearing Officer was correct to require access to All Saints’ indoor restroom, participants will need to leave the Safe Parking location monitored by the security guard in order to reach the inside restroom. A representative of the Montana, a residential building at 345 E Colorado Blvd., agreed that a single security office would be inadequate and that the proposed program is “a disaster waiting to happen.” (Recording at 49:55-50:55.)

*C. Problems will likely occur in the neighborhood before and after Safe Parking hours.*

Even if the Safe Parking location were somehow secured during the night, drug dealers and users will be loitering in the area before and after the program hours. As a Maryland resident who is a licensed psychologist who has worked with homeless individuals testified at the June 18 hearing, many homeless individuals, including those living in their cars, are drug-users with schizo-affective disorders. Realistically, here is what will happen: Before they drive onto the parking lot in the evening, some of the Safe Parking participants will park on Euclid or elsewhere in the vicinity to purchase and use drugs. After driving off of the parking lot in the morning, some of the Safe Parking participants will park on Euclid or elsewhere in the vicinity to purchase and use drugs. Other users who are not participants in the Safe Parking program will be attracted to the area because of the concentration of available drugs.

*D. All Saints is already an attractive nuisance and it cannot control what occurs on its property.*

Since 2020 All Saints has had *over 450 calls* for service from the Police Department, basically averaging a call every 4 days for 5.5 years. (See the Pasadena Police Department’s Call for Service Reports attached to this letter.) If All Saints were treated like any other permit-holder or business, it would have been classified as a gross nuisance and closed down by the City years ago. This history belies All Saints’ claim that

it can maintain a Safe Parking operation on its parking lot for 12-hours every day without degrading the safety of the neighborhood for our residents and workers, as well as for the customers who come to patronize the neighborhood's businesses.

*E. The proposed operator of the Safe Parking program is losing resources.*

Shower of Hope proposes to operate the Safe Parking on All Saints' commercial parking lot. As has been widely reported, the City of Los Angeles has declined to fund Shower of Hope in its 2025-2026 operating budget.<sup>2</sup> This leaves Shower of Hope in a precarious financial situation. The City should be concerned that Shower of Hope may decline to provide the resources—such as a security guard or additional staff to respond to complaints—needed to control All Saints' Safe Parking operation when problems arise.

3. The Zoning Code does not allow the proposed use which would be incompatible with existing land uses because residences are within 300 feet from the location

The Hearing Officer found that the location of the proposed Safe Parking operation would be compatible with existing land uses because “all activities associated with the use will occur a minimum of *300 feet from residential uses across East Walnut Street ....*” (Decision Attachment A, p. 4, finding 6 [italics in original].) This finding is in error.

As the Google map, below, indicates, the Euclid Square apartment building across East Walnut Street, at 249 N. Euclid Avenue, is 286 feet from the closest parking space that is part of the proposed Safe Parking operation.

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<sup>2</sup> See, for example, NBC Channel 4's report “‘Shower of Hope' program left out of the revised LA city budget” (available at <https://www.nbclosangeles.com/on-air/shower-of-hope-program-left-out-of-the-revised-la-city-budget/3711097/>).



The distance is 260 feet if measured parcel-line to parcel-line while still excluding the sidewalks.

4. The CEQA determination is improper because the proposed use is not exempt from environmental review and requires environmental analysis.

The Hearing Officer adopted the Staff Report’s proposed environmental determination that the project is exempt from environmental review because the proposed Safe Parking operation is “negligible or no expansion of use.” (Decision at 1.) That determination is in error:

- Granting the MCUP would increase the hours of operation by 100%. (The parking hours would now include 7 p.m. to 7 a.m.)
- Granting the MCUP would increase the volume of cars authorized to park in the lot each weekday by 27%. (The parking lot holds 90 cars during its commercial, “courthouse,” hours. An additional 25 vehicles each evening is an increase of 27 percent.)
- Granting the MCUP would be a change of use. (The parking lot would be used for shelter half of each day.)

These changes cannot be “negligible or no expansion” of use above the existing baseline. (See, e.g., *Communities for a Better Env’t v. S. Coast Air Quality Mgmt. Dist.* (2010) 48 Cal. 4th 310, 315 [“the baseline normally consists of the physical environmental conditions in the vicinity of the project, as they exist at the time environmental analysis is commenced” (omitting internal citation marks and ellipses) (citing 14 CCR 15125 (a))].) Therefore, the proposed increase does not fall within the Class 1 CEQA exemption. (See 14 CCR 15301 [the CEQA exemption’s “key consideration is whether the project involves negligible or no expansion of an existing use”].)

Additionally, the proposed Safe Parking operation will increase congestion and pollution in the area as participants will idle their cars and RVs waiting to drive into the lot when it re-opens. (See Recording at 1:00:43 [participants “will not go very far away because they want to get back and get their prime parking spot”].) As previously discussed, the amount of trash in the neighborhood will also increase. An environmental analysis is therefore required. (*Protect Niles v. City of Fremont* (2018) 25 Cal. App. 5th 1129, 1138–39 [citing CEQA Guidelines that if there is “substantial evidence” in the whole record supporting a fair argument that a project may have a significant non-mitigable effect on the environment, the lead agency shall prepare an EIR, even though it may also be presented with other substantial evidence that the project will not have a significant effect, and noting that “may” means a reasonable possibility].)

Further, the Hearing Officer explicitly stated that he modified some of the conditions of the permit in order to “mitigate” the impacts of the proposed Safe Parking operation. (Recording at 1:19:28.) The City “should not be permitted to evade standards governing the preparation of a mitigated negative declaration by evaluating proposed mitigation measures in connection with the significant effect exception to a categorical exemption.” (*Salmon Prot. & Watershed Network v. Cnty. of Marin* (2004) 125 Cal. App. 4th 1098, 1108.) In other words, the City is not allowed to avoid an environmental analysis by imposing mitigation measures which supposedly render the project categorically exempt.

The City may not approve the MCUP application at least until a proper environmental review is conducted. (See, e.g., *Save Tara v. City of W. Hollywood* (2008) 45 Cal. 4th 116, 122 (2013) [environmental review must precede project approval]; 14 CCR 15004 [“Before granting any approval of a project subject to CEQA, every lead agency or responsible agency shall consider a final EIR or negative declaration or another document authorized by these guidelines to be used in the place of an EIR or negative declaration.”].)

We appreciate the Board of Zoning Appeal’s attention to this matter and anticipate the Board’s revoking the Hearing Officer’s granting MCUP # 7318.

Sincerely,

The Maryland Homeowners Association

By: Silvio Nardoni, Board President



## Pasadena Police Department Calls For Service Report

Pursuant to Section 7923.600 of the Government  
code, information deemed non-releasable or  
confidential has been blocked out or pages removed.

Generated by 6076 on 6/17/2025

**Search Criteria:** City: PA | Time Range: 01/01/20 00:01 - 12/31/20 23:59 | Agency: F,P | Address: 132 N EUCLID AV

Incident	A	Date	Time	Type	NOI	Unit	Dispo	Location
0PA0013561	P	02/10/20	09:25:44	TRUNK	TROUBLE UNKNOWN	1A31	RES	132 N. EUCLID AV
0PA0014477	P	02/13/20	00:11:01	415M	TRST	3L51	RES	132 N. EUCLID AV
0PA0016843	P	02/20/20	16:54:53	925	SUSP PERSON	2D1	GOA	132 N. EUCLID AV
0PA0022242	P	03/07/20	05:14:34	██████	██████████████████	3L51	RES	132 N. EUCLID AV
0PA0028084	P	03/26/20	16:15:25	415M	415 MISC	2L55	RES	132 N. EUCLID AV
0PA0029761	P	04/01/20	13:35:00	459RA	BURGLARY ALARM	1L51	FALSE	132 N. EUCLID AV
0PA0033156	P	04/13/20	11:54:53	925	SUSP PERSON	1L52	RES	132 N. EUCLID AV
0PA0033169	P	04/13/20	13:09:53	459RA	BURGLARY ALARM	1L51	FALSE	132 N. EUCLID AV
0PA0033538	P	04/15/20	01:20:04	CHKW EL	415FYT	3L52	GOA	132 N. EUCLID AV
0PA0034102	P	04/17/20	00:48:56	459RA	BURGLARY ALARM	3L51	FALSE	132 N. EUCLID AV
0PA0034835	P	04/19/20	12:19:54	C6	BUSY-OUT OF SRV	1C2	RES	132 N. EUCLID AV
0PA0037068	P	04/27/20	07:15:22	TRST	TRANSIENT	1L53	RES	132 N. EUCLID AV
0PA0037989	P	04/30/20	16:28:33	459RA	BURGLARY ALARM	1L11	FALSE	132 N. EUCLID AV
0PA0039606	P	05/05/20	18:33:47	CHKW EL	CHECK WELFARE	3L52	RES	132 N. EUCLID AV
0PA0040363	P	05/07/20	23:01:44	415M	415 MISC	3L52	RES	132 N. EUCLID AV
0PA0040736	P	05/09/20	07:07:51	459RA	BURGLARY ALARM	1L51	FALSE	132 N. EUCLID AV
0PA0040841	P	05/09/20	16:38:24	415M	243A	2A55	RES	132 N. EUCLID AV
0PA0041327	P	05/11/20	07:17:22	TRST	TRANSIENT	1L51	RES	132 N. EUCLID AV
0PA0044642	P	05/21/20	18:44:53	602	TRST	3L51	RES	132 N. EUCLID AV
0PA0045428	P	05/23/20	23:27:39	459RA	BURGLARY ALARM	3L51	FALSE	132 N. EUCLID AV
0PA0046387	P	05/27/20	01:59:41	SUSCI R	SUSPICIOUS CIRC	3L52	UTL	132 N. EUCLID AV
0PA0046429	P	05/27/20	08:50:51	TRUNK	TROUBLE UNKNOWN		DUP	132 N. EUCLID AV
0PA0046844	P	05/28/20	14:03:42	PFDAS T	REDACTED	1L53	RES	132 N. EUCLID AV
0PA0047239	P	05/29/20	16:27:12	TRST	TRANSIENT	3L51	GOA	132 N. EUCLID AV
0PA0050804	P	06/10/20	15:22:45	C6	BUSY-OUT OF SRV	HP1	RES	132 N. EUCLID AV
0PA0051185	P	06/11/20	18:34:13	459RA	BURGLARY ALARM	3L51	FALSE	132 N. EUCLID AV
0PA0051251	P	06/11/20	23:34:13	415M	TRST	3L51	RES	132 N. EUCLID AV
0PA0052479	P	06/16/20	07:05:12	EXSER	EXTRA SERVICE	1L52	RES	132 N. EUCLID AV
0PA0052902	P	06/17/20	15:01:49	EXSER	EXTRA SERVICE	HP1	RES	132 N. EUCLID AV
0PA0053124	P	06/18/20	11:40:39	EXSER	EXTRA SERVICE	1L52	RES	132 N. EUCLID AV
0PA0053693	P	06/20/20	11:05:29	459SA	SIL BURG ALARM	1L32	FALSE	132 N. EUCLID AV
0PA0054898	P	06/23/20	20:41:40	415M	TRST	3L52	GOA	132 N. EUCLID AV
0PA0054965	P	06/24/20	00:46:00	602	TRST	3L52	RES	132 N. EUCLID AV
0PA0054973	P	06/24/20	04:09:41	TRST	TRANSIENT	3L52	GOA	132 N. EUCLID AV



# Pasadena Police Department

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**Search Criteria:** City: PA | Time Range: 01/01/20 00:01 - 12/31/20 23:59 | Agency: F,P | Address: 132 N EUCLID AV

0PA0054993	P	06/24/20	07:57:32	EXSER	EXTRA SERVICE	1L52	RES	132 N. EUCLID AV
0PA0055720	P	06/26/20	14:58:06	243A	BATTERY	1A51	UTL	132 N. EUCLID AV
0PA0056393	P	06/28/20	17:57:03		BATTERY	3L51	GOA	132 N. EUCLID AV
0PA0056713	P	06/29/20	20:15:32	TRST	TRST	3L12	RES	132 N. EUCLID AV
0PA0056729	P	06/29/20	20:47:38	TRST	TRANSIENT		CAN	132 N. EUCLID AV
0PA0059210	P	07/07/20	09:16:37	459RA	BURGLARY ALARM	1L12	FALSE	132 N. EUCLID AV
0PA0059213	P	07/07/20	09:41:21	TRST	TRANSIENT	1L12	RES	132 N. EUCLID AV
0PA0059272	P	07/07/20	13:27:34	TRST	TRANSIENT	HP2	RES	132 N. EUCLID AV
0PA0059426	P	07/08/20	07:54:03	415M	415 MISC	1L22	RES	132 N. EUCLID AV
0PA0059464	P	07/08/20	10:49:09	FNDPR P	FOUND PROPERTY	1L12	RPT	132 N. EUCLID AV
0PA0059510	P	07/08/20	13:40:13	EXSER	EXTRA SERVICE	HP2	RES	132 N. EUCLID AV
0PA0060072	P	07/10/20	14:58:40	FB	FOOTBEAT	HP2	RES	132 N. EUCLID AV
0PA0060157	P	07/10/20	20:16:46	415M	TRST		RESH	132 N. EUCLID AV
0PA0060273	P	07/11/20	03:59:43	TRST	TRANSIENT		CAN	132 N. EUCLID AV
0PA0060739	P	07/13/20	06:46:03	484A	PETTY THEFT	1L51	RES	132 N. EUCLID AV
0PA0061392	P	07/15/20	16:57:02	FB	FOOTBEAT	HP2	RES	132 N. EUCLID AV
0PA0061664	P	07/16/20	15:23:14	FB	FOOTBEAT	HP2	RES	132 N. EUCLID AV
0PA0061743	P	07/16/20	19:57:07			3L51	RPT	132 N. EUCLID AV
0PA0061778	P	07/16/20	22:52:49	SUPV	SUPERVISOR RQST	3S2	RES	132 N. EUCLID AV
0PA0061784	P	07/16/20	23:26:19	PE	REDACTED	W35	ADD	132 N. EUCLID AV
0PA0063193	P	07/21/20	14:23:03	484A	PPD		CAN	132 N. EUCLID AV
0PA0063220	P	07/21/20	16:21:50	484A	PETTY THEFT		RPT	132 N. EUCLID AV
0PA0063234	P	07/21/20	17:27:43	459RA	BURGLARY ALARM	3L31	FALSE	132 N. EUCLID AV
0PA0063238	P	07/21/20	17:37:20	459RA	BURGLARY ALARM		DUP	132 N. EUCLID AV
0PA0063453	P	07/22/20	15:16:54	EXSER	EXTRA SERVICE	1L32	RES	132 N. EUCLID AV
0PA0063498	P	07/22/20	17:54:27	TRST	TRANSIENT		REFER	132 N. EUCLID AV
0PA0064288	P	07/25/20	10:23:27	415M	415 MISC	HP3	RES	132 N. EUCLID AV
0PA0064360	P	07/25/20	15:59:46	EXSER	EXTRA SERVICE	2L55	CAN	132 N. EUCLID AV
0PA0065038	P	07/28/20	12:31:17	C6	BUSY-OUT OF SRV	Z40	RES	132 N. EUCLID AV
0PA0066599	P	08/03/20	08:26:48	TRST	TRANSIENT	1L52	RES	132 N. EUCLID AV
0PA0067166	P	08/05/20	11:28:58	EXSER	EXTRA SERVICE	HP3	RES	132 N. EUCLID AV
0PA0067198	P	08/05/20	13:26:24	FB	FOOTBEAT	HP2	RES	132 N. EUCLID AV
0PA0067553	P	08/06/20	19:52:12	FB	FOOTBEAT	3L11	RES	132 N. EUCLID AV
0PA0069063	P	08/12/20	16:06:31	PMC	DE	HP3	RES	132 N. EUCLID AV
0PA0071481	P	08/22/20	19:13:45	415FYT	415 FIGHT	3L51	RES	132 N. EUCLID AV
0PA0071759	P	08/23/20	21:44:00	415M	415 MISC	2L55	RES	132 N. EUCLID AV
0PA0072649	P	08/27/20	13:15:19	TRST	TRANSIENT	1L52	RES	132 N. EUCLID AV
0PA0073396	P	08/30/20	14:04:05	EXSER	EXTRA SERVICE	2L55	RES	132 N. EUCLID AV
0PA0073879	P	09/01/20	14:38:12	EXSER	EXTRA SERVICE	HP2	RES	132 N. EUCLID AV



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**Search Criteria:** City: PA | Time Range: 01/01/20 00:01 - 12/31/20 23:59 | Agency: F,P | Address: 132 N EUCLID AV

0PA0074455	P	09/03/20	20:02:34	MEDIC	BATTERY	3L51	RES	132 N. EUCLID AV
0PA0075267	P	09/07/20	03:38:12	██████	██████	3L42	RES	132 N. EUCLID AV
0PA0076029	P	09/10/20	10:10:06	EXSER	EXTRA SERVICE		RES	132 N. EUCLID AV
0PA0076291	P	09/11/20	09:33:09	BIKE	BIKE REPORT		CAN	132 N. EUCLID AV
0PA0077124	P	09/14/20	23:23:39	459RA	BURGLARY ALARM	3A51	FALSE	132 N. EUCLID AV
0PA0077512	P	09/16/20	15:17:36	EXSER	EXTRA SERVICE	HP2	RES	132 N. EUCLID AV
0PA0078566	P	09/20/20	13:01:59	415BG	415 BOY/GIRL	2A25	RES	132 N. EUCLID AV
0PA0078912	P	09/21/20	20:47:32	TRST	POSS 484A	3A51	GOA	132 N. EUCLID AV
0PA0080024	P	09/26/20	02:27:50	REDACTED		3A51	RPT	132 N. EUCLID AV
0PA0080324	P	09/27/20	09:31:40	PT	PED TRAFFIC	HP3	RES	132 N. EUCLID AV
0PA0080803	P	09/29/20	09:00:06	EXSER	EXTRA SERVICE	HP2	RES	132 N. EUCLID AV
0PA0081457	P	10/01/20	23:07:34	██████	██████	3A51	RES	132 N. EUCLID AV
0PA0081702	P	10/03/20	00:38:34	EXSER	EXTRA SERVICE	3A51	RES	132 N. EUCLID AV
0PA0081704	P	10/03/20	00:41:22	BT	BIKE TRAFFIC	3A51	CITE	132 N. EUCLID AV
0PA0081710	P	10/03/20	01:02:37	FNDPR	FOUND PROPERTY	3A51	RPT	132 N. EUCLID AV
0PA0082245	P	10/05/20	01:41:31	PFDAS	██████	3A51	RPT	132 N. EUCLID AV
0PA0083405	P	10/09/20	13:13:58	BIKE	BIKE REPORT	1A51	UTL	132 N. EUCLID AV
0PA0083726	P	10/10/20	15:22:54	CHKW	CHECK WELFARE	HP3	RES	132 N. EUCLID AV
0PA0084401	P	10/12/20	22:13:32	602	TRESPASS	3A51	RESH	132 N. EUCLID AV
0PA0084433	P	10/13/20	01:42:37	TRST	TRANSIENT	3L51	RES	132 N. EUCLID AV
0PA0084474	P	10/13/20	07:35:00	602	TRST	1A51	RES	132 N. EUCLID AV
0PA0084494	P	10/13/20	09:36:37	415M	TRST	1A51	RES	132 N. EUCLID AV
0PA0084605	P	10/13/20	17:14:29	TRST	TRANSIENT		CAN	132 N. EUCLID AV
0PA0085080	P	10/15/20	14:47:52	459RA	BURGLARY ALARM	1A51	FALSE	132 N. EUCLID AV
0PA0086006	P	10/19/20	00:39:01	TRST	TRANSIENT	3A51	RES	132 N. EUCLID AV
0PA0086485	P	10/20/20	19:53:55	TRST	TRANSIENT	3A51	RES	132 N. EUCLID AV
0PA0087198	P	10/23/20	06:27:49	TRST	TRANSIENT		CAN	132 N. EUCLID AV
0PA0087665	P	10/24/20	17:47:28	459RA	BURGLARY ALARM	2D1	FALSE	132 N. EUCLID AV
0PA0088000	P	10/25/20	22:41:13	415M	415 MISC	3A11	RES	132 N. EUCLID AV
0PA0089534	P	10/31/20	16:15:17	459RA	BURGLARY ALARM	2L55	FALSE	132 N. EUCLID AV
0PA0090452	P	11/04/20	05:02:18	459RA	BURGLARY ALARM	3L51	FALSE	132 N. EUCLID AV
0PA0090968	P	11/06/20	00:10:43	TRST	TRANSIENT	3A51	RES	132 N. EUCLID AV
0PA0091021	P	11/06/20	07:30:14	FB	FOOTBEAT	1L51	RES	132 N. EUCLID AV
0PA0091411	P	11/07/20	16:47:03	459RA	BURGLARY ALARM	2A55	FALSE	132 N. EUCLID AV
0PA0097223	P	11/30/20	14:46:28	C6	BUSY-OUT OF SRV	HP1	RES	132 N. EUCLID AV
0PA0098140	P	12/03/20	15:08:59	C6	BUSY-OUT OF SRV	HP3	RES	132 N. EUCLID AV
0PA0098421	P	12/04/20	13:18:03	459RA	BURGLARY ALARM		CAN	132 N. EUCLID AV
0PA0098555	P	12/04/20	19:52:09	459RA	BURGLARY ALARM	3L12	FALSE	132 N. EUCLID AV



## Pasadena Police Department

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**Search Criteria:** City: PA | Time Range: 01/01/20 00:01 - 12/31/20 23:59 | Agency: F,P | Address: 132 N EUCLID AV

0PA0098562	P	12/04/20	20:11:51	459RA	BURGLARY ALARM	3L12	FALSE	132 N. EUCLID AV
0PA0099212	P	12/06/20	21:16:28	459RA	BURGLARY ALARM	3L52	FALSE	132 N. EUCLID AV
0PA0102154	P	12/16/20	05:39:15	TRST	TRANSIENT	1L51	RES	132 N. EUCLID AV
0PA0105216	P	12/28/20	05:26:53	TRST	TRANSIENT		CAN	132 N. EUCLID AV
0PA0105969	P	12/30/20	22:57:32	TRST	TRANSIENT	3L52	RES	132 N. EUCLID AV



## Pasadena Police Department Calls For Service Report

Pursuant to Section 7923.600 of the Government  
code, information deemed non-releasable or  
confidential has been blocked out or pages removed.

Generated by 6076 on 6/17/2025

**Search Criteria:** City: PA | Time Range: 01/01/21 00:01 - 05/31/22 23:59 | Agency: F,P | Address: 132 N EUCLID AV

Incident	A	Date	Time	Type	NOI	Unit	Dispo	Location
1PA0000873	P	01/04/21	11:21:43	459RA	BURGLARY ALARM	1L12	FALSE	132 N. EUCLID AV
1PA0002351	P	01/09/21	17:54:35	459RA	BURGLARY ALARM	2D5	CAN	132 N. EUCLID AV
1PA0004117	P	01/16/21	00:46:38	TRST	TRANSIENT	3A22	RES	132 N. EUCLID AV
1PA0004147	P	01/16/21	09:09:33	FB	FOOTBEAT	HP3	RES	132 N. EUCLID AV
1PA0004421	P	01/17/21	05:52:48	TRST	TRANSIENT		CAN	132 N. EUCLID AV
1PA0004782	P	01/18/21	12:47:31	243A	BATTERY	2L55	RES	132 N. EUCLID AV
1PA0006089	P	01/23/21	00:36:14	415M	TRST	3A31	RESH	132 N. EUCLID AV
1PA0007124	P	01/27/21	07:08:27	TRST	TRANSIENT	1L51	RES	132 N. EUCLID AV
1PA0007409	P	01/28/21	00:24:55	TRST	TRANSIENT	3L51	RES	132 N. EUCLID AV
1PA0009901	P	02/06/21	07:25:24	484A	PETTY THEFT	1L51	RES	132 N. EUCLID AV
1PA0009931	P	02/06/21	10:45:58	FNDPR P	FOUND PROPERTY	1L52	RPT	132 N. EUCLID AV
1PA0010164	P	02/07/21	03:19:10	TRST	TRANSIENT	3L51	RES	132 N. EUCLID AV
1PA0010373	P	02/08/21	00:31:23	TRST	TRANSIENT	3L52	RES	132 N. EUCLID AV
1PA0010402	P	02/08/21	07:33:15	TRST	TRANSIENT		CAN	132 N. EUCLID AV
1PA0010890	P	02/10/21	01:42:38	TRST	TRANSIENT	3L31	RES	132 N. EUCLID AV
1PA0011158	P	02/11/21	00:39:34	602	TRESPASS		DUP	132 N. EUCLID AV
1PA0011159	P	02/11/21	00:40:56	602	TRESPASS	3L21	RES	132 N. EUCLID AV
1PA0011169	P	02/11/21	02:05:45	314	INDECENT EXPOSUR	3L21	RES	132 N. EUCLID AV
1PA0011258	P	02/11/21	11:21:28	HSVIO L	CITE OUT	P63	RPT	132 N. EUCLID AV
1PA0011358	P	02/11/21	17:53:16	166-4	VIOL COURT ORDER	HP3	UNF	132 N. EUCLID AV
1PA0011387	P	02/11/21	19:03:09	TRST	TRANSIENT	2L55	RES	132 N. EUCLID AV
1PA0011443	P	02/12/21	01:28:30	TRST	TRANSIENT	3L51	RES	132 N. EUCLID AV
1PA0012043	P	02/14/21	00:22:54	TRST	TRANSIENT	3L12	RES	132 N. EUCLID AV
1PA0012058	P	02/14/21	03:58:15	925A	SUSP PERSON/VEH	3L51	RES	132 N. EUCLID AV
1PA0013011	P	02/17/21	15:33:06	HSVIO L	HEALTH & SAFETY	2A55	UTL	132 N. EUCLID AV
1PA0013210	P	02/18/21	03:05:42	TRST	TRANSIENT	3L11	GOA	132 N. EUCLID AV
1PA0014704	P	02/23/21	02:52:56	459RA	BURGLARY ALARM	3L51	FALSE	132 N. EUCLID AV
1PA0015020	P	02/24/21	00:39:20	TRST	TRANSIENT	3L52	RES	132 N. EUCLID AV
1PA0015347	P	02/25/21	01:07:46	TRST	TRANSIENT	3L52	RES	132 N. EUCLID AV
1PA0016897	P	03/01/21	20:47:43	459RA	BURGLARY ALARM	3L51	FALSE	132 N. EUCLID AV
1PA0017393	P	03/03/21	13:43:49	TEG	[REDACTED]	HP1	RES	132 N. EUCLID AV
1PA0018551	P	03/06/21	20:11:15	TRST	TRANSIENT	3L11	RES	132 N. EUCLID AV
1PA0018802	P	03/07/21	17:15:30	TRST	TRANSIENT	2A55	GOA	132 N. EUCLID AV
1PA0018810	P	03/07/21	18:04:22	TRST	TRANSIENT	2A55	GOA	132 N. EUCLID AV
1PA0019793	P	03/10/21	17:27:11	415M	415 MISC		CAN	132 N. EUCLID AV
1PA0019964	P	03/11/21	09:42:36	459RA	BURGLARY ALARM		CAN	132 N. EUCLID AV



# Pasadena Police Department

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1PA0019967	P	03/11/21	09:54:54	459RA	BURGLARY ALARM	1L21	CAN	132 N. EUCLID AV
1PA0020636	P	03/13/21	04:46:04	602	TRESPASS	3L52	RES	132 N. EUCLID AV
1PA0021318	P	03/15/21	15:35:15	TRST	TRANSIENT	2A55	RES	132 N. EUCLID AV
1PA0021441	P	03/16/21	00:11:48	TRST	TRANSIENT	3L51	RES	132 N. EUCLID AV
1PA0021971	P	03/17/21	16:05:02	415M	415 MISC	1L52	RES	132 N. EUCLID AV
1PA0022183	P	03/18/21	04:53:22	TRST	TRANSIENT	3L11	GOA	132 N. EUCLID AV
1PA0022531	P	03/19/21	03:32:12	602	TRESPASS	3L51	RES	132 N. EUCLID AV
1PA0022978	P	03/20/21	14:20:48	TRST	TRANSIENT	1L51	GOA	132 N. EUCLID AV
1PA0023566	P	03/22/21	10:59:35	415M	415 MISC	1L51	RES	132 N. EUCLID AV
1PA0024101	P	03/23/21	22:33:04	415M	415 MISC	3L52	RES	132 N. EUCLID AV
1PA0024151	P	03/24/21	04:04:15	415M	415 MISC	3A41	RPT	132 N. EUCLID AV
1PA0024152	P	03/24/21	04:16:28	SUPV	SUPERVISOR RQST	3S3	RES	132 N. EUCLID AV
1PA0025572	P	03/28/21	05:39:54	TRST	TRANSIENT		CAN	132 N. EUCLID AV
1PA0026443	P	03/31/21	00:19:33	TRST	TRANSIENT	3L51	RES	132 N. EUCLID AV
1PA0029869	P	04/10/21	05:16:46	FNDPR P	FOUND PROPERTY		CAN	132 N. EUCLID AV
1PA0031689	P	04/16/21	00:48:50	TRST	TRANSIENT	3L51	GOA	132 N. EUCLID AV
1PA0033286	P	04/21/21	06:19:24	TRST	TRANSIENT	1L52	RES	132 N. EUCLID AV
1PA0033871	P	04/23/21	00:10:32	415M	TRST		RES	132 N. EUCLID AV
1PA0034239	P	04/24/21	02:20:24	415M	415 MISC	3L51	RES	132 N. EUCLID AV
1PA0035203	P	04/27/21	07:33:54	TRST	TRANSIENT	1L52	RES	132 N. EUCLID AV
1PA0035209	P	04/27/21	07:53:36	TRST	TRANSIENT	1L52	RES	132 N. EUCLID AV
1PA0035247	P	04/27/21	10:30:34	TRST	TRANSIENT	1L52	RES	132 N. EUCLID AV
1PA0036514	P	05/01/21	00:39:58	415M	415 MISC	3L52	RES	132 N. EUCLID AV
1PA0036515	P	05/01/21	00:40:55	TRST	TRANSIENT	3L11	RES	132 N. EUCLID AV
1PA0037084	P	05/03/21	00:04:35	TRST	TRANSIENT	3L52	RES	132 N. EUCLID AV
1PA0037089	P	05/03/21	00:44:03	TRST	TRANSIENT	3L52	RES	132 N. EUCLID AV
1PA0037112	P	05/03/21	04:56:43	TRST	TRANSIENT	1L52	RES	132 N. EUCLID AV
1PA0037959	P	05/05/21	17:57:14	925	SUSP PERSON	2L55	RES	132 N. EUCLID AV
1PA0038088	P	05/06/21	06:52:38	TRST	TRANSIENT	1L51	GOA	132 N. EUCLID AV
1PA0039292	P	05/10/21	03:29:33	TRST	TRANSIENT	3A11	GOA	132 N. EUCLID AV
1PA0040491	P	05/14/21	01:24:57	TRST	TRANSIENT	3L52	RES	132 N. EUCLID AV
1PA0041168	P	05/16/21	03:40:28	TRST	TRANSIENT	3L11	RES	132 N. EUCLID AV
1PA0041170	P	05/16/21	04:02:18	TRST	TRANSIENT	3L11	RES	132 N. EUCLID AV
1PA0043129	P	05/22/21	00:54:37	TRST	TRANSIENT	3L52	RES	132 N. EUCLID AV
1PA0043183	P	05/22/21	08:23:57	243A	BATTERY	1L51	RES	132 N. EUCLID AV
1PA0044030	P	05/24/21	19:27:06	459RA	BURGLARY ALARM	3L51	FALSE	132 N. EUCLID AV
1PA0044123	P	05/25/21	06:37:14	TRST	TRANSIENT	1L12	RES	132 N. EUCLID AV
1PA0044124	P	05/25/21	06:48:16	TRST	TRANSIENT	1L32	RES	132 N. EUCLID AV
1PA0044414	P	05/26/21	07:45:57	TRST	TRANSIENT	1L52	RES	132 N. EUCLID AV



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Generated by 6076 on 6/17/2025

**Search Criteria:** City: PA | Time Range: 01/01/21 00:01 - 05/31/22 23:59 | Agency: F,P | Address: 132 N EUCLID AV

1PA0044680	P	05/26/21	23:16:44	TRST	TRANSIENT	3L52	RESH	132 N. EUCLID AV
1PA0045827	P	05/30/21	15:13:04	TRST	TRANSIENT	1L51	RES	132 N. EUCLID AV
1PA0046091	P	05/31/21	18:05:50	CHKW EL	CHECK WELFARE	2L55	UTL	132 N. EUCLID AV
1PA0050082	P	06/12/21	23:15:14	TRST	TRANSIENT	3L51	RES	132 N. EUCLID AV
1PA0050603	P	06/15/21	00:31:53	415FYT	415 FIGHT	3L51	RES	132 N. EUCLID AV
1PA0052213	P	06/20/21	07:16:03	TRST	TRANSIENT	1L51	RES	132 N. EUCLID AV
1PA0052236	P	06/20/21	10:46:07	██████ <sup>TRST</sup>	██████████████████	1A21	RES	132 N. EUCLID AV
1PA0054814	P	06/28/21	08:29:42	TRST	TRANSIENT	1L12	RES	132 N. EUCLID AV
1PA0056846	P	07/04/21	00:37:24	459RA	BURGLARY ALARM	3L11	CAN	132 N. EUCLID AV
1PA0056857	P	07/04/21	01:01:49	TRST	TRANSIENT	3A22	RES	132 N. EUCLID AV
1PA0074227	P	08/23/21	12:31:33	PMC	HU 1L51	1L51	UTL	132 N. EUCLID AV
1PA0075184	P	08/26/21	11:32:03	459RA	BURGLARY ALARM	1L52	RES	132 N. EUCLID AV
1PA0078821	P	09/06/21	07:47:30	459RA	BURGLARY ALARM	1L52	FALSE	132 N. EUCLID AV
1PA0081689	P	09/15/21	17:31:20	FNDPR P	FOUND PROPERTY	2A55	UTL	132 N. EUCLID AV
1PA0083845	P	09/22/21	15:20:55	TRST	POSS 484A/	1L51	GOA	132 N. EUCLID AV
1PA0086991	P	10/03/21	00:31:59	602	TRESPASS	3L51	RES	132 N. EUCLID AV
1PA0087221	P	10/03/21	22:40:33	TRST	TRANSIENT		CAN	132 N. EUCLID AV
1PA0087459	P	10/04/21	19:04:30	415M	415 MISC	3L12	CAN	132 N. EUCLID AV
1PA0088498	P	10/08/21	13:27:41	415M	415 MISC	1L51	RES	132 N. EUCLID AV
1PA0092343	P	10/21/21	09:46:56	FB	FOOTBEAT	HP2	RES	132 N. EUCLID AV
1PA0093653	P	10/25/21	09:32:16	TRST	TRANSIENT	1L52	RES	132 N. EUCLID AV
1PA0106568	P	12/05/21	08:54:01	TRST	TRANSIENT	1L52	GOA	132 N. EUCLID AV
1PA0111406	P	12/21/21	10:41:15	CHKW EL	CHECK WELFARE	HP2	UTL	132 N. EUCLID AV
2PA0002746	P	01/11/22	09:54:11	EXSER	EXTRA SERVICE	HP2	RES	132 N. EUCLID AV
2PA0005156	P	01/19/22	17:49:26	459SA	SIL BURG ALARM	2L55	FALSE	132 N. EUCLID AV
2PA0007037	P	01/25/22	11:22:56	FB	FOOTBEAT	HP2	RES	132 N. EUCLID AV
2PA0014050	P	02/16/22	16:53:38	487-1	GRAND THEFT	2L55	RES	132 N. EUCLID AV
2PA0014612	P	02/18/22	13:26:33	602	TRESPASS	1L52	RES	132 N. EUCLID AV
2PA0015487	P	02/21/22	11:32:24	484A	PETTY THEFT	1L51	UTL	132 N. EUCLID AV
2PA0016355	P	02/24/22	10:17:20	602	415 MISC	1L52	RES	132 N. EUCLID AV
2PA0020432	P	03/08/22	10:27:05	FB	FOOTBEAT	HP2	RES	132 N. EUCLID AV
2PA0021511	P	03/11/22	16:59:36	FNDPR P		3L51	RES	132 N. EUCLID AV
2PA0025298	P	03/23/22	16:02:22	415M	415 MISC	2L55	RES	132 N. EUCLID AV
2PA0026640	P	03/27/22	19:04:50	PUBAS T	PUBLIC ASSIST	3L52	RES	132 N. EUCLID AV
2PA0027058	P	03/29/22	11:53:09	484A	PETTY THEFT		RPT	132 N. EUCLID AV
2PA0032522	P	04/15/22	17:43:14	██████ <sup>TRST</sup>	██████████████████	2L15	RPT	132 N. EUCLID AV



# Pasadena Police Department

## Calls For Service Report

Generated by 6076 on 6/17/2025

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**Search Criteria:** City: PA | Time Range: 01/01/21 00:01 - 05/31/22 23:59 | Agency: F,P | Address: 132 N EUCLID AV

2PA0033749	P	04/19/22	14:37:34	459RA	BURGLARY ALARM	1L52	FALSE	132 N. EUCLID AV
2PA0033757	P	04/19/22	14:58:41	459RA	BURGLARY ALARM	2D1	CAN	132 N. EUCLID AV
2PA0033763	P	04/19/22	15:19:00	459RA	BURGLARY ALARM		CAN	132 N. EUCLID AV
2PA0033769	P	04/19/22	15:33:01	459RA	HU 1L52	1A21	FALSE	132 N. EUCLID AV
2PA0042214	P	05/16/22	08:03:18	PFDAS	FIRE DEPT ASSIST		CAN	132 N. EUCLID AV



# PASADENA POLICE DEPT CAD Call Print Synopsis

Pursuant to Section 7923.600 of the Government code, information deemed non-releasable or confidential has been blocked out or pages removed.

Number of Records Returned: 173

Search Criteria: which\_cad='P' and occ\_date between '2022-06-01' and '2025-06-16' and address like '%132 N EUCLID%' and jurisdiction='PA'

Call #	Report #	Call Date	Time	Initial Call Type	Final Call Type	Location	Founded	Cleared By
PA 2022-102483	2022-102483	Dec-10-2022	22:23:48	602 (TRESPASS)	602 (TRESPASS)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2022-104576	2022-104576	Dec-19-2022	08:57:22	C6 (BUSY-OUT OF SRVC)	C6 (BUSY-OUT OF SRVC)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2022-105371	2022-105371	Dec-22-2022	11:21:48	C6 (BUSY-OUT OF SRVC)	C6 (BUSY-OUT OF SRVC)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2022-106677	2022-106677	Dec-27-2022	22:23:34	TRST (TRANSIENT)	TRST (TRANSIENT)	132 N EUCLID AVE, PASADENA	Yes	CANCEL (CAN)
PA 2022-53616	2022-53616	Jun-24-2022	13:49:35	EXSER (EXTRA SERVICE)	EXSER (EXTRA SERVICE)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2022-53653	2022-53653	Jun-24-2022	16:19:19	EXSER (EXTRA SERVICE)	EXSER (EXTRA SERVICE)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2022-61156	2022-61156	Jul-21-2022	13:05:08	C6 (BUSY-OUT OF SRVC)	C6 (BUSY-OUT OF SRVC)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2022-61157	2022-61157	Jul-21-2022	13:05:31	C6 (BUSY-OUT OF SRVC)	C6 (BUSY-OUT OF SRVC)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2022-61158	2022-61158	Jul-21-2022	13:06:12	C6 (BUSY-OUT OF SRVC)	C6 (BUSY-OUT OF SRVC)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2022-64993	2022-64993	Aug-04-2022	19:11:12	459RA (BURGLARY ALARM)	459RA (BURGLARY ALARM)	132 N EUCLID AVE, PASADENA	Yes	FALSE ALARM
PA 2022-66855	2022-66855	Aug-11-2022	22:39:47	TRST (TRANSIENT)	TRST (TRANSIENT)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2022-70346	2022-70346	Aug-25-2022	05:07:06	TRST (TRANSIENT)	TRST (TRANSIENT)	132 N EUCLID AVE, PASADENA	Yes	GONE ON ARRIVAL
PA 2022-73758	2022-73758	Sep-06-2022	02:29:08	TRST (TRANSIENT)	TRST (TRANSIENT)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED



# PASADENA POLICE DEPT CAD Call Print Synopsis

Call #	Report #	Call Date	Time	Initial Call Type	Final Call Type	Location	Founded	Cleared By
PA 2022-79329	2022-79329	Sep-26-2022	01:05:15	TRST (TRANSIENT)	TRST (TRANSIENT)	132 N EUCLID AVE, PASADENA	Yes	CANCEL (CAN)
PA 2022-83337	2022-83337	Oct-05-2022	03:17:41	FMISC (MISC FELONY)	FMISC (MISC FELONY)	132 N EUCLID AVE, PASADENA	Yes	REPORT
PA 2022-83645	2022-83645	Oct-05-2022	23:39:35	647F (PUBLIC INTOX)	647F (PUBLIC INTOX)	132 N EUCLID AVE, PASADENA	Yes	REPORT
PA 2022-86631	2022-86631	Oct-16-2022	08:40:05	FMISC (MISC FELONY)	FMISC (MISC FELONY)	132 N EUCLID AVE, PASADENA	Yes	REPORT
PA 2022-86949	2022-86949	Oct-17-2022	11:51:32	415M (415 MISC)	415M (415 MISC)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2022-87117	2022-87117	Oct-18-2022	03:46:21	TRST (TRANSIENT)	TRST (TRANSIENT)	132 N EUCLID AVE, PASADENA	Yes	CANCEL (CAN)
PA 2022-89534	2022-89534	Oct-25-2022	23:53:30	243A (BATTERY)	243A (BATTERY)	132 N EUCLID AVE, PASADENA	Yes	REPORT
PA 2022-89830	2022-89830	Oct-26-2022	19:52:24	CHKWEL(CHECK WELFARE)	CHKWEL(CHECK WELFARE)	132 N EUCLID AVE, PASADENA	Yes	CANCEL (CAN)
PA 2022-90019	2022-90019	Oct-27-2022	12:16:21			132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2022-92097	2022-92097	Nov-03-2022	03:55:13	415M (415 MISC)	415M (415 MISC)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2022-92900	2022-92900	Nov-05-2022	03:58:52	TRST (TRANSIENT)	TRST (TRANSIENT)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2022-94837	2022-94837	Nov-12-2022	00:27:08	TRST (TRANSIENT)	TRST (TRANSIENT)	132 N EUCLID AVE, PASADENA	Yes	GONE ON ARRIVAL
PA 2022-96741	2022-96741	Nov-19-2022	00:33:25	TRST (TRANSIENT)	TRST (TRANSIENT)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2022-96746	2022-96746	Nov-19-2022	01:02:05	TRST (TRANSIENT)	TRST (TRANSIENT)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2022-98458	2022-98458	Nov-26-2022	02:35:23	TRST (TRANSIENT)	TRST (TRANSIENT)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2023-102182	2023-102182	Dec-09-2023	10:00:10	SUSCIR(SUSPICIOUS CIRC)	SUSCIR(SUSPICIOUS CIRC)	132 N EUCLID AVE, PASADENA	Yes	REPORT

REDACTED



# PASADENA POLICE DEPT CAD Call Print Synopsis

Call #	Report #	Call Date	Time	Initial Call Type	Final Call Type	Location	Founded	Cleared By
PA 2023-102801	2023-102801	Dec-11-2023	11:12:42	PT (PED TRAFFIC)	TRST (TRANSIENT)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2023-107377	2023-107377	Dec-27-2023	19:44:23	415GRP(415 GROUP)	415GRP(415 GROUP)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2023-107911	2023-107911	Dec-29-2023	14:18:46	459RA (BURGLARY ALARM)	459RA (BURGLARY ALARM)	132 N EUCLID AVE, PASADENA	Yes	FALSE ALARM
PA 2023-108768	2023-108768	Dec-31-2023	21:59:29	602 (TRESPASS)	602 (TRESPASS)	132 N EUCLID AVE, PASADENA	Yes	UNABLE TO LOCATE
PA 2023-108794	2023-108794	Dec-31-2023	23:15:35	602 (TRESPASS)	602 (TRESPASS)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2023-11093	2023-11093	Feb-10-2023	22:38:55	TRST (TRANSIENT)	TRST (TRANSIENT)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2023-12996	2023-12996	Feb-17-2023	22:28:43	TRST (TRANSIENT)	TRST (TRANSIENT)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2023-13637	2023-13637	Feb-20-2023	12:16:00	FB (FOOTBEAT)	<b>REDACTED</b>	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2023-1813	2023-1813	Jan-08-2023	00:22:07	925A (SUSP PERSON/VEH)	925A (SUSP PERSON/VEH)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2023-23929	2023-23929	Mar-27-2023	09:36:56	TRST (TRANSIENT)	TRST (TRANSIENT)	132 N EUCLID AVE, PASADENA	Yes	ADD
PA 2023-24220	2023-24220	Mar-28-2023	07:59:52	602 (TRESPASS)	602 (TRESPASS)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2023-25136	2023-25136	Mar-30-2023	22:06:55	459RA (BURGLARY ALARM)	459RA (BURGLARY ALARM)	132 N EUCLID AVE, PASADENA	Yes	FALSE ALARM
PA 2023-31232	2023-31232	Apr-20-2023	10:28:57	459RA (BURGLARY ALARM)	459RA (BURGLARY ALARM)	132 N EUCLID AVE, PASADENA	Yes	FALSE ALARM
PA 2023-34943	2023-34943	May-01-2023	23:44:47	SUSCIR(SUSPICIOUS CIRC)	SUSCIR(SUSPICIOUS CIRC)	132 N EUCLID AVE, PASADENA	Yes	REPORT
PA 2023-34949	2023-34949	May-02-2023	00:46:48	WRTARS(WARRANT ARREST)	WRTARS(WARRANT ARREST)	132 N EUCLID AVE, PASADENA	Yes	REPORT



# PASADENA POLICE DEPT CAD Call Print Synopsis

Call #	Report #	Call Date	Time	Initial Call Type	Final Call Type	Location	Founded	Cleared By
PA 2023-35491	2023-35491	May-03-2023	15:51:48	415T (415 THREATS)	415T (415 THREATS)	132 N EUCLID AVE, PASADENA	Yes	CANCEL (CAM)
PA 2023-35558	2023-35558	May-03-2023	20:06:39	415T (415 THREATS)	415T (415 THREATS)	132 N EUCLID AVE, PASADENA	Yes	REPORT
PA 2023-35653	2023-35653	May-04-2023	09:02:37	C6 (BUSY-OUT OF SRVC)	C6 (BUSY-OUT OF SRVC)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2023-35665	2023-35665	May-04-2023	09:55:43	EXSER (EXTRA SERVICE)	EXSER (EXTRA SERVICE)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2023-35814	2023-35814	May-04-2023	17:26:20	FNDPRP(FOUND PROPERTY)	FNDPRP(FOUND PROPERTY)	132 N EUCLID AVE, PASADENA	Yes	REPORT
PA 2023-36371	2023-36371	May-06-2023	02:29:03	602 (TRESPASS)	602 (TRESPASS)	132 N EUCLID AVE, PASADENA	Yes	GONE ON ARRIVAL
PA 2023-36389	2023-36389	May-06-2023	06:32:15	C6 (BUSY-OUT OF SRVC)	C6 (BUSY-OUT OF SRVC)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2023-36418	2023-36418	May-06-2023	08:47:40	925 (SUSP PERSON)	925 (SUSP PERSON)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2023-36433	2023-36433	May-06-2023	10:22:15	EXSER (EXTRA SERVICE)	EXSER (EXTRA SERVICE)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2023-36670	2023-36670	May-07-2023	06:37:33	C6 (BUSY-OUT OF SRVC)	C6 (BUSY-OUT OF SRVC)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2023-36671	2023-36671	May-07-2023	06:53:36	EXSER (EXTRA SERVICE)	EXSER (EXTRA SERVICE)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2023-36674	2023-36674	May-07-2023	07:16:48	EXSER (EXTRA SERVICE)	EXSER (EXTRA SERVICE)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2023-36710	2023-36710	May-07-2023	11:29:28	EXSER (EXTRA SERVICE)	EXSER (EXTRA SERVICE)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2023-38471	2023-38471	May-13-2023	11:12:56	415BG (415 BOY/GIRL)	415BG (415 BOY/GIRL)	132 N EUCLID AVE, PASADENA	Yes	GONE ON ARRIVAL



# PASADENA POLICE DEPT CAD Call Print Synopsis

Call #	Report #	Call Date	Time	Initial Call Type	Final Call Type	Location	Founded	Cleared By
PA 2023-38755	2023-38755	May-14-2023	06:20:47	C6 (BUSY-OUT OF SRVC)	C6 (BUSY-OUT OF SRVC)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2023-38794	2023-38794	May-14-2023	10:46:28	EXSER (EXTRA SERVICE)	EXSER (EXTRA SERVICE)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2023-41776	2023-41776	May-23-2023	16:49:27	TRST (TRANSIENT)	TRST (TRANSIENT)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2023-4416	2023-4416	Jan-18-2023	11:58:46	TRST (TRANSIENT)	TRST (TRANSIENT)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2023-45256	2023-45256	Jun-04-2023	00:31:27	TRST (TRANSIENT)	TRST (TRANSIENT)	132 N EUCLID AVE, PASADENA	Yes	CANCEL (CAN)
PA 2023-45335	2023-45335	Jun-04-2023	10:26:53	EXSER (EXTRA SERVICE)	EXSER (EXTRA SERVICE)	132 N EUCLID AVE, PASADENA	Yes	POLICE ADVISED
PA 2023-47264	2023-47264	Jun-11-2023	12:21:28	243A (BATTERY)	243A (BATTERY)	132 N EUCLID AVE, PASADENA	Yes	REPORT
PA 2023-48486	2023-48486	Jun-16-2023	00:51:59	459RA (BURGLARY ALARM)	459RA (BURGLARY ALARM)	132 N EUCLID AVE, PASADENA	Yes	FALSE ALARM
PA 2023-48624	2023-48624	Jun-16-2023	14:47:47	TRST (TRANSIENT)	TRST (TRANSIENT)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2023-54970	2023-54970	Jul-07-2023	02:10:25	602 (TRESPASS)	602 (TRESPASS)	132 N EUCLID AVE, PASADENA	Yes	CANCEL (CAN)
PA 2023-5542	2023-5542	Jan-22-2023	07:32:57	EXSER (EXTRA SERVICE)	EXSER (EXTRA SERVICE)	132 N EUCLID AVE, PASADENA	Yes	POLICE ADVISED
PA 2023-5762	2023-5762	Jan-23-2023	08:13:33	C6 (BUSY-OUT OF SRVC)	C6 (BUSY-OUT OF SRVC)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2023-61722	2023-61722	Jul-28-2023	02:26:53	LOCHK (LOCATION CHECK)	LOCHK (LOCATION CHECK)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2023-64464	2023-64464	Aug-05-2023	23:40:26	459RA (BURGLARY ALARM)	459RA (BURGLARY ALARM)	132 N EUCLID AVE, PASADENA	Yes	FALSE ALARM
PA 2023-6517	2023-6517	Jan-26-2023	03:04:07	925A (SUSP PERSON/VEH)	925A (SUSP PERSON/VEH)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED



# PASADENA POLICE DEPT CAD Call Print Synopsis

Call #	Report #	Call Date	Time	Initial Call Type	Final Call Type	Location	Founded	Cleared By
PA 2023-69380	2023-69380	Aug-21-2023	22:03:34	602 (TRESPASS)	602 (TRESPASS)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2023-70235	2023-70235	Aug-24-2023	14:33:07	C6 (BUSY-OUT OF SRVC)	C6 (BUSY-OUT OF SRVC)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2023-70328	2023-70328	Aug-24-2023	20:20:17	602 (TRESPASS)	602 (TRESPASS)	132 N EUCLID AVE, PASADENA	Yes	CANCEL (CAN)
PA 2023-70464	2023-70464	Aug-25-2023	12:11:56	TRUNK (TROUBLE UNKNOWN)	TRUNK (TROUBLE UNKNOWN)	132 N EUCLID AVE, PASADENA	Yes	UNABLE TO LOCATE
PA 2023-71034	2023-71034	Aug-27-2023	06:29:05	TRST (TRANSIENT)	TRST (TRANSIENT)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2023-73276	2023-73276	Sep-03-2023	00:22:15	TRST (TRANSIENT)	TRST (TRANSIENT)	132 N EUCLID AVE, PASADENA	Yes	CANCEL (CAN)
PA 2023-75652	2023-75652	Sep-10-2023	00:04:23	TRST (TRANSIENT)	TRST (TRANSIENT)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2023-77280	2023-77280	Sep-15-2023	16:24:44	415M (415 MISC)	415M (415 MISC)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2023-77437	2023-77437	Sep-16-2023	01:41:31	TRST (TRANSIENT)	TRST (TRANSIENT)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2023-77447	2023-77447	Sep-16-2023	02:29:50	TRST (TRANSIENT)	TRST (TRANSIENT)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2023-77694	2023-77694	Sep-16-2023	23:06:47	TRST (TRANSIENT)	TRST (TRANSIENT)	132 N EUCLID AVE, PASADENA	Yes	GONE ON ARRIVAL CANCEL (CAN)
PA 2023-81726	2023-81726	Sep-29-2023	23:12:11	TRST (TRANSIENT)	TRST (TRANSIENT)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2023-83372	2023-83372	Oct-05-2023	21:52:41	OTHACC(OTHER ACCIDENT)	OTHACC(OTHER ACCIDENT)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2023-84311	2023-84311	Oct-09-2023	12:32:56	459RA (BURGLARY ALARM)	459RA (BURGLARY ALARM)	132 N EUCLID AVE, PASADENA	Yes	FALSE ALARM



# PASADENA POLICE DEPT CAD Call Print Synopsis

Call #	Report #	Call Date	Time	Initial Call Type	Final Call Type	Location	Founded	Cleared By
PA 2023-86340	2023-86340	Oct-15-2023	23:58:11	TRST (TRANSIENT)	TRST (TRANSIENT)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2023-86350	2023-86350	Oct-16-2023	01:33:56	TRST (TRANSIENT)	TRST (TRANSIENT)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2023-86434	2023-86434	Oct-16-2023	10:33:09	BW (BLOCK WALK COMMUNITY ENGAGEMENT)	BW (BLOCK WALK COMMUNITY ENGAGEMENT)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2023-92610	2023-92610	Nov-04-2023	11:07:40	PA (PTRL ADVISEMENT)	PA (PTRL ADVISEMENT)	132 N EUCLID AVE, PASADENA	Yes	CANCEL (CAN)
PA 2023-96122	2023-96122	Nov-17-2023	01:38:22	TRST (TRANSIENT)	TRST (TRANSIENT)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2023-98808	2023-98808	Nov-27-2023	09:54:27	EXSER (EXTRA SERVICE)	EXSER (EXTRA SERVICE)	132 N EUCLID AVE, PASADENA	Yes	POLICE ADVISED
PA 2023-99083	2023-99083	Nov-28-2023	09:02:46	C6 (BUSY-OUT OF SRVC)	C6 (BUSY-OUT OF SRVC)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2024-100935	2024-100935	Dec-23-2024	13:47:52	TRST (TRANSIENT)	TRST (TRANSIENT)	132 N EUCLID AVE, PASADENA	Yes	GONE ON ARRIVAL
PA 2024-101556	2024-101556	Dec-26-2024	10:02:50	459RA (BURGLARY ALARM)	459RA (BURGLARY ALARM)	132 N EUCLID AVE, PASADENA	Yes	FALSE ALARM
PA 2024-101579	2024-101579	Dec-26-2024	11:06:35	459RA (BURGLARY ALARM)	459RA (BURGLARY ALARM)	132 N EUCLID AVE, PASADENA	Yes	FALSE ALARM
PA 2024-101726	2024-101726	Dec-27-2024	05:22:15	TRST (TRANSIENT)	TRST (TRANSIENT)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2024-102834	2024-102834	Dec-31-2024	03:10:07	TRST (TRANSIENT)	TRST (TRANSIENT)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2024-13203	2024-13203	Feb-19-2024	07:25:40	459RA (BURGLARY ALARM)	459RA (BURGLARY ALARM)	132 N EUCLID AVE, PASADENA	Yes	FALSE ALARM
PA 2024-14284	2024-14284	Feb-23-2024	03:24:29	TRST (TRANSIENT)	TRST (TRANSIENT)	132 N EUCLID AVE, PASADENA	Yes	CANCEL (CAN)
PA 2024-15584	2024-15584	Feb-27-2024	10:50:04	IDPAST(INTR-DEPT ASSIST)	IDPAST(INTR-DEPT ASSIST)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED



# PASADENA POLICE DEPT CAD Call Print Synopsis

Call #	Report #	Call Date	Time	Initial Call Type	Final Call Type	Location	Founded	Cleared By
PA 2024-21552	2024-21552	Mar-18-2024	12:44:20	243A (BATTERY)	243A (BATTERY)	132 N EUCLID AVE, PASADENA	Yes	REPORT
PA 2024-23652	2024-23652	Mar-26-2024	01:23:11	459RA (BURGLARY ALARM)	459RA (BURGLARY ALARM)	132 N EUCLID AVE, PASADENA	Yes	FALSE ALARM
PA 2024-25115	2024-25115	Mar-31-2024	08:59:55	415M (415 MISC)	415M (415 MISC)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2024-25127	2024-25127	Mar-31-2024	10:11:27	EXSER (EXTRA SERVICE)	EXSER (EXTRA SERVICE)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2024-2571	2024-2571	Jan-10-2024	10:49:30	PA (PTRL ADVISEMENT)	PA (PTRL ADVISEMENT)	132 N EUCLID AVE, PASADENA	Yes	POLICE ADVISED
PA 2024-26933	2024-26933	Apr-07-2024	05:14:33	459RA (BURGLARY ALARM)	459RA (BURGLARY ALARM)	132 N EUCLID AVE, PASADENA	Yes	FALSE ALARM
PA 2024-26999	2024-26999	Apr-07-2024	12:43:23	415M (415 MISC)	415M (415 MISC)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2024-28866	2024-28866	Apr-14-2024	04:48:56	TRST (TRANSIENT)	TRST (TRANSIENT)	132 N EUCLID AVE, PASADENA	Yes	CANCEL (CAN)
PA 2024-30231	2024-30231	Apr-18-2024	21:59:25	459RA (BURGLARY ALARM)	459RA (BURGLARY ALARM)	132 N EUCLID AVE, PASADENA	Yes	FALSE ALARM
PA 2024-31804	2024-31804	Apr-24-2024	14:25:50	CHKWEL(CHECK WELFARE)	CHKWEL(CHECK WELFARE)	132 N EUCLID AVE, PASADENA	Yes	GONE ON ARRIVAL
PA 2024-32716	2024-32716	Apr-27-2024	04:13:08	484A (PETTY THEFT)	484A (PETTY THEFT)	132 N EUCLID AVE, PASADENA	Yes	REPORT
PA 2024-33128	2024-33128	Apr-28-2024	14:25:13	PUBAST(PUBLIC ASSIST)	PUBAST(PUBLIC ASSIST)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2024-33506	2024-33506	Apr-30-2024	03:48:50	925A (SUSP PERSON/VEH)	925A (SUSP PERSON/VEH)	132 N EUCLID AVE, PASADENA	Yes	UNABLE TO LOCATE
PA 2024-35410	2024-35410	May-06-2024	09:48:53	TRST (TRANSIENT)	TRST (TRANSIENT)	132 N EUCLID AVE, PASADENA	Yes	REPORT
PA 2024-37269	2024-37269	May-12-2024	19:58:30	REDACTED	REDACTED	132 N EUCLID AVE, PASADENA	Yes	REPORT
PA 2024-39395	2024-39395	May-19-2024	20:50:13	459RA (BURGLARY ALARM)	459RA (BURGLARY ALARM)	132 N EUCLID AVE, PASADENA	Yes	FALSE ALARM
PA 2024-40937	2024-40937	May-25-2024	01:10:55	602 (TRESPASS)	602 (TRESPASS)	132 N EUCLID AVE, PASADENA	Yes	CANCEL (CAN)
PA 2024-43103	2024-43103	Jun-01-2024	00:58:03	TRST (TRANSIENT)	TRST (TRANSIENT)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED



# PASADENA POLICE DEPT CAD Call Print Synopsis

Call #	Report #	Call Date	Time	Initial Call Type	Final Call Type	Location	Founded	Cleared By
PA 2024-48455	2024-48455	Jun-19-2024	11:19:53	459RA (BURGLARY ALARM)	459RA (BURGLARY ALARM)	132 N EUCLID AVE, PASADENA	Yes	FALSE ALARM
PA 2024-53430	2024-53430	Jul-05-2024	23:34:11	602 (TRESPASS)	602 (TRESPASS)	132 N EUCLID AVE, PASADENA	Yes	CANCEL (CAN)
PA 2024-59077	2024-59077	Jul-25-2024	08:32:09	243A (BATTERY)	243A (BATTERY)	132 N EUCLID AVE, PASADENA	Yes	REPORT
PA 2024-60288	2024-60288	Jul-29-2024	10:18:34	PUBAST(PUBLIC ASSIST)	PUBAST(PUBLIC ASSIST)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2024-60661	2024-60661	Jul-30-2024	17:38:47	REDACTED		132 N EUCLID AVE, PASADENA	Yes	GONE ON ARRIVAL
PA 2024-61996	2024-61996	Aug-03-2024	23:12:31	TRST (TRANSIENT)	TRST (TRANSIENT)	132 N EUCLID AVE, PASADENA	Yes	CANCEL (CAN)
PA 2024-62070	2024-62070	Aug-04-2024	05:48:55	459RA (BURGLARY ALARM)	459RA (BURGLARY ALARM)	132 N EUCLID AVE, PASADENA	Yes	FALSE ALARM
PA 2024-63791	2024-63791	Aug-10-2024	02:15:54	415M (415 MISC)	415M (415 MISC)	132 N EUCLID AVE, PASADENA	Yes	REPORT
PA 2024-6876	2024-6876	Jan-26-2024	15:14:05	PERDWN(PERSON DOWN)	415M (415 MISC)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2024-69704	2024-69704	Aug-30-2024	22:46:01	415M (415 MISC)	415M (415 MISC)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2024-72788	2024-72788	Sep-11-2024	16:18:08	415M (415 MISC)	415M (415 MISC)	132 N EUCLID AVE, PASADENA	Yes	GONE ON ARRIVAL
PA 2024-7306	2024-7306	Jan-28-2024	01:56:29	TRST (TRANSIENT)	TRST (TRANSIENT)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2024-74071	2024-74071	Sep-16-2024	01:37:34	TRST (TRANSIENT)	TRST (TRANSIENT)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2024-78113	2024-78113	Sep-29-2024	20:47:39	459RA (BURGLARY ALARM)	459RA (BURGLARY ALARM)	132 N EUCLID AVE, PASADENA	Yes	FALSE ALARM
PA 2024-79067	2024-79067	Oct-03-2024	11:31:54	CHKWEL(CHECK WELFARE)	CHKWEL(CHECK WELFARE)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2024-83712	2024-83712	Oct-20-2024	05:55:57	TRST (TRANSIENT)	TRST (TRANSIENT)	132 N EUCLID AVE, PASADENA	Yes	GONE ON ARRIVAL



# PASADENA POLICE DEPT CAD Call Print Synopsis

Call #	Report #	Call Date	Time	Initial Call Type	Final Call Type	Location	Founded	Cleared By
PA 2024-88150	2024-88150	Nov-05-2024	12:11:58	TRST (TRANSIENT)	TRST (TRANSIENT)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2024-9264	2024-9264	Feb-04-2024	01:20:59	TRST (TRANSIENT)	TRST (TRANSIENT)	132 N EUCLID AVE, PASADENA	Yes	GONE ON ARRIVAL
PA 2024-97193	2024-97193	Dec-10-2024	04:03:16	TRST (TRANSIENT)	TRST (TRANSIENT)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2024-97999	2024-97999	Dec-13-2024	08:50:33	CHKWEL(CHECK WELFARE)	CHKWEL(CHECK WELFARE)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2024-99020	2024-99020	Dec-16-2024	09:33:44	415M (415 MISC)	415M (415 MISC)	132 N EUCLID AVE, PASADENA	Yes	UNABLE TO LOCATE
PA 2025-1070	2025-1070	Jan-05-2025	05:47:10	415M (415 MISC)	415M (415 MISC)	132 N EUCLID AVE, PASADENA	No	CANCEL (CAN)
PA 2025-12941	2025-12941	Feb-16-2025	04:21:32	602 (TRESPASS)	602 (TRESPASS)	132 N EUCLID AVE, PASADENA	Yes	GONE ON ARRIVAL
PA 2025-13227	2025-13227	Feb-17-2025	14:00:54	459RA (BURGLARY ALARM)	459RA (BURGLARY ALARM)	132 N EUCLID AVE, PASADENA	Yes	FALSE ALARM
PA 2025-13846	2025-13846	Feb-19-2025	14:27:38	484A (PETTY THEFT)	484A (PETTY THEFT)	132 N EUCLID AVE, PASADENA	Yes	REPORT
PA 2025-14743	2025-14743	Feb-22-2025	04:21:03	647F (PUBLIC INTOX)	647F (PUBLIC INTOX)	132 N EUCLID AVE, PASADENA	Yes	REPORT
PA 2025-15238	2025-15238	Feb-24-2025	09:42:47	C6 (BUSY-OUT OF SRVC)	C6 (BUSY-OUT OF SRVC)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2025-17543	2025-17543	Mar-04-2025	14:44:06	594A (MAL MIS MISD)	594A (MAL MIS MISD)	132 N EUCLID AVE, PASADENA	Yes	REPORT
PA 2025-18391	2025-18391	Mar-07-2025	17:09:10	EXSER (EXTRA SERVICE)	EXSER (EXTRA SERVICE)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2025-19777	2025-19777	Mar-13-2025	12:05:47	TRST (TRANSIENT)	TRST (TRANSIENT)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2025-21516	2025-21516	Mar-19-2025	21:19:53	TRST (TRANSIENT)	TRST (TRANSIENT)	132 N EUCLID AVE, PASADENA	Yes	GONE ON ARRIVAL
PA 2025-24804	2025-24804	Mar-30-2025	17:59:31	DOA (DEATH REPORT)	DOA (DEATH REPORT)	132 N EUCLID AVE, PASADENA	Yes	REPORT
PA 2025-24807	2025-24807	Mar-30-2025	18:16:15	PE (PHYSICAL EVIDENC)	PE (PHYSICAL EVIDENC)	132 N EUCLID AVE, PASADENA	Yes	ADD



# PASADENA POLICE DEPT CAD Call Print Synopsis

Call #	Report #	Call Date	Time	Initial Call Type	Final Call Type	Location	Founded	Cleared By
PA 2025-26406	2025-26406	Apr-06-2025	08:39:29	FALL (FALL ON CTY PROP)	FALL (FALL ON CTY PROP)	132 N EUCLID AVE, PASADENA	Yes	REPORT
PA 2025-27155	2025-27155	Apr-09-2025	10:26:57	PERDWN(PERSON DOWN)	PERDWN(PERSON DOWN)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2025-29772	2025-29772	Apr-18-2025	07:30:17	TRST (TRANSIENT)	TRST (TRANSIENT)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2025-32966	2025-32966	Apr-30-2025	00:51:13	602 (TRESPASS)	602 (TRESPASS)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2025-34333	2025-34333	May-04-2025	14:11:29	TRUNK (TROUBLE UNKNOWN)	TRUNK (TROUBLE UNKNOWN)	132 N EUCLID AVE, PASADENA	Yes	INCIDENT UNFOUNDED
PA 2025-34378	2025-34378	May-04-2025	18:21:53	TRUNK (TROUBLE UNKNOWN)	TRUNK (TROUBLE UNKNOWN)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2025-34474	2025-34474	May-05-2025	03:13:06	245A (ADW)	245A (ADW)	132 N EUCLID AVE, PASADENA	Yes	REPORT
PA 2025-35875	2025-35875	May-10-2025	02:54:33	TRST (TRANSIENT)	TRST (TRANSIENT)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2025-37769	2025-37769	May-16-2025	19:42:52	TRUNK (TROUBLE UNKNOWN)	TRUNK (TROUBLE UNKNOWN)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2025-38684	2025-38684	May-20-2025	10:17:06	C6 (BUSY-OUT OF SRVC)	C6 (BUSY-OUT OF SRVC)	132 N EUCLID AVE, PASADENA	Yes	GONE ON ARRIVAL
PA 2025-39229	2025-39229	May-22-2025	10:41:36	647F (PUBLIC INTOX)	647F (PUBLIC INTOX)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2025-40268	2025-40268	May-25-2025	22:46:20	CHKWEL(CHECK WELFARE)	CHKWEL(CHECK WELFARE)	132 N EUCLID AVE, PASADENA	Yes	GONE ON ARRIVAL
PA 2025-4249	2025-4249	Jan-14-2025	05:58:52	602 (TRESPASS)	602 (TRESPASS)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2025-44244	2025-44244	Jun-08-2025	19:36:50	459RA (BURGLARY ALARM)	459RA (BURGLARY ALARM)	132 N EUCLID AVE, PASADENA	Yes	FALSE ALARM



# PASADENA POLICE DEPT CAD Call Print Synopsis

Call #	Report #	Call Date	Time	Initial Call Type	Final Call Type	Location	Founded	Cleared By
PA 2025-46262	2025-46262	Jun-15-2025	13:42:12	TRUNK (TROUBLE UNKNOWN)	TRUNK (TROUBLE UNKNOWN)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2025-46432	2025-46432	Jun-16-2025	08:50:47	TRST (TRANSIENT)	TRST (TRANSIENT)	132 N EUCLID AVE, PASADENA	Yes	UNABLE TO LOCATE REPORT
PA 2025-46448	2025-46448	Jun-16-2025	09:19:01	REDACTED	[REDACTED]	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2025-480	2025-480	Jan-02-2025	23:55:15	REDACTED	[REDACTED]	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2025-799	2025-799	Jan-04-2025	04:32:16	TRST (TRANSIENT)	TRST (TRANSIENT)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED
PA 2025-8573	2025-8573	Jan-30-2025	23:02:01	415M (415 MISC)	415M (415 MISC)	132 N EUCLID AVE, PASADENA	Yes	NO FURTHER ACTION NEEDED/RESOLVED



**PASADENA PERMIT CENTER**  
www.cityofpasadena.net/permitcenter

## REQUEST FOR APPEAL

### APPLICATION INFORMATION

Project Address: 202 North Euclid Avenue, Pasadena, CA 91101

Case Type (MCUP, TTM, etc.) and Number: Minor Conditional Use Permit No. 7318

Hearing Date: June 18, 2025

Appeal Deadline: June 30, 2025

### APPELLANT INFORMATION

APPELLANT: Park & Velayos LLP on behalf of ARE-Pasadena No. 5, LLC

Telephone: [213] 570-8000

Address: 801 South Figueroa Street, Suite 450

Fax: [ ]

City: Los Angeles State: CA Zip: 90017

Email: jerickson@parkvelayos.com

APPLICANT (IF DIFFERENT): Erica S. Tamblyn

I hereby appeal the decision of the:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Hearing Officer | <input type="checkbox"/> Zoning Administrator                 |
| <input type="checkbox"/> Design Commission          | <input type="checkbox"/> Director of Planning and Development |
| <input type="checkbox"/> Historic Preservation      | <input type="checkbox"/> Film Liaison                         |

### REASON FOR APPEAL

The decision maker failed to comply with the provisions of the Zoning Code, General Plan or other applicable plans in the following manner (use additional sheets if necessary):

Please see attached.

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Signature of Appellant

6/30/2025

Date

\* OFFICE USE ONLY

PLN # 28NT 2025-00039 CASE # MCUP # 7318 PRJ # /

DESCRIPTION Appeal of MCUP # 7318

DATE APPEAL RECEIVED: 6/30/2025

APPEAL FEES: \$ 1624.31

RECEIVED BY: ALW

### **Attachment to Request for Appeal**

This matter is being appealed on behalf of our client, ARE-Pasadena No. 5, LLC. Minor Conditional Use Permit No. 7318 (“Project”) for the property located at 202 North Euclid Avenue (“Property”) was considered by the Hearing Officer on June 18, 2025, and the Hearing Officer approved the Project in the letter dated June 23, 2025. Our client’s property is located adjacent to the Property. However, our client did not learn of the Project until the day of the hearing. While the Project application was filed on or around March 4, 2025, approximately 15 weeks prior to the hearing, the applicant did not reach out to our client during that time. Upon our client learning about the Project, we promptly submitted a letter requesting a continuance of the hearing to provide the time needed to understand the Project given the lack of information and to meet with the applicant and the City to work together with an appropriate amount of time to understand and discuss the Project, which we still hope to do. However, the Hearing Officer did not grant a continuance and instead approved the Project. Accordingly, to preserve our rights and meaningfully participate in this process, we are appealing the Hearing Officer’s decision.

The Hearing Officer’s decision in this case was rushed and did not: 1) comply with the Zoning Code which does not allow for a minor conditional use permit in this instance; 2) make the appropriate findings and provide findings that are supported by evidence; and 3) comply with CEQA or provide evidence to support an exemption from CEQA.

# APPEAL APPLICATION

**GENERAL INFORMATION:** (Please print)

Date: 6/27/25

Appellant: All Saints Church (Erica S Tamblyn)

Mailing Address: 132 N Euclid Avenue

City: Pasadena State: CA Zip: 91101

Phone #: (day) (626) 488-0734 (evening) 626 488-0734 Fax #: \_\_\_\_\_

Contact Person: Erica Tamblyn Phone #: (626) 488-0734

E-mail Address of Contact Person: etamblyn@aol.com

Applicant (if different from appellant): \_\_\_\_\_

## APPEAL APPLICATION

Application # MCUP 7318 Date of Decision 6/23/2025 Appeal Deadline 6/30/25

Property Address: 202 North Euclid Ave, Pasadena, CA 91101

**I hereby appeal the decision of the:** Hearing Officer Garcia

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

The condition to provide restroom access in a church building would create an undue financial burden requiring All Saints to hire staff to implement this condition. The estimated annual cost for additional staff with benefits is \$182,000.

The current arrangement for Safe Haven participants works well, with participants using a portapotty and washing station located in the parking lot so we suggest the same arrangement for Safe Parking.

**If necessary, please attach additional sheets**



Applicant's Signature

6/30/25

Date of Application

Activity # <u>ZENT 2025-00039 / MCUP # 7318</u>	
Application Fee: \$ <u>812.16</u>	Appeal Hearing Date _____
Date Received: <u>6/30/25</u>	Received by: <u>EH</u>

**Zoning Hearing Officer Addendum  
Minor Conditional Use Permit No. 7318  
202 N. Euclid Avenue  
August 29, 2025**

It is my understanding that members of the public have filed appeals of my decision to approve Minor Conditional Use Permit (MCUP) No. 7318. This permit authorizes a Safe Parking use for up to 25 vehicles in conjunction with the religious facility located at 202 North Euclid Avenue.

Prior to the public hearing held on June 18, 2025, I carefully reviewed the staff report and all related exhibits, conducted a site visit of the subject property, and considered all written testimony submitted by members of the public. The concerns expressed during the process primarily related to the following: safety of the proposed operation; unpermitted land use; loitering; adequacy of public notice; and compliance with the California Environmental Quality Act (CEQA).

After a thorough review of the record, I concurred with staff's recommendation that the required findings for approval could be made. I found staff's analysis to be comprehensive and well-reasoned, providing a solid basis for approval. In addition, I was persuaded by the applicant's presentation that community concerns could be reasonably addressed through the conditions of approval and by ongoing coordination with neighboring stakeholders. The following considerations were most significant in informing my determination:

**Compliance with Zoning Code**

I agree with staff's assessment that the Safe Parking use is conditionally permitted in the PS zoning district subject to approval of a Minor Conditional Use Permit. I further concur that the proposed use complies with the specific requirements of Zoning Code Section 17.50.265 (Safe Parking), including submittal of a management plan and compliance with applicable performance standards. Based on the record, I also found sufficient evidence to support the determination that the site qualifies as a religious facility, thereby meeting eligibility requirements for operation of a Safe Parking program.

**Safety Concerns**

I determined that the Safe Parking program, as conditioned, would not be detrimental to the health, safety, or general welfare of persons residing or working in the surrounding neighborhood. The operation incorporates multiple safeguards specifically intended to minimize potential adverse impacts, including discouraging loitering, littering, late-night disturbances, use of the public right-of-way, and noise.

Conditions of approval require: (1) the presence of a security guard during all hours of operation; (2) establishment of a hotline for community concerns; and (3) designation of a program representative who is available at all times during operation to respond promptly to issues.

To further address sanitary needs in a manner consistent with neighborhood compatibility, I imposed a condition requiring use of the indoor restroom facilities in lieu of the initially proposed portable toilet. My concern with reliance on a portable toilet is that it could attract unwanted activity from unhoused individuals outside of the Safe Parking program. However, I recognize that the use of a portable toilet may be appropriate if access is strictly controlled. Therefore, I would support the

use of a portable toilet provided it is equipped with a key code mechanism available only to Safe Parking participants.

Collectively, these measures establish a robust framework of safeguards that adequately address neighborhood safety concerns while allowing the Safe Parking program to operate responsibly.

**Public Noticing and CEQA Compliance**

I found that all required noticing procedures were followed prior to scheduling the public hearing. Proper notifications were mailed and posted in accordance with State and local requirements. Regarding CEQA, I determined that the project is categorically exempt from environmental review and that no unusual circumstances distinguish it from other projects in the exempt class. The use of the religious facility site for Safe Parking constitutes a negligible expansion of the existing use. Finally, I wish to clarify that my use of the term “mitigation measures” during the hearing was intended in a general sense to describe measures alleviating community concerns, and not in the technical CEQA context of environmental impact mitigation.

**Conclusion**

Based on these findings, and supported by the staff’s detailed evaluation, I determined that the proposed Safe Parking use is consistent with the intent and purpose of the City’s Zoning Code and is compatible with the surrounding neighborhood. In my judgment, the project will not result in significant adverse impacts to adjoining properties or the broader community.

Accordingly, I reaffirm my decision to approve **Minor Conditional Use Permit No. 7318**.

Respectfully,



Alex Garcia  
Zoning Hearing Officer



**PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT**

**DATE:** SEPTEMBER 25, 2025  
**TO:** BOARD OF ZONING APPEALS  
**FROM:** BEILIN YU, ZONING ADMINISTRATOR  
**SUBJECT:** APPEAL OF HEARING OFFICER'S DECISION:  
MINOR CONDITIONAL USE PERMIT #7318  
202 NORTH EUCLID AVENUE

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**RECOMMENDATION:**

It is recommended that the Board of Zoning Appeals:

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). Section 15301 exempts from environmental review the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use; and,
2. Uphold the Hearing Officer's decision and approve Minor Conditional Use Permit #7318 with conditions.

**EXECUTIVE SUMMARY:**

On March 5, 2025, Erica Tamblin, on behalf of All Saints Church ("All Saints" or "Applicant" or "Appellant 3") submitted an application for Minor Conditional Use Permit (MCUP) #7318 to allow a Safe Parking use in conjunction with the religious facility (All Saints) in the PS (Public and Semi-Public) zoning district. The Safe Parking use would establish a program that would allow up to 25 vehicles of unhoused individuals or families to park on-site overnight.

On June 18, 2025, at a regularly noticed public hearing, the Hearing Officer considered the Conditional Use Permit. Staff recommended the Hearing Officer approve the Minor Conditional Use Permit, subject to conditions of approval. At the conclusion of the public hearing, and after public testimony, the Hearing Officer made the required findings in the affirmative and approved the Minor Conditional Use Permit (Attachment C). On June 30, 2025, three requests were filed to appeal the Hearing Officer's decision to the Board of Zoning Appeals. The first request was filed by Silvio Nardoni of Archimedes Law Group, LLP on behalf of The Maryland Homeowners Association (Appellant 1) (Attachment D). The second appeal request was filed by Park and Velayos, LLP, on behalf of ARE-Pasadena No. 5, LLC. (Appellant 2) (Attachment E). The third

request was filed by the applicant, Erica Tamblyn on behalf of All Saints Church (Applicant/Appellant 3) (Attachment F).

Based on the previous analysis and the recommended conditions of approval, Staff recommends that the Board of Zoning Appeals uphold the Hearing Officer's decision and approve the Minor Conditional Use Permit, based on the findings provided in Attachment A and conditions in Attachment B.

## **BACKGROUND:**

### Existing Site Characteristics:

The All Saints Church site is 2.8 acres in size and is located at the southwest corner of East Walnut Street and North Euclid Avenue. The site is currently developed with a church, including four buildings, a trailer, a storage building, a courtyard area, and surface parking. City Hall is across Euclid Avenue to the southwest. The Los Angeles County Courthouse is to the west. The Kaiser Permanente offices and parking lot are across Walnut Street to the north. The Plaza Las Fuentes complex (hotel, office, and restaurant uses) adjoins the site along the east and south. Located south of the site, at the northeast corner of Euclid Avenue and Union Street, is a multi-story residential use known as the Maryland Apartments.

### Adjacent Uses:

North – Kaiser Permanente Administrative Regional Offices Surface and Structured Parking  
South – Restaurant and Courtyards for The Plaza Las Fuentes  
East – Hotel, Office, and Restaurant  
West – City Hall and County Courthouse

### Adjacent Zoning:

North – CD-MU-G (Central District Specific Plan Mixed Use General subarea)  
South – CD-MU-G (Central District Specific Plan Mixed Use General subarea)  
East – PD-12 (Walnut – Los Robles Planned Development)  
West – PS (Public and Semi-Public)

### Previous Zoning Cases:

Conditional Use Permit #1372: To allow commercial filming for 24 days between August 3 and September 20, 1983. Approved August 3, 1983.

Use Permit #1911: To provide 379 parking spaces for commercial, residential, and church usage in a collective parking arrangement and to allow a building height of 120 feet for a new 10-story retail, office, and residential building. Approved July 19, 1989.

Certificate of Exception #180: To adjust an existing lot line approximately 51 feet to the north to increase the size of Parcel No. 1 from 79,323 square feet to 89,105 square feet and decrease the size of Parcel No. 2 from 31,326 square feet to 21,543 square feet. All Saints Church to remain entirely on Parcel No. 1. Approved July 25, 1990.

Variance #10967: To allow the construction of a commercial, office, residential mixed-use project the following Variances were requested:

- Variance to allow a building to be built with a side setback ranging from zero to eight feet, where the code requires a 10-foot setback and a 15-foot setback for the portion of the building greater than 25 feet in height.

- Variance to allow portions of the building to be built with a rear setback of 13 feet, where a 15-foot rear yard setback is required the portion of the building greater than 25 feet in height.
- Variance to allow a spa within 5 feet of the property line.
- Variance to allow for a driveway ramp to have a slope of 10 percent, 20 percent, 10 percent where the code requires a slope of 8 percent, 16 percent, 8 percent.
- Variance to allow two loading zones of 10 feet by 20 feet by 10 feet where the code requires one loading zone to be 12 feet by 30 feet by 14 feet and one loading zone to be 10 feet by 20 feet by 10 feet.

Approved November 7, 1990.

Master Development Plan: 15-year plan for expansion of All Saints Church that includes the demolition of 202 N. Euclid Avenue, Scott Hall, and a temporary trailer. The interiors of the existing Rectory and Regas House would be renovated, a new columbarium would be constructed along the east property line, and a multiple-story, four-building complex (approximately 50,300 square feet) would be constructed. This construction includes West Building (“A”), two-story building with offices, conference rooms, and a social hall with kitchen; Forum (“B”), two-level assembly building, East Building (“C”), three-story building to house youth programs, daycare, and classroom areas; and North Building (“E”), a two-story building for youth recreation. The North Building will be built in a second phase, after the completion of the other three buildings and subterranean parking garage. In Phase I, the site of the north building will be a landscaped outdoor plaza space and a temporary one-story café building.

Also, part of the project:

- Conditional Use Permit for a restaurant with walk-up window,
- Minor Conditional Use Permit for shared parking,
- Minor Conditional Use Permit for commercial off-street parking,
- Minor Conditional Use Permit for tandem parking spaces,
- Variance to provide more than the maximum allowed setback along Euclid Avenue,
- Variance to provide more than the maximum allowed setback along Walnut Street,
- Variance to allow a portion of a fence along Walnut Street to exceed the four foot height limit,
- Minor Variance for the construction of a columbarium within twenty feet of a property line; and,
- Variance to have two loading spaces on the street.

Approved April 16, 2012.

Conditional Use Permit #6070: To allow a project that is inconsistent with the approved Master Development Plan for All Saints Church. Per the City’s Zoning Code, the Director of Planning & Community Development may allow a project that is inconsistent with an approved Master Development Plan to be processed through a Conditional Use Permit. The CUP included revisions to size and location of East Building (“C”). Approved September 4, 2013.

Conditional Use Permit #6898: To allow a Temporary Homeless Shelter use (Safe Haven) at an existing Religious Facility (All Saints Church). The proposed homeless shelter would allow up to 12 participants to shelter overnight at the facility at any one time. Approved September 1, 2021.

**PROJECT DESCRIPTION:**

On April 20, 2024, the City Council authorized the City Manager to enter into a funding contract with Shower of Hope in the amount of \$305,000 to operate a Safe Parking use at All Saints Church safe contingent on obtaining a Minor Conditional Use Permit for the program. Shower of Hope is

a non-profit organization that provides mobile shower services, hygiene items, other community resources and organizes safe parking programs to people experiencing homelessness and housing insecurity in Los Angeles County.

On March 5, 2025, the applicant submitted a MCUP application to establish a Safe Parking use at All Saints Church. The proposed Safe Parking program, named Destination Hope Pasadena, is a collaboration between All Saints Church and Shower of Hope intended to provide services and a designated overnight parking area for up to 25 vehicles of unhoused individuals or families. Vehicles registered in the program would park within the existing surface parking lot at the northern part of All Saints Church site. The parking area would be available from 7:00 p.m. to 7:00 a.m. daily. The program would provide an assigned parking space for participants to park and stay overnight, and access to a restroom and handwashing station. Shower of Hope would manage and operate intake, case management, and provide resources to participants as they seek employment and/or permanent housing.

### **HEARING OFFICER MEETING:**

The application was presented to the Hearing Officer at a public hearing on June 18, 2024. Staff recommended the Hearing Officer approve the MCUP, as staff determined that the necessary findings could be made. Prior to the hearing, staff received 33 public comments, including 22 in support and 10 in opposition of the project and one letter requesting a continuance. During the public hearing, the Applicant team made a presentation, and 13 additional public comments were received: five in favor of the project and eight in opposition.

At the conclusion of the public testimony, the Hearing Officer approved the Conditional Use Permit, based on findings in the Hearing Officer Decision Letter (Attachment C). The Hearing Officer adopted the recommended conditions of approval, with the following modifications:

- Removed recommended Condition No. 10 which allowed temporary uses with a Temporary Use Permit;
- Modified Condition No. 13 (adopted Condition 12) requiring that restrooms be provided indoors;
- Modified condition No. 15 (adopted Condition No. 14) to specify that vehicles without a parking permit are prohibited from the program;
- Modified Condition No. 19 (adopted Condition No. 18) to limit participant activities outside of their vehicles during program hours; and
- Modified Condition No. 21 (adopted Condition No. 20) to specify the role and certification requirements of the on-site nightly security guard.

To supplement the decision, the Hearing Officer provided an addendum explaining his reasons for approving the application and responding to the appeals (Attachment G).

### **ANALYSIS:**

In September 2023, the City Council adopted Ordinance 7414 amending and adding various sections to the City's Zoning Code to implement Housing Element Program #19: Homeless Services, which included adding a Safe Parking land use as part of a Religious Facility, College, and Transportation Terminal with the approval of a MCUP. Applicable standards and operational requirements were added under Section 17.50.265 (Safe Parking) of the Zoning Code. Compliance with these standards is discussed below.

The All Saints site consists of three contiguous parcels under one single ownership. The northern two parcels are developed with surface parking and the southern parcel is developed with religious facility buildings and a courtyard. The Zoning Code defines a site as “a lot or group of contiguous lots not divided by any alley, street, other right-of-way or city limit that is proposed for development in accord with the provisions of this Zoning Code and is in a single ownership or has multiple owners, all of whom join in an application for development.” The proposed use would occur on the northern-most parcel of the All Saints site.

The purpose of the PS district is to provide sites for large public and semi-public uses that may not be appropriate in other base zoning districts. A Minor Conditional Use Permit (MCUP) is required to establish a Safe Parking use on a religious facility site in the PS district.

The City’s Zoning Code defines the Safe Parking land use as “a parking program, operated on property outside of the public right-of-way and managed by a social service provider, that provides individuals and families with vehicles, including recreational vehicles, a safe place to park overnight and services to facilitate a transition to permanent housing.” The proposed program is consistent with this classification because it would be managed by a social service provider and would offer individuals and families a safe place to park overnight. Further, the Safe Parking program is proposed in an area that is a part of the religious facility site.

Safe parking programs are designed to provide a safe place for people sheltering in their vehicles to park without risk of a citation. These programs offer on-site services including restrooms, handwashing stations, and case management services. Safe parking programs provide a stabilizing foundation upon which homeless and other social services can facilitate movement toward permanent housing.

The needs of individuals sheltering in their vehicles are typically different from chronically homeless individuals living outdoors. By maintaining access to vehicular shelter, individuals participating in safe parking programs may maintain work and community ties not afforded to individuals living on the street. Without safe parking, people living in their cars risk citations, towing, or impoundment fees that increase instability and threaten those ties. Additional operational details are provided in the next section.

### *Proposed Operations*

The Zoning Code requires the program operator to prepare a written management plan that outlines program details. The written management plan shall include a site plan, hours of operation, total number of vehicles and size of vehicles served on-site, the monitoring and oversight program, and the neighborhood communications strategy plan.

Based on the submitted site plan and management plan, up to 25 participant vehicles would be allowed to park within the existing parking lot from 7:00 p.m. to 7:00 a.m. daily. No more than 25 participants would be permitted at any one time. During the program hours, participants would have access to the secured on-site portable restroom and handwashing station. As proposed, one private security guard would be present on-site to ensure that valid participant parking passes are visible and monitor the site throughout the night.

Additionally, the Zoning Code provides performance standards for the Safe Parking use. The safe parking use shall be managed by a program operator that participates in the Pasadena Continuum of Care Program and Coordinated Entry System and provides access or linkage to the

Coordinated Entry System. The program must provide restroom, water, and trash facilities. The program operator shall also ensure that only vehicles registered in the program are parked overnight during program hours and have their parking permit displayed at all times. Additionally, participants must enter into a written agreement with the program operator.

The program operator, Shower of Hope, participates in the Pasadena Continuum of Care Program and Coordinated Entry System and has developed a written management plan titled "Destination Hope Safe Parking Rules and Guidelines." Only clients who have entered into a written agreement with the program operator are allowed to use parking spaces overnight.

Under the agreement, participants commit not to store items outside of their vehicle, camp outside of their vehicle, play music audible outside of their vehicle, have alcohol or drugs on the premises, cook inside or outside their vehicles, and must keep their designated parking space tidy. Participants would be required to always display a valid parking pass when on the premises. Only registered participants and vehicles would be allowed to park on-site during program hours, with no guests allowed. Additionally, participants would be assigned a Shower of Hope caseworker. As described by the applicant, every six months each participant would be evaluated for the program. Clients would be able to participate in the program if the program is not at full capacity. If the program does have a wait list, any participants not actively participating in transitioning to a more permanent living situation will be exited after a year of stay. Should a participant violate the program agreement, they may be removed from the program.

#### *Surrounding Uses and Noise*

All activities associated with the Safe Parking use would occur a minimum of 300 feet from residential uses to the northwest across East Walnut Street. Additionally, the residential uses located 500 feet to the south of the Safe Parking use would be separated by existing religious facility buildings and the courtyard for Plazas Las Fuentes. Other adjacent uses include civic, institutional, or commercial uses, such as the Los Angeles County courthouse, Pasadena City Hall, or a hotel. To ensure that the surrounding uses would not be disturbed by noise, participants must agree not to have loud music and to keep all noise within their vehicles. Quiet hours would be established from 10:00 p.m. to 6:00 a.m. Compliance with the City's Noise Ordinance (Chapter 9.36) is required, as noted in the recommended conditions of approval.

#### *Community Outreach*

Staff also added a condition of approval requiring a representative of the program responsible for the activities occurring on-site to be available during all hours of operation, and to take and respond to calls. The representative shall take immediate steps to remedy the concerns within a reasonable time, not to exceed 48 hours. The name and telephone number of the individual, owner, or designated representative responsible shall be posted on a sign visible from the public right-of-way on the premises in accordance with the Pasadena Municipal Code, kept on record in the office of the religious facility, and on All Saints Church's website. The information shall also be furnished to the Zoning Administrator and be presented to any City official upon request.

#### **APPEALS:**

On June 30, 2025, three requests were filed to appeal the Hearing Officer's decision to the Board of Zoning Appeals.

The first request was filed by Silvio Nardoni of Archimedes Law Group, LLP on behalf of The

Maryland Homeowners Association (Appellant 1) (Attachment D). The second appeal request was filed by Park and Velayos, LLP, on behalf of ARE-Pasadena No. 5, LLC. (Appellant 2) (Attachment E). The third appeal request was filed by Erica Tamblyn on behalf of All Saints Church (Applicant/Appellant 3) (Attachment F).

Appeal Points and Response to Each Appeal:

The appeal points and Staff responses to the three Appellants' appeal points are provided in the section below. Additionally, the appeal applications were forwarded to the Hearing Officer for review. The Hearing Officer provided responses in the form of an Addendum (Attachment G), which are also included in the section below.

*First Appeal (Appellant 1):*

1. The Zoning Code does not allow Safe Parking on the proposed location because it is not a religious facility.
  - a. The parking lot owned by the church operates primarily as a commercial parking lot and is not, and not accessory to, religious worship.

Staff's Response: *The All Saints Church site consists of three contiguous parcels under single ownership. The northern two parcels are developed with surface parking and the southern parcel is developed with religious facility buildings and a courtyard. The Zoning Code defines site as "a lot or group of contiguous lots not divided by any alley, street, other right-of-way or city limit that is proposed for development in accord with the provisions of this Zoning Code and is in a single ownership or has multiple owners, all of whom join in an application for development." The parking lot provides parking for the religious facility in addition to serving as paid parking.*

Hearing Officer's Response: *"I agree with staff's assessment that the Safe Parking use is conditionally permitted in the PS zoning district subject to approval of a Minor Conditional Use Permit. I further concur that the proposed use complies with the specific requirements of Zoning Code Section 17.50.265 (Safe Parking), including submittal of a management plan and compliance with performance standards."*

- b. The Zoning Code uses the word "facility" when referring to religious facility, not "site." The Hearing Officer Staff Report refers to the area as a "site" which is defined as a large-scale development that spans across lots. The proposed Safe Parking, if considered a "development" would occur only on the parking lot and not on the other parcels where the sanctuary and church buildings are located.

Staff's Response: *The Zoning Code does not provide a definition for "facility." The Zoning Code definition of "Religious Facility" is "a facility in which the primary use is religious worship. A religious facility may include related accessory activities including religious education, ministry, clothing and food distribution, counseling, employment assistance, referral services, and support groups. Other uses (e.g., private schools and child day-care centers) that are located on the site of a religious assembly use shall not be accessory uses..." The proposed Safe Parking use is a related accessory activity that is permitted on a religious facility site with a Minor Conditional Use Permit, pursuant to the Zoning Code.*

Hearing Officer's Response: *"Based on the record, I also found sufficient evidence to support the determination that the site qualifies as a religious facility, thereby meeting*

*eligibility requirements for operation of a Safe Parking program.”*

- c. The parking lot is not used at all times by the church, as suggested by the applicant during the Hearing Officer meeting.

Staff's Response: *The parking lot is in use in the day and evening by the religious facility. All Saints Church volunteers park in the parking lot at all times. Parking occurs in the lot during weekly evening events. Youth night and adult choir practices which occur Wednesday and Thursday nights, respectively, each week until 10:00 p.m. Occasional filming activity also occurs on the parking area to the south of the proposed safe parking area until 10pm in the parking area. In addition to the weekday daily parking, the religious facility utilizes the parking spaces in the lot during evening activities, as well as on the weekends.*

Hearing Officer's Response: *“Based on the record, I also found sufficient evidence to support the determination that the site qualifies as a religious facility, thereby meeting eligibility requirements for operation of a Safe Parking program.”*

- 2. The Zoning Code does not allow the proposed use which would be detrimental to the health, safety, and general welfare of neighborhood residents and workers.

- a. The future will resemble the past and the problems from the past will return.

- i. Beginning five years ago, when people experiencing homelessness camped on the property, neighborhood issues appeared such as drug dealers loitering, public drug use, public defecation, and increased litter.

Staff's Response: *The proposed use would not be detrimental to the area with the recommended conditions of approval such as requiring oversight of the program by an on-site state certified security guard, limiting outdoor lighting, and limitation on outdoor activities. The conditions of approval require that personal belongings remain within participant vehicles and that the premises, sidewalk, and street must remain in a litter and graffiti-free manner. Additionally, only registered participants may be parked overnight during the program hours and would be monitored by the security guard. The portable restroom is also required to be accessible only to Safe Parking participants and maintained in a clean and sanitary manner. Should such conditions of approval be violated, the project may be called up for review at a public hearing.*

Hearing Officer's Response: *“I found that the Safe Parking program, as conditioned, would not be detrimental to the health, safety, or general welfare of persons residing or working in the surrounding neighborhood. The operation incorporates safety measures designed to discourage loitering, littering, late-night disturbances, use of the public right-of-way, and noise impacts. Conditions of approval require the presence of a security guard during hours of operation, establishment of a hotline for community concerns, and designation of a program representative available at all times during operation to respond to issues in real time. Collectively, these measures provide adequate safeguards to address neighborhood safety concerns.”*

- b. A single security guard will not suffice.

- i. A single security guard will not be able to secure 25 vehicles, which can include RVs, housing 50 or more people on a parking lot open to the public space on three sides.

- ii. Police Department recommends one security guard, but this recommendation was prior to the Hearing Officer's additional condition to require that the All Saints Church indoor bathroom shall remain open and available to participants.

Staff's Response: *The applicant proposes a maximum of 25 individuals, not to exceed 25 vehicles. One security guard is proposed, which is consistent with the Police Department's recommendation. The public right-of-way is to the north (Walnut Street) and the west (Euclid Avenue). A commercial building is to the east and the religious facility site continues to the south of the parking lot where the Safe Parking use is requested. The Police Department has reviewed the Hearing Officer condition and addendum requiring access to a secured restroom, such as a locked portable restroom, and continues to recommend one security guard for the Safe Parking use.*

Hearing Officer's Response: *"I found that the Safe Parking program, as conditioned, would not be detrimental to the health, safety, or general welfare of persons residing or working in the surrounding neighborhood. The operation incorporates safety measures designed to discourage loitering, littering, late-night disturbances, use of the public right-of-way, and noise impacts. Conditions of approval require the presence of a security guard during hours of operation, establishment of a hotline for community concerns, and designation of a program representative available at all times during operation to respond to issues in real time... I recognize that the use of a portable toilet may be appropriate if access is strictly controlled. Therefore, I would support the use of a portable toilet provided it is equipped with a key code mechanism available only to Safe Parking participants. Collectively, these measures establish a robust framework of safeguards that adequately address neighborhood safety concerns."*

- c. Problems will likely occur in the neighborhood before and after Safe Parking hours.
  - i. Drug dealers and users will loiter in the area before and after program hours.
  - ii. Participants will park in the neighborhood and use drugs before driving into the Safe Parking lot and when leaving in the morning.
  - iii. Other users who are not participants will be attracted to the area because of the concentration of available drugs.

Staff's Response: *In order to partake in the Safe Parking program, participants must enter into a written agreement with the program operator. Under the agreement, participants commit not to have alcohol or drugs on the premises. Only registered participants and vehicles would be allowed to park on-site during program hours, with no guests allowed. Additionally, participants would be assigned a Shower of Hope caseworker. As described by the applicant, every six months each participant would be evaluated for the program. Clients would be able to participate in the program if the program is not at full capacity. If the program does have a wait list, any participants not actively participating in transitioning to a more permanent living situation will be exited after a year of stay. Should a participant violate the program agreement, they may be removed from the program. Should the program operator fail to comply to enforce the written agreement as stated, 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 Minor Conditional Use Permit if sufficient cause is given.*

Hearing Officer's Response: *"I found that the Safe Parking program, as conditioned,*

*would not be detrimental to the health, safety, or general welfare of persons residing or working in the surrounding neighborhood. The operation incorporates safety measures designed to discourage loitering, littering, late-night disturbances, use of the public right-of-way, and noise impacts. Conditions of approval require the presence of a security guard during hours of operation, establishment of a hotline for community concerns, and designation of a program representative available at all times during operation to respond to issues in real time. Collectively, these measures provide adequate safeguards to address neighborhood safety concerns.”*

- d. All Saints is already an attractive nuisance, and it cannot control what happens on its property.
  - i. Since 2020, All Saints has had 450 calls for service from the Police Department. If it was any other permit-holder or business, All Saints would have been classified as a gross nuisance and closed down by the City.
  - ii. Based on this history, All Saints cannot maintain a Safe Parking operation on its parking lot for 12 hours daily without degrading the safety of the neighborhood.

Staff's Response: *The recommended conditions of approval require oversight of the program by an on-site state certified security guard, limits outdoor lighting and outdoor activities. Specifically, the conditions of approval require that personal belongings remain within participant vehicles and that the premises, sidewalk, and street must remain in a litter and graffiti-free manner. Additionally, only registered participants may be parked overnight during the program hours and would be monitored by the security guard. The portable restroom is also required to be accessible only to Safe Parking participants and maintained in a clean and sanitary manner. Should such conditions of approval be violated, the project may be called up for review at a public hearing.*

Hearing Officer's Response: *"I found that the Safe Parking program, as conditioned, would not be detrimental to the health, safety, or general welfare of persons residing or working in the surrounding neighborhood. The operation incorporates safety measures designed to discourage loitering, littering, late-night disturbances, use of the public right-of-way, and noise impacts. Conditions of approval require the presence of a security guard during hours of operation, establishment of a hotline for community concerns, and designation of a program representative available at all times during operation to respond to issues in real time. Collectively, these measures provide adequate safeguards to address neighborhood safety concerns.”*

- e. The proposed operator of the Safe Parking program is losing resources.
  - i. Shower of Hope does not have funding from City of Los Angeles in 2025 – 2026 and is in a precarious financial situation. The City should be concerned that the Shower of Hope may decline to provide the resources – such as a security guard or additional staff to respond to complaints – needed to control All Saints' Safe Parking operation when issues arise.

Staff's Response: *The funding of the operator from the City of Los Angeles is not the basis for one of the Minor Conditional Use Permit findings. Should the Safe Parking use not comply with the conditions of approval, 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. Further, the City Council on April 20, 2024, signed a contract which granted*

*funding for Shower of Hope, contingent on the approval of the Minor Conditional Use Permit.*

Hearing Officer's Response: *"The proposed use complies with the specific requirements of Zoning Code Section 17.50.265 (Safe Parking), including submittal of a management plan and compliance with applicable performance standards."*

- f. The Zoning Code does not allow the proposed use which would be incompatible with existing land uses because residences are within 300 feet from the location.
  - i. The Hearing Officer found, in Finding #6 that the location would be compatible because all activities associated with the use will occur a minimum of "300 feet from residential uses across East Walnut Street." According to a Google map, the Euclid Square apartment building at 249 North Euclid Avenue is 286 feet from the closest parking space that is part of the proposed Safe Parking operation. If measured from parcel line to parcel line, the distance is 260 feet.

Staff's Response: *The City's Zoning Code does not have a minimum distance requirement between a Safe Parking facility and residential uses, the distance is identified in the finding to provide context for the proposed separation. The location of the Safe Parking spaces are over 300 feet from the residential building at 249 North Euclid Avenue according to the City's iMap GIS system (Attachment H). Additionally, conditions of approval are provided to address noise, litter, and other impacts.*

Hearing Officer's Response: *"I found that the Safe Parking program, as conditioned, would not be detrimental to the health, safety, or general welfare of persons residing or working in the surrounding neighborhood. The operation incorporates safety measures designed to discourage loitering, littering, late-night disturbances, use of the public right-of-way, and noise impacts. Conditions of approval require the presence of a security guard during hours of operation, establishment of a hotline for community concerns, and designation of a program representative available at all times during operation to respond to issues in real time. Collectively, these measures provide adequate safeguards to address neighborhood safety concerns."*

- g. The CEQA determination is improper because the proposed use is not exempt from environmental review and requires environmental analysis.
  - i. The Hearing Officer's determination that the MCUP was exempt from environmental review because the operation is a "negligible or no expansion of use" is in error.
    1. Granting the MCUP would increase the hours of operation by 100%. (The parking hours would now include 7 p.m. to 7 a.m.)
    2. Granting the MCUP would increase the volume of cars authorized to park in the lot each weekday by 27%. (The parking lot holds 90 cars during its commercial, "courthouse," hours. An additional 25 vehicles each evening is an increase of 27 percent.)
    3. Granting the MCUP would be a change of use. (The parking lot would be used for shelter half of each day.)

Staff's Response: *CEQA requires the proposed project be compared to the existing conditions (i.e., the site as it exists when the application is submitted). The existing conditions are then considered the environmental baseline and are used to assess the*

*environmental impacts of a project. In the case of All Saints Church, surface parking and services for people experiencing homelessness have occurred at the site for many years. A Class 1 (Existing Facilities) categorical exemption includes the operation, permitting, licensing or minor alteration of existing structures where there is negligible or no expansion of use. The proposed use would not result in any alteration of the existing building or project site.*

*The applicant has provided a list of weekly events in which the parking lot is used by the religious facility volunteers, parishioners, or staff. These include youth night and adult choir practices which occur Wednesday and Thursday nights, respectively, each week until 10:00 p.m. Occasional filming activity also occurs on the parking area to the south of the proposed safe parking area until 10pm in the parking area. The number of parking spaces within the parking lot area is not increasing and the hours that the parking lot is available for use is not proposed to increase.*

*It should also be noted that the religious facility presently operates the Safe Haven temporary homeless shelter on the property nightly, which is a similar operation to the safe parking use. Both uses include the temporary shelter of unhoused individuals in a secure location with accessible restroom and washing facilities and a required case management program. As such, the proposed use would be accessory and complementary to the primary religious facility use, which will remain.*

Hearing Officer's Response: *"Regarding CEQA, I determined that the project is categorically exempt from environmental review and that no unusual circumstances distinguish it from other projects in the exempt class. The use of the religious facility site for Safe Parking constitutes a negligible expansion of the existing use."*

- ii. These changes cannot be "negligible or no expansion" of use above the existing baseline. (See, e.g., *Communities for a Better Env't v. S. Coast Air Quality Mgmt. Dist.* (2010) 48 Cal. 4th 310, 315 ["the baseline normally consists of the physical environmental conditions in the vicinity of the project, as they exist at the time environmental analysis is commenced" ( omitting internal citation marks and ellipses) ( citing 14 CCR 15125 (a))].)Therefore, the proposed increase does not fall within the Class 1 CEQA exemption. (See 14 CCR 15301 [the CEQA exemption's "key consideration is whether the project involves negligible or no expansion of an existing use"].)

Staff's Response: *The existing baseline is a religious facility with a surface parking lot. The surface parking lot hosts commercial and religious use parking during the day and religious use parking during evening hours. The proposed use would include up to 25 vehicles in which registered participants experiencing homelessness would sleep in their cars and have access to a secured portable restroom and handwashing station. The religious facility presently operates an overnight temporary homeless shelter on the property and the parking lot is available for church-related programs at all hours, as needed. Due to the existing uses on the All Saints Church site, the proposed safe parking use would be a negligible expansion of use beyond the baseline.*

Hearing Officer's Response: *"Regarding CEQA, I determined that the project is categorically exempt from environmental review and that no unusual circumstances distinguish it from other projects in the exempt class. The use of the religious facility site for Safe Parking constitutes a negligible expansion of the existing use."*

- iii. The use will increase congestion and pollution in the area due to idling cars and

RVs waiting to drive into the lot when it re-opens. The amount of litter will increase. Therefore, an environmental analysis is required. *Protect Niles v. City of Fremont* (2018) 25 Cal. App. 5th 1129, 1138-39 [citing CEQA Guidelines that if there is "substantial evidence" in the whole record supporting a fair argument that a project may have a significant nonmitigable effect on the environment, the lead agency shall prepare an EIR, even though it may also be presented with other substantial evidence that the project will not have a significant effect, and noting that "may" means a reasonable possibility].)

Staff's Response: *The project qualifies as an exemption under CEQA. According to the City's Department of Transportation, North Euclid Avenue between Walnut Street and Union Street, has an estimated 1603 Annual Average Daily Trips for 2024. Based on the City's Transportation Impact Analysis Guidelines, the proposed 50 net new vehicle trips are below the threshold to require a Local Mobility Analysis and CEQA Analysis. Therefore, the additional 25 vehicles accessing the safe parking area from the North Euclid driveway would be a negligible increase in the total daily traffic*

Hearing Officer's Response: *"Regarding CEQA, I determined that the project is categorically exempt from environmental review and that no unusual circumstances distinguish it from other projects in the exempt class. The use of the religious facility site for Safe Parking constitutes a negligible expansion of the existing use."*

- iv. The Hearing Officer explicitly stated that he modified some of the conditions of the permit in order to "mitigate" the impacts of the proposed Safe Parking operation. (Recording at 1:19:28.) The City "should not be permitted to evade standards governing the preparation of a mitigated negative declaration by evaluating proposed mitigation measures in connection with the significant effect exception to a categorical exemption." (*Salmon Prot. & Watershed Network v. County of Marin* (2004) 125 Cal. App. 4th 1098, 1108.) In other words, the City is not allowed to avoid an environmental analysis by imposing mitigation measures which supposedly render the project categorically exempt.

Staff's Response: *The project is exempt under CEQA and projects that are categorically exempt from CEQA have already been determined to not be a significant effect on the environment and are not subject to mitigation measures.*

*As identified in the statement below, the Hearing Officer used the term "mitigate" in the general English language meaning of "to make less severe or painful." The language referred to community concerns about security and general operations of the site, not environmental specific concerns. The mitigation suggested does not directly relate to the environmental conditions of the site.*

Hearing Officer's Response: *"I wish to clarify that my use of the term "mitigation measures" during the hearing was intended in a general sense to describe measures alleviating community concerns, and not in the technical CEQA context of environmental impact mitigation."*

- v. The City may not approve the MCUP application at least until a proper environmental review is conducted. (See, e.g., *Save Tara v. City of W Hollywood* (2008) 45 Cal. 4th 116, 122 (2013) [environmental review must precede project approval]; 14 CCR 15004 ["Before granting any approval of a project subject to CEQA, every lead agency or responsible agency shall consider a final EIR or negative declaration or another document authorized by these guidelines to be

used in the place of an EIR or negative declaration."].)

Staff's Response: *The Hearing Officer made the determination that the project has been determined to be 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; therefore, there are no unusual circumstances. Section 15301 exempts the operation, permitting, licensing or minor alteration of existing structures where there is negligible or no expansion of the use. The Safe Parking use of no more than 25 vehicles would occur on an existing surface parking lot which has the capacity for 90 vehicles The operation of a Safe Parking use on a religious facility site is considered a negligible expansion of an existing use.*

Hearing Officer's Response: *"Regarding CEQA, I determined that the project is categorically exempt from environmental review and that no unusual circumstances distinguish it from other projects in the exempt class. The use of the religious facility site for Safe Parking constitutes a negligible expansion of the existing use."*

*Second Appeal (Appellant 2):*

1. ARE-Pasadena No. 5, LLC learned of the project one day before the hearing and submitted a letter of continuance to provide additional time to understand the project and meet with the applicant and the City. The Hearing Officer did not grant the continuance.

Staff's Response: *Two weeks prior to the public hearing date, the public hearing notice was mailed to the owner of the property where ARE-Pasadena No. 5, LLC. is located (26 North Euclid Avenue). Additionally, the public notice boards were posted at the project site in accordance with the Zoning Code.*

*The Hearing Officer may use their discretion to grant a requested continuance and did not choose to grant the requested continuance.*

Hearing Officer's Response: *"I found that all required noticing procedures were followed prior to scheduling the public hearing. Proper notifications were mailed and posted in accordance with State and local requirements."*

2. The Hearing Officer's decision was rushed and did not:
  - a. Comply with the Zoning Code which does not allow for a Minor Conditional Use Permit in this instance

Staff's Response: *The All Saints Church site is zoned PS (Public and Semi-Public) and consists of three contiguous parcels under single ownership. The northern two parcels are developed with surface parking and the southern parcel is developed with religious facility buildings and a courtyard. In the PS zoning district, a Minor Conditional Use Permit (MCUP) is required to establish a Safe Parking use on a religious facility site.*

Hearing Officer's Response: *"Based on the record, I also found sufficient evidence to support the determination that the site qualifies as a religious facility, thereby meeting eligibility requirements for operation of a Safe Parking program."*

- b. Make the appropriate findings and provide findings that are supported by evidence

Staff's Response: *The Hearing Officer's decision was based on the findings in Attachment A of the decision letter (Attachment C). These findings were based on analysis of the*

*proposed operations and existing conditions.*

Hearing Officer's Response: *"After a thorough review of the record, I concurred with staff's recommendation that the required findings for approval could be made. I found staff's analysis to be comprehensive and well-reasoned, providing a solid basis for approval. In addition, I was persuaded by the applicant's presentation that community concerns could be reasonably addressed through the conditions of approval and by ongoing coordination with neighboring stakeholders."*

c. Comply with CEQA or provide evidence to support an exemption from CEQA.

Staff's Response: *CEQA requires the proposed project be compared to the existing conditions (i.e., the site as it exists when the application is submitted). The existing conditions are then considered the environmental baseline and are used to assess the environmental impacts of a project. In the case of All Saints Church, surface parking and services for people experiencing homelessness have occurred at the site for many years. A Class 1 (Existing Facilities) categorical exemption includes the operation, permitting, licensing or minor alteration of existing structures where there is negligible or no expansion of use. The proposed use would not result in any alteration of the existing building or project site.*

Hearing Officer's Response: *"Regarding CEQA, I determined that the project is categorically exempt from environmental review and that no unusual circumstances distinguish it from other projects in the exempt class. The use of the religious facility site for Safe Parking constitutes a negligible expansion of the existing use."*

*Third Appeal (Applicant/Appellant 3):*

1. The condition (*adopted Condition No. 12, see below*) to provide interior restroom access would create an undue financial burden with an estimated annual cost of \$182,000 for staffing. The current arrangement for the existing Safe Haven temporary homeless shelter has been successful and features the use of a porta potty and washing facility, which is also proposed for the Safe Parking use.

*Adopted Condition No. 12: "Water, trash, and indoor restroom facilities shall be provided, maintained, and accessible to clients during Safe Parking facility hours."*

Staff's Response: *The Hearing Officer has clarified in his addendum that the intent of the interior restroom access is to ensure that restroom facilities will be accessible only to safe parking participants during program hours and not to the general public. The Hearing Officer confirmed that secured restroom facilities, such as a locked portable restroom within the safe parking area with an access key or code would be adequate to meet the intent of the approved condition.*

Hearing Officer's Response: *"To further address sanitary needs in a manner consistent with neighborhood compatibility, I imposed a condition requiring use of the indoor restroom facilities in lieu of the initially proposed portable toilet. My concern with reliance on a portable toilet is that it could attract unwanted activity from unhoused individuals outside of the Safe Parking program. However, I recognize that the use of a portable toilet may be appropriate if access is strictly controlled. Therefore, I would support the use of a portable toilet provided it is equipped with a key code mechanism available only to Safe Parking participants."*

Presently, the temporary homeless shelter program (approved under Conditional Use

Permit #6898, Safe Haven) uses a portable restroom that is located adjacent to the parking lot that would be used for Safe Parking. Staff recommends that this portable restroom be used for the Safe Parking program and be accessible to the Safe Parking program participants only (i.e. locked and equipped with a key code mechanism). Since the temporary homeless shelter activities occur adjacent to the church facilities (including the offices, meeting rooms, and interior spaces), the restrooms for the temporary homeless shelter shall be provided within the church facilities. The revised condition of approval is provided below.

Revised Condition No. 12: "Water, trash, and restroom facilities shall be provided, maintained, and accessible to clients during Safe Parking facility hours. The portable restroom facility shall be accessible to the Safe Parking program participants only (i.e. locked and equipped with a key code mechanism). Participants from the Safe Haven temporary homeless shelter shall utilize a restroom inside the church facilities."

#### **GENERAL PLAN CONSISTENCY:**

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.

***Goal HE-4. Adequate housing opportunities and support services for seniors, people with disabilities, families with children, college students, and people in need of emergency, transitional, or supportive housing.***

***Policy HE-4.4 Service-Enriched Housing.*** Support and assist organizations in the provision of support services and service-enriched housing for special needs groups, such as seniors, families, disabled people, homeless people, and those with medical conditions.

***Policy HE-4.6 Homeless Housing and Services.*** Provide support and financial assistance to community service organizations that provide housing opportunities and supportive services for people who are homeless.

The proposed Safe Parking program integrates support services including case management and housing navigation. In addition, the use would provide a safe and secure location for people experiencing homelessness to park their vehicles and sleep over night. As such, the proposed use is consistent with the City's policies to provide service-enriched opportunities for people experiencing homelessness.

***Goal 2 – Land Use Diversity.*** A mix of land uses meeting the diverse needs of Pasadena's residents and businesses, fostering improved housing conditions, offering a variety of employment and recreation opportunities, and supporting a healthy population while protecting the environment.

***Policy 2.7- Civic and Community Services.*** Provide diverse uses and services supporting Pasadena's residents such as facilities for civic governance and administration, public safety (police and fire), seniors and youth, community gatherings, and comparable activities.

All Saints Church is an existing religious facility in which community gatherings related to religious services and other social groups occur. The proposed Safe Parking use would provide a consistent, dedicated space for unhoused community members to sleep and have access to restrooms. Participants also would be assigned a case worker who would provide resources to assist in finding jobs and working towards permanent housing. Operational conditions imposed through the Minor Conditional Use Permit process will reduce the likelihood of negative impacts on adjoining uses.

**GOAL 16. Superior Services.** *A superior level of services meeting the needs of Pasadena's diverse residents including schools, hospitals, parks, child and senior facilities and programs, libraries, shelters, public auditoriums, health facilities, social clubs and recreation centers.*

**Policy 16.1 – Commitment.** *Provide human and community services to all sectors of the City's population in an equitable manner.*

The proposed Safe Parking use would provide community services to vulnerable individuals to assist them towards permanent housing. The program includes a partnership with Shower of Hope and would include a case worker for each participant and resources related to achieving permanent housing stability.

**Policy 16.7 – Shared Facilities.** *Encourage the sharing of facilities between various public service providers, as well as those offered by private entities, such as the joint use of school play areas for recreation, school facilities for child and after school day care, and libraries for civic and cultural events.*

The proposed Safe Parking program would be located at an existing religious facility of which the proposed services would align with the mission and values of the use. In addition, the church campus has limited use overnight. A temporary homeless shelter operates adjacent to the church buildings and the parking lot is open for church related activities during the proposed sleeping hours which results in underutilized parking lots. This provides for an opportunity to provide the safe parking program in the unused portion of the site during these overnight hours. The facilities would provide participants with a secure, safe, and consistent location to park and sleep.

#### **ENVIRONMENTAL REVIEW:**

This project has been determined to be 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; therefore, there are no unusual circumstances. Section 15301 exempts the operation, permitting, licensing or minor alteration of existing structures where there is negligible or no expansion of the use. The Safe Parking use of no more than 25 vehicles would occur on an existing surface parking lot which has the capacity for 90 vehicles. The operation of a Safe Parking use on a religious facility site is considered a negligible expansion of an existing use.

#### **COMMENTS FROM OTHER DEPARTMENTS:**

The Police Department, Housing Department, Fire Department, Public Works Department, Public Health Department, and Building and Safety Division have reviewed the project. The Pasadena Police Department recommended that one security guard be present and actively patrolling the

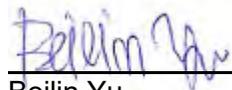
parking area overnight. The Housing Department, Fire Department, Public Works Department, Public Health Department, and Building and Safety Division had no comments.

**CONCLUSION:**

It is staff's assessment that the findings necessary for approval of the Minor Conditional Use Permit to establish a Safe Parking land use at an existing religious facility can be made. The proposed Safe Parking use would provide a consistent place for unhoused individuals to sleep and receive support services. The use meets all applicable specific land use standards required by the Zoning Code. Further, the use is consistent with Goals and Policies in the Housing and Land Use Elements of the General Plan, as the use provides services to individuals experiencing homelessness. To prevent any unanticipated noise impacts and to safeguard nearby residential uses, recommended conditions of approval include compliance with the City's Noise Ordinance (Chapter 9.36). As proposed, the project would not be detrimental to surrounding properties or to other residences in the immediate neighborhood. Therefore, staff recommends that the Board of Zoning Appeals uphold the Hearing Officer's decision and approve Minor Conditional Use Permit #7318 with the findings in Attachment A and the Conditions of Approval in Attachment B.

Respectfully Submitted,

Prepared By:



Beilin Yu  
Zoning Administrator



Alison Walker  
Planner

Attachments:

- Attachment A – Minor Conditional Use Permit Findings
- Attachment B – Conditions of Approval
- Attachment C – Hearing Officer Decision Letter (dated June 18, 2025)
- Attachment D – First Appeal Request (dated June 30, 2025)
- Attachment E – Second Appeal Request (dated June 30, 2025)
- Attachment F – Third Appeal Request (dated June 30, 2025)
- Attachment G – Hearing Officer Addendum (August 29, 2025)
- Attachment H – Project Distance from Residential Use Exhibit



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**.

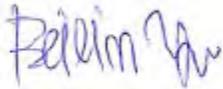
In accordance with Section 17.64.040 (Time Limits and Extensions) of the Pasadena Municipal Code (PMC), the exercise of the right granted under this application must be commenced within three years of the effective date of the approval, unless otherwise specified in the conditions of approval. This approval 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.

Please be advised that pursuant to Section 17.64.040.B (Exercise of permit) of the PMC, the rights granted by this approval is vested when a building permit has been issued and construction diligently pursued to completion; or when a Certificate of Occupancy has been issued by the City; or if no building permit is required, when the use has commenced; or for project that also requires Design Review, when an application for Concept Design Review has been filed and determined complete within 12 months from the effective date of this approval. It should be noted that the time frame within which judicial review of the decision must be sought is governed by California Code of Civil Procedures, Section 1094.6.

You are hereby notified that, pursuant to Chapter 17.72 of the Pasadena Municipal Code, any person affected or aggrieved by the decision of the Board of Zoning Appeals has the right to appeal this decision to the City Council within **ten days**, with the decision being effective the following day. If the tenth day falls on a day when City offices are closed, the appeal deadline shall be extended through the next day when offices are open. The last date to appeal this case will be **October 6, 2025**, and the effective date will be **October 7, 2025**. Prior to the effective date, a member of the City Council may stay the decision and request that it be called for review to the City Council. However, if there is a request for a call for review, the appeal period will continue to run. The regular Appeal fee is \$1,624.31. The Appeal fee for non-profit community-based organizations is \$812.16.

For further information regarding this case, please contact **Alison Walker** at **(626) 744-6742** or **awalker@cityofpasadena.net**.

Sincerely,



Beilin Yu  
Zoning Administrator

Enclosure: Attachment A (Specific Findings), Attachment B (Conditions of Approval),  
Attachment C (Site Plan)

xc: City Manager, City Clerk, City Council, City Council District Liaisons, Planning Commission, Hearing Officer, Building Division, Public Works Department, Design and Historic Preservation Section, Department of Transportation, Department of Water and Power, Fire Department, Code Compliance, Director of Planning and Community Development, Deputy Director of Planning and Community Development, Case File

**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*

*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.*

**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

telephone number of the individual, owner, or designated representative responsible shall be posted on a sign visible from the public right-of-way on the premises in accordance with the Pasadena Municipal Code, kept on record in the office of the religious facility, and on All Saints Church's website. The information shall also be furnished to the Zoning Administrator and be presented to any City official for review upon request.

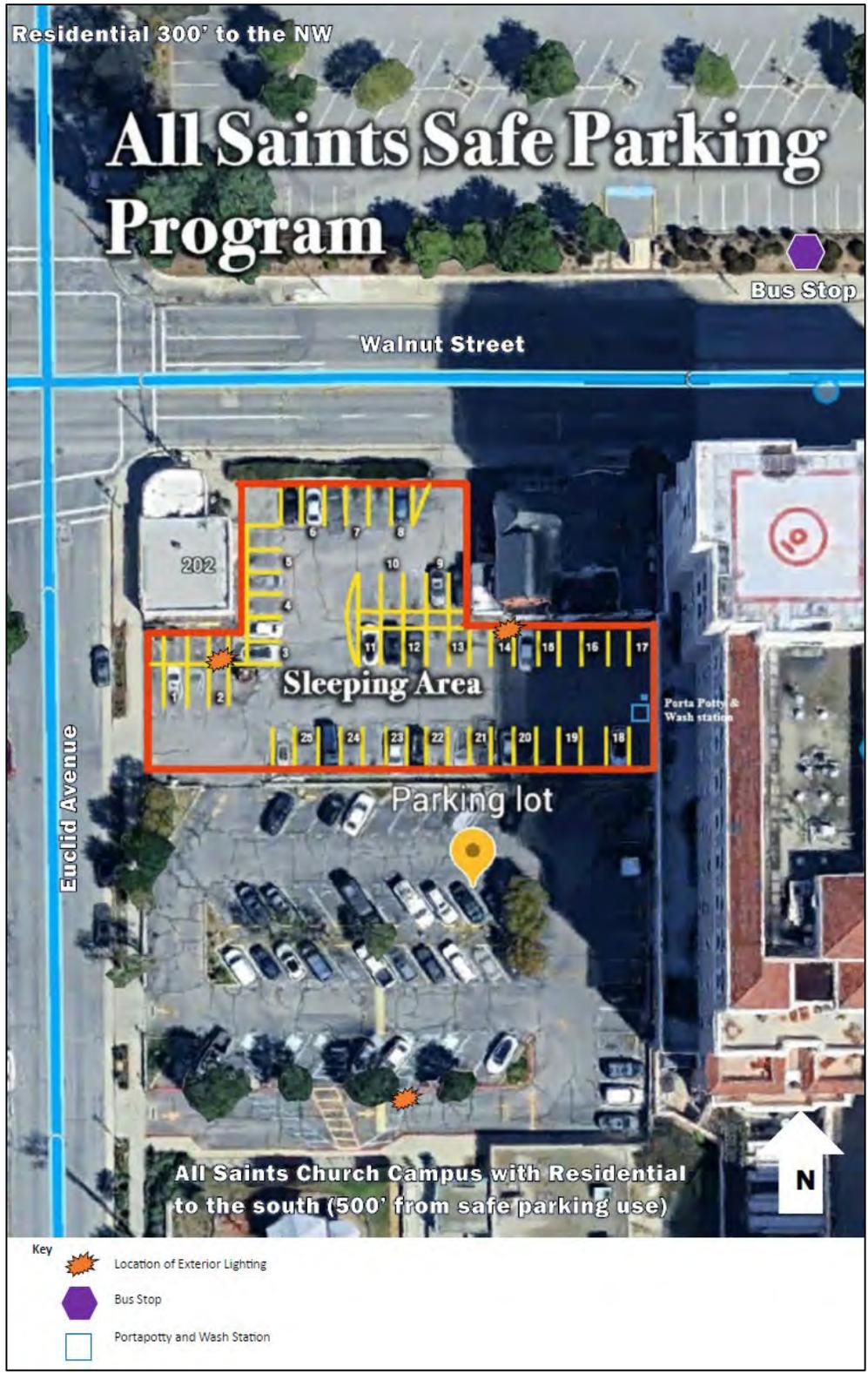
12. Water, trash, and restroom facilities shall be provided, maintained, and accessible to clients during Safe Parking facility hours. The portable restroom facility shall be accessible to the Safe Parking program participants only (i.e. locked and equipped with a key code mechanism). The portable restroom serving Safe Parking shall be separate from the restroom serving the Safe Haven temporary homeless shelter. The restrooms shall be located so that participants of both programs do not cross paths utilizing their designated restroom. Prior to operation of the Safe Parking land use, a site plan indicating the location of both restrooms shall be submitted for review and approved by the Zoning Administrator.
13. The portable restroom facility shall be maintained in a clean and sanitary manner at all times.
14. The Program Operator shall ensure that only vehicles registered in the program are parked overnight during program hours. Vehicles without a parking permit are prohibited from the program. A parking permit shall be provided to all clients and shall be displayed in vehicle windows during Safe Parking facility hours in a form approved by the Zoning Administrator.
15. Only clients who have entered into a written agreement with the Program Operator shall be allowed to use parking spaces overnight.
16. Every six months, the Program Operator shall provide the signed written agreements for the active participants in the Safe Parking program to the Zoning Administrator. The signed written agreements for the active participants shall also be available within the office of the religious facility, and upon request by the Zoning Administrator or any City official.
17. The premises, sidewalk, and street shall be maintained in a litter and graffiti free manner. Any graffiti that should appear on the site shall be removed within 48 hours. If at any time the Zoning Administrator determines that trash, litter, and debris have become a problem, the operator shall be required submit a litter clean-up plan. The *litter* clean-up plan shall address *litter* clean-up on-site and off-site and shall include, but not be limited to, a *litter* pick-up schedule and a map of the clean-up area. Upon approval of the plan by the Zoning Administrator, the measures of the plan shall be implemented. This condition may require the operator to post a bond to ensure trash and litter compliance.
18. The existing outdoor lighting shall be subject to Section 17.40.080 (Outdoor Lighting) of the Zoning Code to ensure its compliance with the requirements to avoid glare and reflection impacts on adjoining properties and public-rights-of-way.
19. Outdoor storage shall be prohibited. Personal belongings shall be stored only within the participant vehicles. No music may be played that is audible outside of participants' vehicles. No cooking or food preparation shall be performed by participants outside of their vehicles. Cooking inside of participant vehicles is prohibited unless the vehicle was manufactured with cooking appliances. Camping tarps, tents, or other related equipment attached to or beyond the participants' vehicles are prohibited.

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.

ATTACHMENT C  
SITE PLAN



# APPEAL APPLICATION

**GENERAL INFORMATION:** (Please print)

Date: October 6, 2025

Appellant: The Maryland HOA

Mailing Address: 80 N Euclid Ave.

City: Pasadena State: CA Zip: 91101

Phone #: (day) 818-550-1800 (evening) 323-791-8837 Fax #: 818-550-1850

Contact Person: Silvio Nardoni Phone #: 818-550-1800

E-mail Address of Contact Person: silvio@archimedeslaw.com

Applicant (if different from appellant): All Saints Church/Erica Tamblyn

**APPEAL APPLICATION**

ZENT2025-00039

Application # MCUP 7318 Date of Decision 09/25/2025 Appeal Deadline 10/06/2025

Property Address: 202 N Euclid Ave, Pasadena, CA

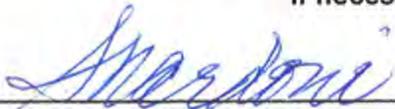
I hereby appeal the decision of the: Board of Zoning Appeals

The decision maker failed to comply with the provisions of the zoning ordinance in the following manner:  
See attached statement of grounds for appeal.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

RECEIVED  
2025 OCT -6 PM 1:51  
CITY CLERK  
CITY OF PASADENA

If necessary, please attach additional sheets



Applicant's Signature

October 6, 2025

Date of Application

Activity # _____	Appeal Hearing Date _____
Application Fee: \$ _____	Received by: _____
Date Received: _____	



RECEIVED  
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CITY CLERK  
CITY OF PASADENA

Attached to Request for Appeal of MCUP #7318

October 6, 2025

The Honorable City Council  
of the City of Pasadena  
Pasadena City Hall  
100 N. Garfield Ave.  
Pasadena, California 91101

Re: Appeal of Board of Zoning Appeals' decision on MCUP #7318,  
proposed Safe Parking use at the parking lot at 202 N. Euclid Ave.

Honorable Members of the City Council:

The Maryland Homeowners Association ("The Maryland") submits this letter as additional information attached to The Maryland's Request for Appeal of the Board of Zoning Appeals (the "BZA's") September 25, 2025 decision granting, with modifications, the application of Erica Tamblyn on behalf of All Saints Church for a Minor Conditional Use Permit ("MCUP") to allow a proposed Safe Parking operation on the parking lot at 202 N. Euclid Avenue, located at the southeast corner of Euclid and Walnut (the proposed "Safe Parking site").

The MCUP would allow up to 25 vehicles of homeless individuals to park between the hours of 7 p.m. and 7 a.m. on the Safe Parking site. The MCUP would not cap the number of individuals in those vehicles. All Saints proposes the Safe Parking operation be operated by Shower of Hope, which the City of Los Angeles recently de-funded.<sup>1</sup> The proposed Safe Parking operation is not limited to or even

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<sup>1</sup> See the video of the BZA's Sept. 25, 2025, hearing at time-stamp 2:03:20 (acknowledging the de-funding) available here: [https://pasadena.granicus.com/player/clip/8114?view\\_id=35&redirect=true](https://pasadena.granicus.com/player/clip/8114?view_id=35&redirect=true).

required to favor homeless individuals from Pasadena. So, while the staff report to the BZA may be correct that the proposed Safe Parking operation may mean “fewer individual will be parking or sleeping in residential areas or on public sidewalks or streets,” these may well not be Pasadena’s residential areas, public sidewalks, and streets. All of the Safe Parking participants could drive in from Los Angeles.

Goodness knows the City of Los Angeles needs all the help it can get. But that help should not come at the expense of the jeopardizing the safety of a Pasadena neighborhood and its residents. This Council’s charge is, of course, to protect Pasadena’s residents. At the hearings before the Hearing Officer and the BZA, every person who lives in the neighborhood of the Safe Parking site opposed the proposed operation. Everyone (other than All Saints staff and parishioners) who works near the Safe Parking site opposed to it. The people who spoke in favor of the proposed operation were overwhelmingly All Saints staff and parishioners, none of whom live in the neighborhood, and none of whom will have to deal with the negative effects of the proposed Safe Parking operation.

Turning to the legal bases of The Maryland’s appeal, the BZA’s findings and decision were in error for three reasons:

- First, the proposed Safe Parking site is not a religious facility site, and therefore the Zoning Code does not allow the proposed operation there.
- Second, the proposed Safe Parking use is not an exempt project under the California Environmental Quality Act (CEQA) as involving “negligible or no expansion” of existing use because the proposed Safe Parking operation is a change of use, and the intensity of activity will expand significantly, causing a negative environmental impact.
- Third, the proposed Safe Parking operation would negatively affect the safety of the neighborhood, as the evidence, below, and which was presented to the BZA, demonstrates.

1. The Zoning Code does not allow Safe Parking on the proposed parking lot because it is not a religious facility site.

The City’s zoning code allows Safe parking operations in the PS (Public and Semi-Public) zoning district, where All Saints Church and the proposed Safe Parking site are located, as long as additional conditions are met. One additional

condition is that the Safe Parking operation must be located on one of several specified types of sites. The type relevant here is a “religious facility” site. (Zoning Code section 17.24.030 Table 2-5; section 17.50.265.)

Pasadena Zoning Code section 17.80.20 defines a “religious facility” as a facility “in which the primary use is religious worship.” While the Code notes that a religious facility “may include related accessory activities,” including the sorts of charitable and pastoral activities that commonly occur inside church buildings, such as “religious education, ministry, clothing and food distribution, counseling, employment assistance, referral services, and support groups,” the Code explicitly excludes “[o]ther uses (e.g., private schools and child day-care centers) that are located on the site of a religious assembly.” For-profit commercial parking is surely an excluded “other use.”

The Code does not define “facility.” Merriam-Webster Dictionary defines it as “something (such as a hospital) that is built, installed, or established to serve a particular purpose.” (See <https://www.merriam-webster.com/dictionary/facility>.) The American Heritage Dictionary defines it as a “building, room, array of equipment, or a number of such things, designed to serve a particular function: hospitals and other health care facilities.” (See <https://ahdictionary.com/word/search.html?q=facility>.)

The Code defines a primary use as the “main purpose for which a site is developed and occupied, including the activities that are conducted on the site a majority of the hours during which activities occur.” (Zoning Code section 17.80.020.)

A religious facility under the Zoning Code is thus a structure or assembly location and related equipment whose main purpose is religious worship. In short, and relevant to the current dispute, it’s a church and its appointments. The Code thus excludes from being a religious facility site any site whose main use is for-profit commercial activity—such as for-profit commercial parking—since a site’s primary use cannot be both for-profit commercial activity and religious worship.

The BZA legally erred in identifying the location of All Saints’ “religious facility site.” The alleged location of All Saints’ church site as depicted, in a presentation staff made to the BZA and upon which the BZA rendered its decision, is shown within a thick yellow line:



The yellow line surrounds almost the entire western half of the block from Walnut Street on the north to the edge of Plaza Las Fuentes on the south. The staff presentation indicates in red where the proposed Safe Parking operation will occur.

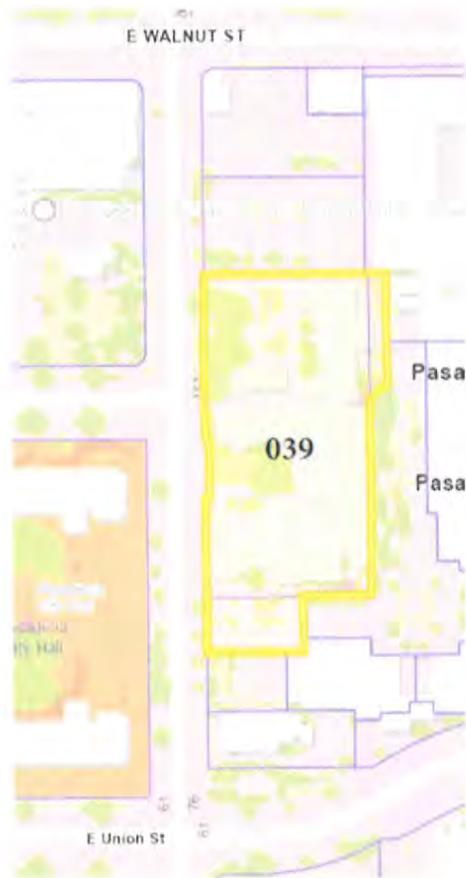
To understand why this yellow line misidentifies All Saints’ “religious facility” site, it’s essential to understand that the yellow line surrounds three distinct parcels, shown below with the last three digits of the parcels’ associated Assessor’s Parcel Numbers (APNs).<sup>2</sup>

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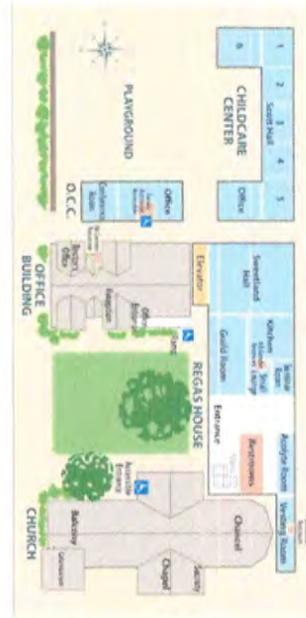
<sup>2</sup> Trinity Church provides a useful contrast. Its safe parking program is sited on its non-commercial parking lot that primarily services and is on the same parcel as the church. Trinity’s parking lot is thus on a religious facility site and qualifies to host a Safe Parking program under the City’s Zoning Code.



The southernmost and largest parcel (“Parcel 039”) has APN 5723-017-039 and the Church’s address of 132 N. Euclid Avenue:



As you can see from the aerial photograph and All Saints' campus map, below, Parcel 039 contains all of All Saints' facilities for religious worship and related accessory activities —the sanctuary, chapel, guild room, rector's office, etc. (As discussed later, Parcel 039 contains several lots.)

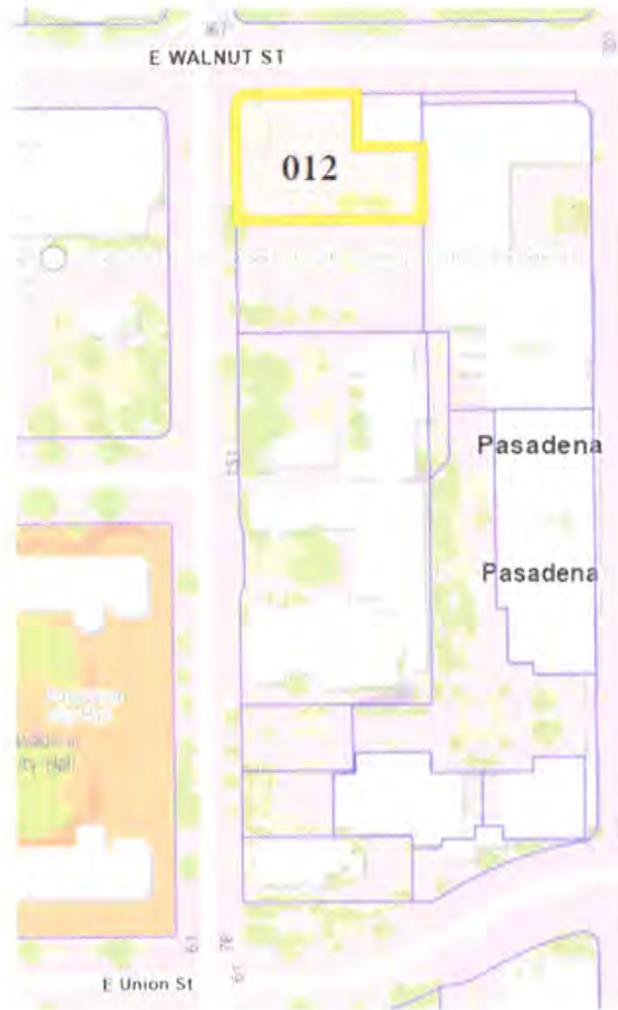


The middle parcel ("Parcel 040") has APN 5723-017-**040** and no listed separate address:



Parcel 040 is a parking lot, part of which is for-profit commercial. This parking lot contains 55 parking spaces, of which 30 are reserved for All Saints' exclusive use. The remaining 25 spaces are commercially rented on a daily basis, primarily to people parking at the courthouse located across Euclid Ave. All Saints uses some of the 25 spaces outside of business hours for attendees of church activities, especially on Sunday mornings. Except when All Saints has a choir rehearsal or other evening program, the lot has few cars parked on it during the evening. The lot is nearly empty between 10 p.m. and 7 a.m. the next morning, when court-parkers start arriving on Mondays through Friday, or when parishioners start arriving on Sunday mornings or religious holidays. The lot is only lightly used on Saturdays.

The northernmost parcel ("Parcel 012")—the parking lot on which All Saints proposes to operate the Safe Parking program—has APN 5723-017-012 and no listed separate address:



Parcel 012 is entirely a for-profit commercial parking lot, except for one small storage structure at the corner of Euclid and Walnut which occupies (as one can see above) around one-tenth of the parcel. This parcel was a for-profit commercial parking lot when All Saints purchased it in 1992 and has remained so ever since. The parking lot contains 50 spaces, all of which are available for commercial use from 7 a.m. until 5 p.m. on weekdays, and used primarily by people parking to go to the courthouse located across Euclid Ave. Consistent with primarily servicing court-attendees, the parking lot has minimal turn-over during the course of the day. None of the spaces are reserved for All Saints' exclusive use, though All Saints uses some of the spaces outside of business-hours for attendees of church activities, especially on Sunday mornings. Except when All Saints has a choir rehearsal or other program, the lot has few cars parked on it during the evening. The lot is usually empty between 10 p.m. and 7 a.m. the next morning,

when court attendees or parishioners start arriving. The lot is mostly empty on Saturdays.

During the June 18 hearing before the Hearing Officer, the Hearing Officer asked “when is the church building and parking being used for church services?”<sup>3</sup> An All Saints’ representative responded “practically 24/7,” listing near-constant activities: children’s choir rehearsals, safe haven programs, 12-step groups, committee meetings, and so on. But these are all activities that occur inside the church buildings and the lawn and playground on Parcel 039. They are not activities on the commercial parking lot on Parcel 012. Uncontested testimony by a speaker, Mr. Nardoni, was that the Safe Parking site is definitely not used “24/7.”<sup>4</sup> As stated, most of the use of Parcel 012 consists of commercial parking during court-hours. The Maryland intends to supplement this appeal by providing photographic evidence that the usage of Parcel 012 falls far below the claimed “24/7.”

Parcel 012’s primary use is, thus, for-profit commercial parking, not religious worship or accessory activities consonant with a “religious facility.” The lot is developed and occupied as a parking lot, as it has been since All Saints purchased it in 1992. Most of the vehicles most of the time are parked on Parcel 012 by paying customers, not church-attendees. By any reasonable interpretation of the term, Parcel 012 is, therefore, not a religious facility site. Accordingly, the location is not eligible for a Safe Parking use, and the applicant does not qualify for an MCUP under Zoning Code section 17.24.030 Table 2-5.

To avoid this conclusion, the BZA relied on staff’s assertion that all three parcels are part of a single religious facility site based on the definition of “site” at Zoning Code section 17.80.020 (Definitions):

**Site.**

A lot or group of contiguous lots not divided by any alley, street, other right-of-way or city limit that is proposed for development in accord with the provisions of this Zoning Code, and is in a single ownership or has multiple owners, all of whom join in an application for development.

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<sup>3</sup> See Hearing Officer’s June 18, 2025, hearing video at time-stamp 31:25 here: <https://www.cityofpasadena.net/commissions/audio-video-recordings/>.

<sup>4</sup> Hearing Officer hearing at time-stamp 55:30.

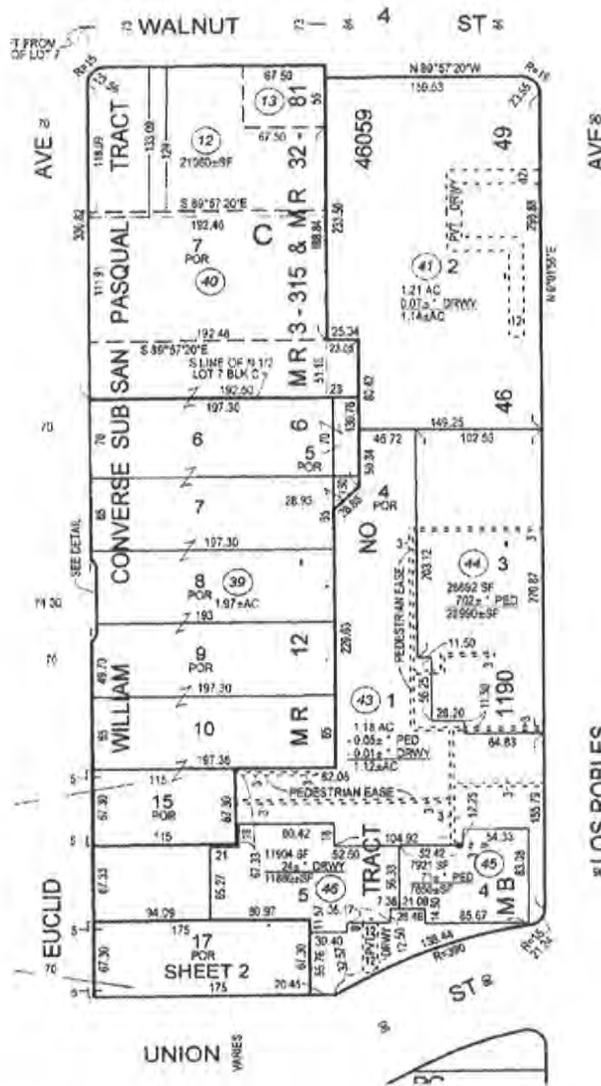
This definition contemplates a group of contiguous lots constituting a single site when a single proposed development spans the lots. While All Saints owns all three parcels and their constituent lots (Parcel 039 contains six lots), the *group* of lots is not proposed for development. The development is proposed only for the lot constituting Parcel 012, not any of Parcel 039, which is composed of the lots containing the church and structures for religious accessory activities.

Three final points support The Maryland's position. First, there appear to be no cases (The Maryland could find none) in which a "site" was identified as constituting multiple lots even though the proposed development would occur only one lot. The Maryland *did* find cases to the contrary. For example, in the staff report before the Hearing Officer for the May 15, 2024 hearing on CUP #7139, staff identified the "site" as the specific area where Caltech proposed to develop its Ginsburg Center for Quantum Precision Measurement. The "site" did not include Caltech contiguous acreage. (The Caltech campus encompasses approximately 124 acres.) Nor did the site include all of the approximately 28 acres of the parcel on which the approximately 1.6 acre development would occur.

Second, the title reports for the three parcels confirm the primary uses The Maryland has ascribed to them. See Exhibit A, attached, which contains the first, "Property Basics" pages of the title reports for the three parcels, showing the primary uses of each parcel:

- Parcel 5723-017-**039** / Type: Miscellaneous (Religious)
- Parcel 5723-017-**040** / Type: Commercial (Parking Lot, Parking Structure)
- Parcel 5723-017-**012** / Type: Commercial (Parking Lot, Parking Structure)

Third and finally, the plat map for the three parcels shows that Parcel 039, which contains all of the religious facilities and structures for religious accessory activities is distinct from Parcel 012 where the Safe Parking is proposed. Here is the plat:



Parcel 039 (indicated by the “39” in a circle) consists (going north to south) of Lots 6, 7, 8, 9, 10, and 15. These lots are all lot-tied, as indicated by the Z-shape on the lines separating them. Parcel 040 (indicated by the “40” in a circle) consists of one lot that is also called Lot 7. That Lot 7 was lot-split along the dash-line running between “San” and “Pasqual” on the plat. Parcel 039’s Lot 6 is, as the Z-shape indicates, lot-tied to the southern part (below the dashed line) of Parcel 040’s Lot 7. The parking lot on Parcel 040 is the portion of the Lot 6 north of the dashed line. That parking lot is not lot-tied to the religious facilities on the lot south of it. And the parking lot on the Lot comprising the whole of Parcel 012 is not lot-tied to any of Parcel 040. In other words, the commercial parking lots on Parcel 040 and Parcel 012 are not legally joined to the All Saints’ church facilities. We are dealing

with three distinct sites—only one of which, the parking lot on Parcel 012, is proposed for development in the application for MCUP #7318

The inescapable conclusion is that the parking lot on Parcel 012 on which All Saints is proposing a Safe Parking operation is not a religious facility and may not, therefore, legally host a Safe Parking operation. The Maryland’s appeal of the BZA’s determination must be granted, the BZA’s decision overturned, and All Saints’ application for MCUP #7318 denied.

2. The BZA’s CEQA determination is improper because the proposed Safe Parking use is not exempt from environmental review.

Staff’s recommendation for approval of the permit application rests on two acts of semantic legerdemain. As discussed above, Staff first argues that the Safe Parking program constitutes a development, because it establishes a land use, namely parking. But that is already the primary use of the only Parcel on which the purported development will occur. Staff employs a similar tactic in its analysis of why the development qualifies for exemption from environmental review. It argues, as it must, that the new land use requires a permit to comply with the Zoning Code, and then asserts that the new use is a minor or negligible expansion of the former use.

The BZA adopted the Staff Report’s proposed environmental determination that the project is exempt from environmental review pursuant to 14 CCR § 15301 Class 1 and in the absence of any unusual circumstances. This Class 1 exemption applies to the operation of facilities “involving negligible or no expansion of existing or former use.” That determination is in error because:

- Granting the MCUP would increase the hours of operation of the Safe Parking site operates by 120%.<sup>5</sup>

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<sup>5</sup> The hours of operation would increase from 7 a.m. to 5 p.m. to include 7 p.m. to 7 a.m., an increase from 10 to 22 hours. If one includes as part of the CEQA baseline the hours during which a substantial number cars are on the parking lot (which includes when All Saints’ attendees park on the lot outside of business hours on Monday to Friday), then the hours would increase from 7 a.m. to 10 p.m. to include 10 p.m. to 7 a.m.—a 60% increase.

- Granting the MCUP would increase the number of cars authorized to park in the proposed Safe Parking site (Parcel 012) weekday by approximately 50%.<sup>6</sup>
- Granting the MCUP would be a change of use because the parking lot would be used for shelter 12 hours each day. That this is a change of use is evidenced by All Saints' requiring a new *use* permit. Staff acknowledged that the Safe Parking operation is a new, not an existing, use.<sup>7</sup>

These increases cannot be “negligible or no expansion” of use. Merriam-Webster Dictionary defines “negligible” as “so small or unimportant or of so little consequence as to warrant little or no attention.” (See <https://www.merriam-webster.com/dictionary/negligible>.) The American Heritage Dictionary similarly defines it as “[n]ot significant or important enough to be worth considering; trifling.” (See <https://ahdictionary.com/word/search.html?q=negligible>.)

The Safe Parking operation’s expansion and/or change of use will have significant negative environmental effects warranting robust attention and consideration. A significant effect on the environment is statutorily defined as “a substantial, or *potentially substantial*, adverse change in the environment” including air and noise. (Public Resources Code sections 21068 and 21060.5.)

Chief among the significant negative effects will be air pollution from participants idling their vehicles (parked with engines running). *See Sunflower All. v. Dep’t of Conservation* (2024) 105 Cal. App. 5th 771, 784-85 (CEQA recognizes cars harm air quality.) Safe Parking participants will inevitably idle their cars while waiting to drive into the lot when it opens each evening. (*See* Recording of Hearing Officer hearing at 1:00:43 (participants “will not go very far away because they want to get back and get their prime parking spot”). Participants will also

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<sup>6</sup> The proposed Safe Parking site would increase from approximately 50 daily cars to include an additional 25 cars each evening, an increase of 50%. (Because of the court-oriented function of the parking lot, there is little turn-over during the day. So, the number of parking spaces is a reasonable proxy for the number of vehicles.) If one added the parking spaces on Parcel 040 (including those for the exclusive use of All Saints) to Parcel’s 012’s spaces as part of the CEQA baseline, then the total would increase from approximately 90 cars to include an additional 25 cars—a 27% increase.

<sup>7</sup> In answering the BZA’s question whether the Safe Parking operation is a development under the City’s Zoning Code, staff said it is because it is the “establishment of a land use.” See September 25, 2025 BZA hearing video at time-stamp 2:19:00-:20.

inevitably idle their cars while on the Safe Parking site to run their air-conditioning or heaters when the weather is hot or cold.

An idling engine produces 20 times more pollution than a car travelling at 32 m.p.h.<sup>8</sup> Idling fuel usage varies from 0.2 to 0.5 gallons per hour for passenger vehicles across a range of sizes, and increases with idling speed.<sup>9</sup> Thus, we have the commonly cited estimate that allowing your car to idle for two minutes is equivalent of driving one mile. Using this metric, 25 vehicles each idling for 60 minutes is equivalent of driving 750 miles. All of the pollution from these 750-miles-driving-equivalent will, of course, not be spread out over 750 miles but will all be discharged on and in the neighborhood of the Safe Parking site. The Euclid Avenue block between Walnut and Union is 0.16 mile. Thus, the 750-miles-driving-equivalent is equal to 4,687 cars driving down this block each day. This more than doubles the current level of traffic on this section of Euclid.<sup>10</sup>

The proposed Safe Parking operation will also potentially substantially increase the noise in a neighborhood with residences and a hotel. The MCUP requires participants comply with the City's Noise Ordinance, but that is aspirational. In reality, 25 vehicles with an indeterminate number of participants (which can include infants and children) and an indeterminate number of pets is going to make a lot of noise. The Westin hotel is immediately adjacent to the Safe Parking site. The Euclid Square apartments at 249 N. Euclid Avenue is 286 feet from the closest Safe Parking's parking space (260 feet if measured parcel-line to parcel-line). The Maryland is on the other side of the church from the Safe Parking site.

Because of these far-from-negligible expansions of use and changes of use, the proposed Safe Parking project does not fall within the Class 1 CEQA exemption. (*See* 14 CCR 15301 [the CEQA exemption's "key consideration is whether the project involves negligible or no expansion of an existing use"].) The expansion in use will have significant negative environmental effects. An environmental analysis is therefore required. (*See Protect Niles v. City of Fremont* (2018) 25 Cal. App. 5th 1129, 1138–39 [citing CEQA Guidelines that if there is

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<sup>8</sup> Utah Department of Environmental Quality, "Some Common Myths: Be Idle Free" available here: <https://deq.utah.gov/air-quality/some-common-myths-be-idle-free>.

<sup>9</sup> U.S. Dept. Energy, "Which Is Greener: Idle, or Stop and Restart?" available here: [https://afdc.energy.gov/files/u/publication/which\\_is\\_greener.pdf](https://afdc.energy.gov/files/u/publication/which_is_greener.pdf)

<sup>10</sup> See, Exhibit C, showing current traffic volume on the relevant portion of Euclid.

“substantial evidence” in the whole record supporting a fair argument that a project may have a significant effect on the environment, the lead agency shall prepare an EIR, even though it may also be presented with other substantial evidence that the project will not have a significant effect, and noting that “may” means a reasonable possibility].)

The City may not approve the MCUP application at least until the City conducts an environmental review. (*See, e.g., Save Tara v. City of W. Hollywood* (2008) 45 Cal. 4th 116, 122 (2013) [environmental review must precede project approval]; 14 CCR 15004 [“Before granting any approval of a project subject to CEQA, every lead agency or responsible agency shall consider a final EIR or negative declaration or another document authorized by these guidelines to be used in the place of an EIR or negative declaration.”].) The Maryland’s appeal of the BZA’s determination must granted, the BZA’s decision overturned, and All Saints’ application for MCUP #7318 denied.

3. The Safe Parking operation would make the neighborhood less safe.

The City’s Zoning Code requires, and the BZA found, that the proposed use will not be detrimental to the “health, safety, or general welfare of persons residing or working in the neighborhood.” (Zoning Code section 17.61.050(H)(4); BZA Decision Attachment A, Finding 4.) That finding was in error.

A. *All Saints should not be entrusted with this Safe Parking operation.*

While All Saints’ goal of sheltering the homeless is admirable, All Saints has knowingly violated conditions of approval for a similar permit, and thus should not be trusted to abide by the conditions imposed on this MCUP. All Saints in 2021 was granted CUP #6898 to operate its Safe Haven Bridge to Housing program. One of the conditions of approval is that “[a]t least one security guard shall patrol the subject property from 7:00 p.m. to 7:00 a.m., daily.” (See September 1, 2021, staff report to the Hearing Officer at page 12, condition 12. The Hearing Officer adopted the staff report.) Prompted by then-rector Kinman, the current applicant, Erica Tamblyn, publicly stated on recorded video that All Saints is violating this condition.<sup>11</sup> Applicant Tamblyn states that “we [All Saints] have reduced the security” and now rely on security guards stationed at City Hall

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<sup>11</sup> See “03.08.24 - All-Saints Pasadena Safe Haven Bridge to Housing Ministry” at time-stamp 1:00:20 here: [https://www.youtube.com/watch?v=h5M3\\_NLeijl&t=2987s](https://www.youtube.com/watch?v=h5M3_NLeijl&t=2987s).

who “come over a couple of times per night” except for “two nights a week that are like ‘hot’ nights—Friday night and Saturday night—when we have an officer there throughout the night.” This violates the condition of All Saints’ CUP. This admission by All Saints undermines any assumption that All Saints will abide by the condition of this MCUP to have a security guard on-site during all hours of operation of its Safe Parking program?<sup>12</sup>

Additionally, All Saints is already an attractive nuisance that cannot control what occurs on its property. Since 2020, All Saints has had *over 450 calls* for service from the Police Department, basically averaging a call every 4 days for 5.5 years. (See the Pasadena Police Department’s Call for Service Reports attached as Exhibit B.) If All Saints were treated like any other permit-holder or business, it would have been classified as a gross nuisance and closed down by the City years ago. Like a magnet attracting iron filings, the All Saints campus has drawn to it an agglomeration of troublemakers. This history belies All Saints’ claim that it can maintain a Safe Parking operation on its parking lot for twelve hours every day without degrading the safety of the neighborhood for our residents and workers, as well as for the customers who come to patronize the neighborhood’s businesses.

*B. The future will resemble the past.*

At a Maryland meeting to discuss the proposed Safe Parking operation, every member of The Maryland in attendance opposed the operation because it would make the neighborhood unsafe for residents and workers. Maryland residents base their opinion on past experience. Five years ago, All Saints permitted as many as 10 or more homeless individuals to camp under a tree south of its sanctuary. While the encampment was in place the following happened:

- Drug dealers loitered in the area to sell drugs to the homeless and to anyone else nearby. A Maryland resident on two occasions walked to the nearby courthouse for business. On both occasions he was solicited to buy drugs.

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<sup>12</sup> All Saints applicant Tamblyn stated at the BZA hearing that All Saints did not realize it was violating its Safe Haven CUP, and that it now has a security guard present each night as is required. (See September 25, 2025 BZA hearing video starting at time-stamp 1:00:50.) Everyone can look at the earlier-cited video with Rector Kinman and Ms. Tamblyn and judge for themselves whether All Saints understood it was violating its permit. If you think they did understand, then All Saints appears to be coming into compliance with its Safe Haven CUP in order to receive its Safe Parking MCUP.

- On multiple occasions, members of the encampment and/or others drawn to the encampment shot up drugs on part of The Maryland's property adjoining Plaza Las Fuentes.
- On multiple occasions, members of the encampment and/or others drawn to the encampment shot up drugs and passed out on The Maryland's front steps.
- On multiple occasions, members of the encampment and/or others drawn to the encampment lit fires to do drugs on the green-space at the corner of Euclid and Union. The Maryland is worried that the trees there will catch fire and spread to The Maryland.
- On multiple occasions, we had to clean up human feces from Maryland property.
- The amount of trash in the area, especially food containers and beer and liquor bottles greatly increased.

The Maryland's experience is not unique. At the hearing before the Hearing Officer, a representative of the office tower at 301 E Colorado Blvd., across from City Hall, described similar problems:

- Homeless individuals lurk in his building's garage, which has made his security guards afraid to go at night into the lower levels of the tower's garage. (June 18, 2025 Hearing Officer hearing at time-stamp 1:04:18.)
- The tower also had to install a fence around the generator serving the Montana condominiums, located on the office tower's property, because of homeless people defecating behind it.

The problems Maryland residents and other residents and workers in the neighborhood experienced before will return.

At The Maryland homeowners' meeting at which the MCUP was discussed, residents stated that they do not walk during the evening near the old YWCA or YMCA because it is unsafe because of the presence of unstable individuals. Does the City really want to make the area more unsafe by concentrating more unstable homeless individuals into the Civic Center? The answer, we hope, is No.

*C. A single security guard will not suffice.*

The Maryland rejects—as should the Council—the BZA's determination that a single security guard will suffice to ensure that Safe Parking participants stay on-property and are not solicited by non-participants. The proposed Safe Parking

location is inherently insecure. There are multiple entry points for vehicles, and the northern boundary of Parcel 12 has a low cinder block wall.

A single security guard (or even two, though the proposed permit calls for only one) will not be able to secure 25 vehicles and an indeterminate number of individuals on a parking lot open to the public space on three sides. A representative of the Montana, a residential building at 345 E. Colorado Blvd., agreed that a single security office would be inadequate and that the proposed program is “a disaster waiting to happen.” (June 18, 2025 Hearing Officer hearing at time-stamp 49:55-50:55.)

*D. Drug-use and -solicitation will increase in the neighborhood before and after Safe Parking hours.*

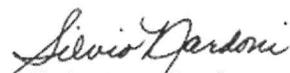
Even if the Safe Parking location were somehow secured during the night, drug dealers and users will be loitering in the area before and after the program hours. As a Maryland resident who is a licensed psychologist who has worked with homeless individuals testified at the June 18 Hearing Officer hearing, many homeless individuals, including those living in their cars, are drug-users with schizo-affective disorders. Realistically, here is what will happen: Before they drive onto the parking lot in the evening, some of the Safe Parking participants will park on Euclid or elsewhere in the vicinity to purchase and use drugs. After driving off of the parking lot in the morning, some of the Safe Parking participants will park on Euclid or elsewhere in the vicinity to purchase and use drugs. Other users who are not participants in the Safe Parking program will be attracted to the area because of the concentration of available drugs.

Because the proposed Safe Parking operation will make the neighborhood less safe, the Maryland’s appeal of the BZA’s determination must granted, the BZA’s decision overturned, and All Saints’ application for MCUP #7318 denied.

We appreciate the City Council’s attention to this matter and anticipate that the Council will deny the application for a minor conditional use permit as sought in MCUP # 7318.

Respectfully,

The Maryland Homeowners Association

  
Silvio Nardoni

Corporate Secretary

### Property Basics

#### OWNERSHIP

Primary Owner:	Rector Wardens & Vestry Of All	Secondary Owner:	Saints Church Of Pasadena
Mailing Address:	132 N Euclid Ave Pasadena, CA 91101		
Vesting:	-		
Legal Description:	LAND DESC AS PAR 1 IN DOC 1849462, 901101		

#### SALE & LOAN

Sale Amount:	\$0	Sale Date:	Not Available
Lender:	-	Loan type:	-
Document:	-		

#### ASSESSMENT & TAX

Value (Structure):	\$4,836,187	Value (Land):	\$883,657
Tax Amount:	\$6,486	Tax Area:	07-456
Exemption:	No	Percent Improved:	85
Value (Total):	\$5,719,844		

#### PROPERTY CHARACTERISTICS

Type:	1-Story Single-Family Home	Year:	1923
Sqft (Structure):	52,434	Sqft (Lot):	85,397
Rooms:	-	Stories:	1
Beds:	-	Baths:	-
Garage:	-		
Number of Units:	-	Fireplace:	-

#### LAND RECORDS

Parcel/APN:	5723-017-0000	County:	Los Angeles
Zoning:	PSC-		461902
Map Ref:	-		

### Property Basics

#### OWNERSHIP

Primary Owner: All Saints Church Of Pasadena      Secondary Owner: Rector Wardens & Vestry Of  
Mailing Address: 132 N Euclid Ave  
Pasadena, CA 91101  
Vesting: -  
Legal Description: SAN PASCUAL TRACT LAND DESC AS PAR 2 IN DOC 2111922,901224 POR OF LOT 7 BLK C

#### SALE & LOAN

Sale Amount: \$0      Sale Date: Not Available  
Lender: -      Loan Type: -  
Document: -

#### ASSESSMENT & TAX

Value (Structure): \$15,896      Value (Land): \$1,874,476  
Tax Amount: \$8,657      Tax Area: 07-456  
Exemption: No      Percent Improved: 1  
Value (Total): \$1,890,372

#### PROPERTY CHARACTERISTICS

Type: [REDACTED]      Year Built: 1980  
Sqft (Structure): 21,312      Sqft (Lot): 22,226  
Rooms: -      Stories: 1  
Beds: -      Baths: -  
Garage: -      Pool: -  
Number of Units: -      Fireplace: -

#### LAND RECORDS

Parcel/APN: 5723-017 [REDACTED]      County: Los Angeles  
Zoning: PSC-      Tract: -  
Map Ref: -

### Property Basics

#### OWNERSHIP

Primary Owner:	All Saints Church Of Pasadena	Secondary Owner:	Rector Wardens & Vestry Of
Mailing Address:	132 N Euclid Ave Pasadena, CA 91101		
Vesting:	-		
Legal Description:	SAN PASQUAL TRACT LOT COM W 192.5 FT AND N 240 FT FROM NE COR OF LOT 5 WM CONVERSE SUB TH N TO A PT S 55 FT FROM S LINE OF WALNUT ST TH W 67.5 FT TH N TO SD S LINE TH W THEREON AND S ON E LINE LINE TO BEG PART OF LOT 7 BLK C		

#### SALE & LOAN

Sale Amount:	\$3,992,000	Sale:	12/17/1990
	Sanwa Bank California	Loan Type:	CONVENTIONAL
Document:	1990.2111922		

#### ASSESSMENT & TAX

Value (Structure):	\$17,663	Value (Land):	\$1,856,790
Tax Amount:	\$20,217	Tax Area:	07-456
	No	Percent Improved:	1
Value (Total):	\$1,874,453		

#### PROPERTY CHARACTERISTICS

[REDACTED]	Year:	1947	
Sqft (Structure):	21,455	Sqft (Lot):	21,101
Rooms:	-	Stories:	1
Beds:	-	Baths:	-
Garage:	-	Pool:	-
of Units:	-	Fireplace:	-

#### LAND RECORDS

5723-01, [REDACTED]	County:	Los Angeles
PSC-		463601
Map Ref:	-	



# Pasadena Police Department

## Calls For Service Report

Pursuant to Section 7923.600 of the Government code, information deemed non-releasable or confidential has been blocked out or pages removed.

Generated by 6076 on 6/17/2025

**Search Criteria:** City: PA | Time Range: 01/01/21 00:01 - 05/31/22 23:59 | Agency: F,P | Address: 132 N EUCLID AV

Incident	A	Date	Time	Type	NOI	Unit	Dispo	Location
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1PA0002351	P	01/09/21	17:54:35	459RA	BURGLARY ALARM	2D5	CAN	132 N. EUCLID AV
1PA0004117	P	01/16/21	00:46:38	TRST	TRANSIENT	3A22	RES	132 N. EUCLID AV
1PA0004147	P	01/16/21	09:09:33	FB	FOOTBEAT	HP3	RES	132 N. EUCLID AV
1PA0004421	P	01/17/21	05:52:48	TRST	TRANSIENT		CAN	132 N. EUCLID AV
1PA0004782	P	01/18/21	12:47:31	243A	BATTERY	2L55	RES	132 N. EUCLID AV
1PA0006089	P	01/23/21	00:36:14	415M	TRST	3A31	RESH	132 N. EUCLID AV
1PA0007124	P	01/27/21	07:08:27	TRST	TRANSIENT	1L51	RES	132 N. EUCLID AV
1PA0007409	P	01/28/21	00:24:55	TRST	TRANSIENT	3L51	RES	132 N. EUCLID AV
1PA0009901	P	02/06/21	07:25:24	484A	PETTY THEFT	1L51	RES	132 N. EUCLID AV
1PA0009931	P	02/06/21	10:45:58	FNDPR P	FOUND PROPERTY	1L52	RPT	132 N. EUCLID AV
1PA0010164	P	02/07/21	03:19:10	TRST	TRANSIENT	3L51	RES	132 N. EUCLID AV
1PA0010373	P	02/08/21	00:31:23	TRST	TRANSIENT	3L52	RES	132 N. EUCLID AV
1PA0010402	P	02/08/21	07:33:15	TRST	TRANSIENT		CAN	132 N. EUCLID AV
1PA0010890	P	02/10/21	01:42:38	TRST	TRANSIENT	3L31	RES	132 N. EUCLID AV
1PA0011158	P	02/11/21	00:39:34	602	TRESPASS		DUP	132 N. EUCLID AV
1PA0011159	P	02/11/21	00:40:56	602	TRESPASS	3L21	RES	132 N. EUCLID AV
1PA0011169	P	02/11/21	02:05:45	314	INDECENT EXPOSUR	3L21	RES	132 N. EUCLID AV
1PA0011258	P	02/11/21	11:21:28	HSVIO L	CITE OUT	P63	RPT	132 N. EUCLID AV
1PA0011358	P	02/11/21	17:53:16	166-4	VIOL COURT ORDER	HP3	UNF	132 N. EUCLID AV
1PA0011387	P	02/11/21	19:03:09	TRST	TRANSIENT	2L55	RES	132 N. EUCLID AV
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1PA0013011	P	02/17/21	15:33:06	HSVIO L	HEALTH & SAFETY	2A55	UTL	132 N. EUCLID AV
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# Pasadena Police Department

## Calls For Service Report

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1PA0022978	P	03/20/21	14:20:48	TRST	TRANSIENT	1L51	GOA	132 N. EUCLID AV
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1PA0024151	P	03/24/21	04:04:15	415M	415 MISC	3A41	RPT	132 N. EUCLID AV
1PA0024152	P	03/24/21	04:16:28	SUPV	SUPERVISOR RQST	3S3	RES	132 N. EUCLID AV
1PA0025572	P	03/28/21	05:39:54	TRST	TRANSIENT		CAN	132 N. EUCLID AV
1PA0026443	P	03/31/21	00:19:33	TRST	TRANSIENT	3L51	RES	132 N. EUCLID AV
1PA0029869	P	04/10/21	05:16:46	FNDPR P	FOUND PROPERTY		CAN	132 N. EUCLID AV
1PA0031689	P	04/16/21	00:48:50	TRST	TRANSIENT	3L51	GOA	132 N. EUCLID AV
1PA0033286	P	04/21/21	06:19:24	TRST	TRANSIENT	1L52	RES	132 N. EUCLID AV
1PA0033871	P	04/23/21	00:10:32	415M	TRST		RES	132 N. EUCLID AV
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1PA0035203	P	04/27/21	07:33:54	TRST	TRANSIENT	1L52	RES	132 N. EUCLID AV
1PA0035209	P	04/27/21	07:53:36	TRST	TRANSIENT	1L52	RES	132 N. EUCLID AV
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1PA0043183	P	05/22/21	08:23:57	243A	BATTERY	1L51	RES	132 N. EUCLID AV
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# Pasadena Police Department

## Calls For Service Report

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**Search Criteria:** City: PA | Time Range: 01/01/21 00:01 - 05/31/22 23:59 | Agency: F,P | Address: 132 N EUCLID AV

1PA0044680	P	05/26/21	23:16:44	TRST	TRANSIENT	3L52	RESH	132 N. EUCLID AV
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1PA0050082	P	06/12/21	23:15:14	TRST	TRANSIENT	3L51	RES	132 N. EUCLID AV
1PA0050603	P	06/15/21	00:31:53	415FYT	415 FIGHT	3L51	RES	132 N. EUCLID AV
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1PA0056846	P	07/04/21	00:37:24	459RA	BURGLARY ALARM	3L11	CAN	132 N. EUCLID AV
1PA0056857	P	07/04/21	01:01:49	TRST	TRANSIENT	3A22	RES	132 N. EUCLID AV
1PA0074227	P	08/23/21	12:31:33	PMC	HU 1L51	1L51	UTL	132 N. EUCLID AV
1PA0075184	P	08/26/21	11:32:03	459RA	BURGLARY ALARM	1L52	RES	132 N. EUCLID AV
1PA0078821	P	09/06/21	07:47:30	459RA	BURGLARY ALARM	1L52	FALSE	132 N. EUCLID AV
1PA0081689	P	09/15/21	17:31:20	FNDPR P	FOUND PROPERTY	2A55	UTL	132 N. EUCLID AV
1PA0083845	P	09/22/21	15:20:55	TRST	POSS 484A/	1L51	GOA	132 N. EUCLID AV
1PA0086991	P	10/03/21	00:31:59	602	TRESPASS	3L51	RES	132 N. EUCLID AV
1PA0087221	P	10/03/21	22:40:33	TRST	TRANSIENT		CAN	132 N. EUCLID AV
1PA0087459	P	10/04/21	19:04:30	415M	415 MISC	3L12	CAN	132 N. EUCLID AV
1PA0088498	P	10/08/21	13:27:41	415M	415 MISC	1L51	RES	132 N. EUCLID AV
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1PA0106568	P	12/05/21	08:54:01	TRST	TRANSIENT	1L52	GOA	132 N. EUCLID AV
1PA0111406	P	12/21/21	10:41:15	CHKW EL	CHECK WELFARE	HP2	UTL	132 N. EUCLID AV
2PA0002746	P	01/11/22	09:54:11	EXSER	EXTRA SERVICE	HP2	RES	132 N. EUCLID AV
2PA0005156	P	01/19/22	17:49:26	459SA	SIL BURG ALARM	2L55	FALSE	132 N. EUCLID AV
2PA0007037	P	01/25/22	11:22:56	FB	FOOTBEAT	HP2	RES	132 N. EUCLID AV
2PA0014050	P	02/16/22	16:53:38	487-1	GRAND THEFT	2L55	RES	132 N. EUCLID AV
2PA0014612	P	02/18/22	13:26:33	602	TRESPASS	1L52	RES	132 N. EUCLID AV
2PA0015487	P	02/21/22	11:32:24	484A	PETTY THEFT	1L51	UTL	132 N. EUCLID AV
2PA0016355	P	02/24/22	10:17:20	602	415 MISC	1L52	RES	132 N. EUCLID AV
2PA0020432	P	03/08/22	10:27:05	FB	FOOTBEAT	HP2	RES	132 N. EUCLID AV
2PA0021511	P	03/11/22	16:59:36	FNDPR P		3L51	RES	132 N. EUCLID AV
2PA0025298	P	03/23/22	16:02:22	415M	415 MISC	2L55	RES	132 N. EUCLID AV
2PA0026640	P	03/27/22	19:04:50	PUBAS T	PUBLIC ASSIST	3L52	RES	132 N. EUCLID AV
2PA0027058	P	03/29/22	11:53:09	484A	PETTY THEFT		RPT	132 N. EUCLID AV
2PA0032522	P	04/15/22	17:43:14	██████ <sup>TRC</sup>	██████████	2L15	RPT	132 N. EUCLID AV



# Pasadena Police Department

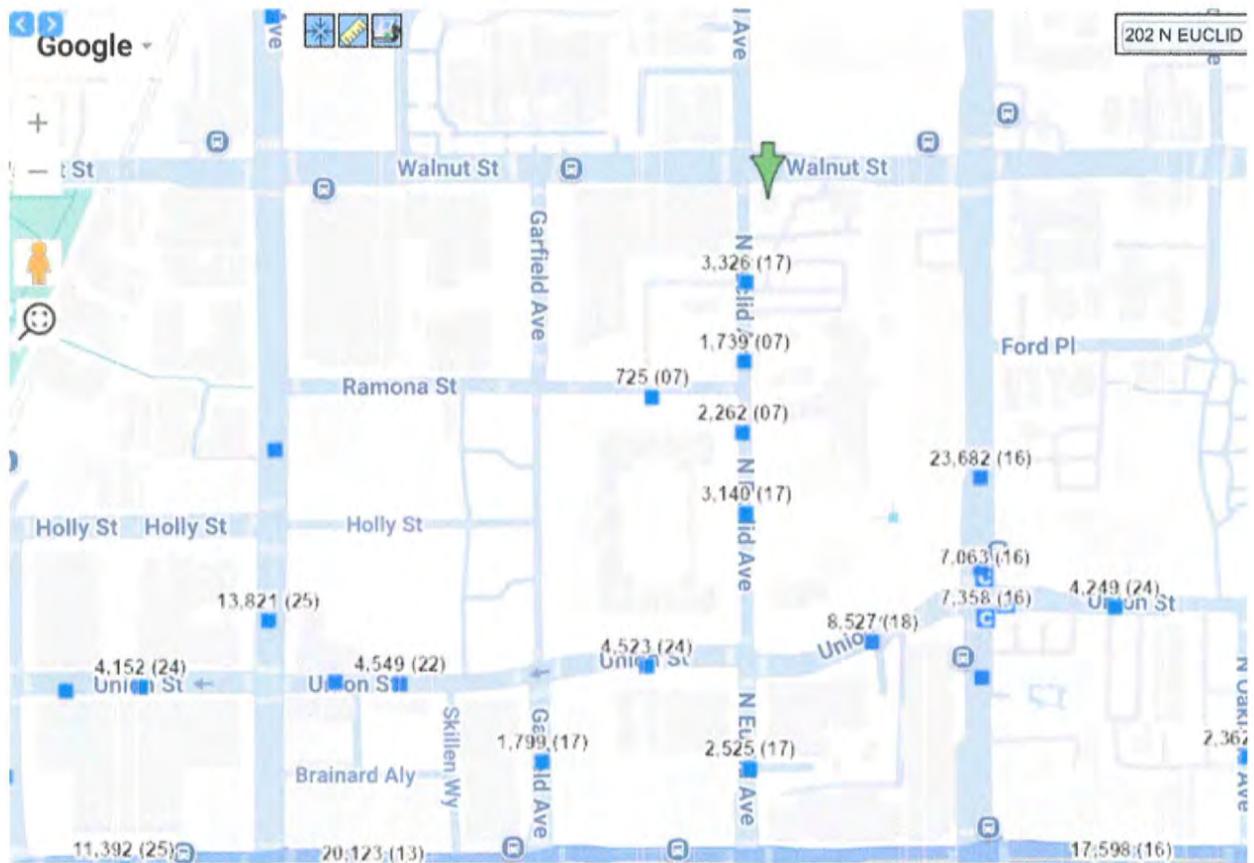
## Calls For Service Report

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**Search Criteria:** City: PA | Time Range: 01/01/21 00:01 - 05/31/22 23:59 | Agency: F,P | Address: 132 N EUCLID AV

2PA0033749	P	04/19/22	14:37:34	459RA	BURGLARY ALARM	1L52	FALSE	132 N. EUCLID AV
2PA0033757	P	04/19/22	14:58:41	459RA	BURGLARY ALARM	2D1	CAN	132 N. EUCLID AV
2PA0033763	P	04/19/22	15:19:00	459RA	BURGLARY ALARM		CAN	132 N. EUCLID AV
2PA0033769	P	04/19/22	15:33:01	459RA	HU 1L52	1A21	FALSE	132 N. EUCLID AV
2PA0042214	P	05/16/22	08:03:18	PFDAS	FIRE DEPT ASSIST		CAN	132 N. EUCLID AV



**TRAFFIC VOLUME ON EUCLID BETWEEN WALNUT AND UNION**

**CITY OF PASADENA**

**GENERAL RECEIPT**

RECEIVED FROM Silvio Nardoni The Maryland HOA DATE 10/6/2025  
ADDRESS 80 N. Euclid Ave CITY Pasadena PHONE # 818 550-1800

- MUNICIPAL SERVICES - ACCOUNT # \_\_\_\_\_
- LICENSE \_\_\_\_\_
- PARAMEDIC - INV. # \_\_\_\_\_ INV. AMT. \$ \_\_\_\_\_  
PAID THIS DATE \$ \_\_\_\_\_  
BALANCE DUE \$ \_\_\_\_\_
- PARKING CITATIONS \$ \_\_\_\_\_
- OTHER 202 N Euclid Ave INV. AMT. \$ \_\_\_\_\_  
MCUP # 7318  
Zent 2025-00039  
PAID THIS DATE \$ 1,024.31  
BALANCE DUE \$ \_\_\_\_\_

<b>AMT. PAID</b> <u>1,024.31</u>
CODE: _____
<input type="checkbox"/> CASH
<input checked="" type="checkbox"/> CHECK # <u>1449</u>
<input type="checkbox"/> MONEY ORDER # _____
<u>Sandra S. Robles</u>
RECEIVED BY

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

CASHIER—WHITE      CUSTOMER COPY—CANARY      OFFICE COPY—PINK  
CTCK0013 (4/99)

# APPEAL APPLICATION

**GENERAL INFORMATION:** (Please print) Date: October 6, 2025

Appellant: Park & Velayos LLP on behalf of ARE-Pasadena No. 5, LLC

Mailing Address: 801 South Figueroa Street, Suite 450

City: Los Angeles State: CA Zip: 90069

Phone #: (day) (213) 570-8000 (evening) \_\_\_\_\_ Fax #: \_\_\_\_\_

Contact Person: Jennifer Erickson Phone #: (213) 570-8003

E-mail Address of Contact Person: jerickson@parkvelayos.com

Applicant (if different from appellant): Erica S. Tamblyn

## APPEAL APPLICATION

Application # ZENT2025-00039 Date of Decision September 25, 2025 Appeal Deadline October 6, 2025

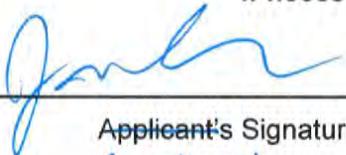
Property Address: 202 N. Euclid Avenue, Pasadena, CA 91101

I 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 # _____	Appeal Hearing Date _____
Application Fee: \$ _____	Received by: _____
Date Received: _____	

**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 821 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

261 202 N. Euclid Ave PAID THIS DATE \$ \_\_\_\_\_

MCUP # 7318 BALANCE DUE \$ 0

AMT. PAID 1,624.31

CODE: \_\_\_\_\_

CASH

CHECK # 2700

MONEY ORDER # \_\_\_\_\_

RECEIVED BY Sandra S. Rhodes

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.

- A. **Applicability.** The following standards apply to the provision of off-street parking areas intended for unhoused individuals and families living in vehicles, including recreational vehicles. Such parking is intended to be a safe place for overnight shelter and services to facilitate the transition to permanent housing.
- B. **Prohibited Locations.** Safe Parking is prohibited on religious facility sites located in a RS or RM zone. On parcels with multiple zoning designations, Safe Parking is prohibited on any portion of the site zoned RS or RM.
- C. **Application requirements.**
1. The program operator shall have a written management plan subject to the review and approval of the Zoning Administrator. The management plan shall include the following:
    - a. Site plan indicating the location of trash and recycling facilities, water, restroom facilities, exterior lighting, location and distances to residential properties, location of nearest public transportation, and location of designated overnight parking spaces.
    - b. Hours of operation.
    - c. Total number of vehicles to be served on-site.
    - d. Maximum size of vehicles to be served on-site.
    - e. Monitoring and oversight program.
    - f. Neighborhood communications strategy plan, including contact information for the facility.
    - g. Any other information deemed necessary by the Zoning Administrator to ensure compliance with the requirements of this section.
- D. **Performance Standards.**
1. **Case Management.** The safe parking use shall be managed by a program operator that participates or is willing to participate in the Pasadena Continuum of Care Program and Coordinated Entry System and provides access or linkage to the Coordinated Entry System.
  2. **Sanitation.** Restroom, Water, and Trash Facilities shall be provided, maintained, and accessible to clients during safe parking facility hours.
  3. **Authorized Vehicles Only.** The Program Operator shall ensure that only vehicles registered in the program are parked overnight during program hours. A parking permit shall be provided to all clients to be displayed in vehicle windows in a form approved by the Zoning Administrator.
  4. **Written Agreement.** Only clients who have entered into a written agreement with the Program Operator shall be allowed to use parking spaces overnight. The written agreement shall include, but is not limited to, the following terms and conditions:
    - a. Only one vehicle allowed per individual or family.
    - b. Vehicles may only be occupied by clients and household members. Guests shall not be allowed.
    - c. Vehicles permitted on-site may include recreational vehicles, as defined in Section 14.50.020.J. Such vehicles are exempt from the provisions of Section 14.50.040.29 pertaining to prohibited activities or conditions.
    - d. No fires of any kind shall be allowed.
    - e. No music may be played that is audible outside of clients' vehicles.
    - f. No cooking or food preparation shall be performed by clients outside of their vehicles. Cooking inside of client vehicles is prohibited unless the vehicle was manufactured with cooking appliances.
    - g. Camping tarps, tents, or other related equipment attached to or beyond the clients' vehicles are prohibited.
    - h. Clients shall maintain control of animals. Animals shall be kept on a leash at all times. Animal waste shall be picked up immediately and disposed of properly.
    - i. Clients shall not dump sewage or other waste fluids or solids outside a vehicle.

Residential 300' to the NW

# All Saints Safe Parking Program

 Bus Stop

Walnut Street

Euclid Avenue



Porta Potty & Wash station

Parking lot

All Saints Church Campus with Residential to the south (500' from safe parking use)



Key



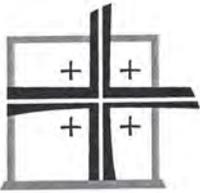
Location of Exterior Lighting



Bus Stop



Portapotty and Wash Station



## ALL SAINTS CHURCH

Ms Alison Walker

City of Pasadena

**Minor Conditional Use Permit #7318**  
**Incomplete Letter**  
**190 & 202 North Euclid Avenue**  
**ZENT2025-00039 PS**  
**190 & 202 N, Euclid Ave. Institutional**  
**APN: 5723-017-040, 5723-017-012 Site Size: Approx. 43,000 square feet**  
**Council District: 3**

Dear Ms Walker,

Thank you for your letter

Below are answers:

Management Plan has been amended and is attached

Approved participants may arrive at 7:00pm and must depart by 6:30 am. Participants must display the attached sign on their dashboard.

A maximum of 25 people may participate each night. The number of vehicles depends on the number of occupants per vehicle.

Vehicles may not be long than 25'

2 Security guards will be there from 7:00pm to 6:30 am. The security company will decide the shift times. The same company provides services for Safe Haven and Safe Parking but the staff will be different.

A sign will be posted on the east wall which will provide the number for the security company should people need to contact someone.

The outdoor lighting will be the same lights that are currently in place which illuminate the entire lot. The tree in the enclosed photo will be removed and an additional light illuminating the dumpster area will be installed shortly.

No lockers or storage facilities will be provided. Participants must keep all of their belongings in their vehicles.

There will be one portapotty on site (which will be cleaned regularly) with a handwashing station. It will be available from 7:00PM to :30 am and will be locked the rest of the time. Potable (bottled) water will be provided nightly with dinner.

The nearest residential facility is more than 800' away.

A site plan with numbered spaces will be provided shortly.

Please Let me know if you need anything further.

Erica S Tamblyn  
Safe Haven Chair

# PASADENA SAFE PARKING PROGRAM PARKING PERMIT

**#:** \_\_\_\_\_

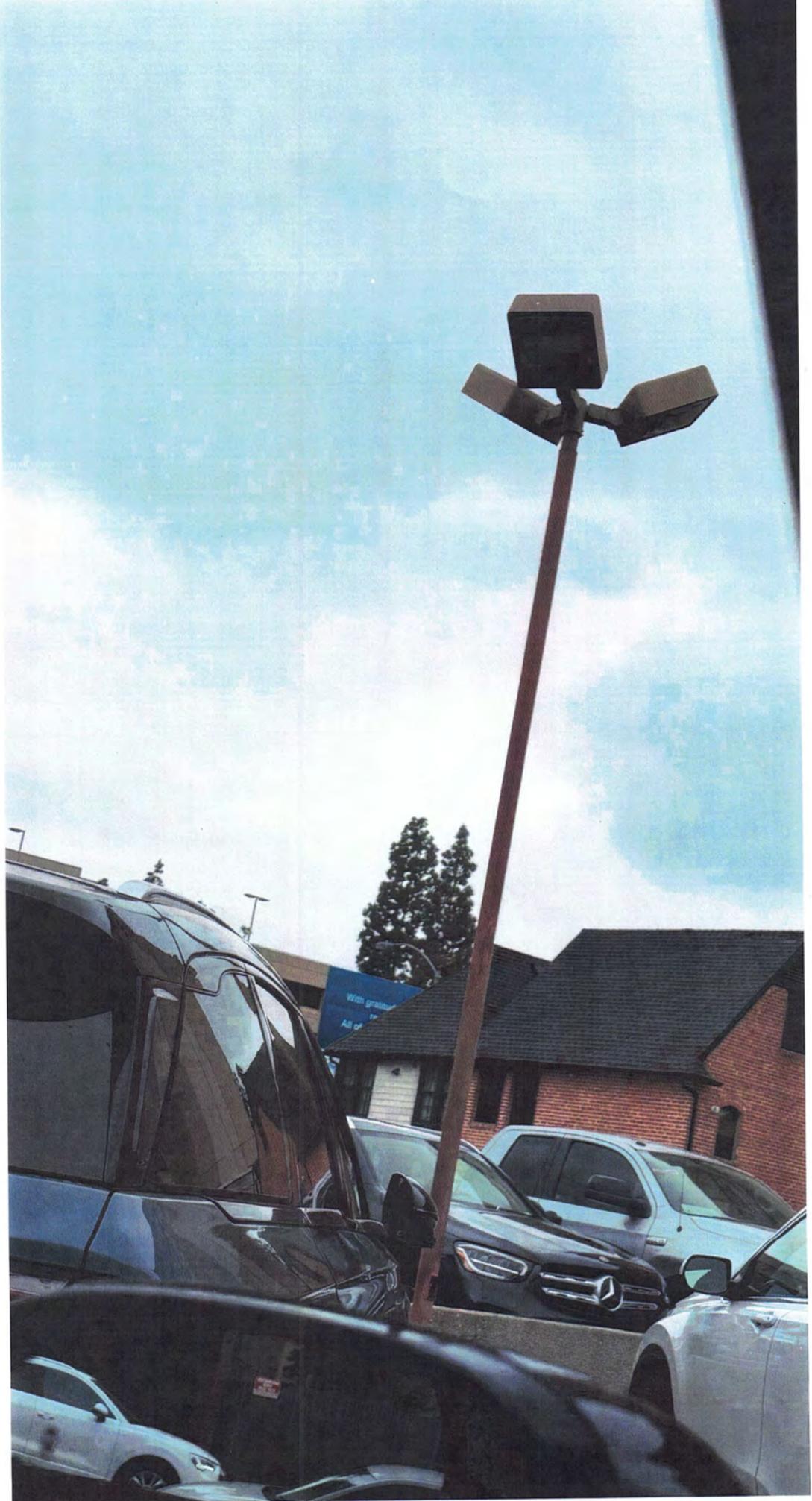
**Guest Name:** \_\_\_\_\_

**Lic Plate #:** \_\_\_\_\_

**Vehicle Make & Model:** \_\_\_\_\_

**# of People in Vehicle:** \_\_\_\_\_

**Issue Date:** \_\_\_\_\_ **EXP Date:** \_\_\_\_\_







**End Homelessness California  
(DBA The Shower of Hope)**

**Safe Parking Rules & Guidelines**

**Address: 220 N Euclid Ave Pasadena, CA 91101**

Destination Hope Pasadena Safe Parking Program provided by The Shower of Hope is for vehicle dwellers and provides a safe and comfortable environment for all participants. Including but not limited to supportive services for individuals and families experiencing homelessness in their vehicles. The following rules and guidelines must be followed to promote a safe environment for all participants. Failure to comply with the following rules and guidelines could result in termination from the program.

1. No weapons or makeshift weapons are permitted in the Safe Parking Facility.
2. Alcohol and/or drugs on the property are not permitted. If program staff or a Representative is suspicious of a participant being under the influence, he/she may be refused services, and can be terminated from the program.
3. Acts of physical violence, aggressive behavior and/or verbal threats by participants or pets to staff or participants in the program will result in immediate termination from the program and the proper authorities will be contacted and notified.
4. Littering or dumping of waste on the premises is not permitted. Participants must utilize appropriate facilities at all times to properly dispose of bodily waste or waste materials. Participants are responsible for keeping the immediate area around the vehicle clean.
5. Participants are prohibited from using camping tarps or camping equipment beyond the top of the vehicle.
6. Participants are prohibited from cooking outside of their vehicle or in the safe parking facility.
7. Participants must keep their area tidy and free from trash and debris.



8. Participants are not permitted to have loud music. All noise should be kept within the vehicle, including alarms, phone or electronic notifications, and conversation. Please respect the “quiet hours of 10:00pm-6:00am.
9. Participants must adhere to the program entrance (7:00pm) and exit hours (7:00am). No entry permitted after 11:00pm. Once entry is granted, participants may not leave the premises by vehicle or foot at any time unless with prior approval from the lot supervisor.
10. Participants must take care of animals belonging to them, at all times. This includes the following: Ensuring all animal waste is picked up immediately and disposed of properly; Ensuring animals are not left unattended; and ensuring animals that are outside of the vehicle have a leash at all times.
11. Participants who are enrolled in the program are the only ones permitted to stay in the Safe Parking Facility. No guests outside the participant household are permitted to visit or stay in the vehicle overnight. Guests who apply and are approved can join the program on a future date.
12. Participants are not permitted to shower or bathe in sinks.
13. Participants are allowed one vehicle per household.
14. Participants are not permitted to use the utility or water services on the facility unless it is granted by Program Staff or a Representative.
15. Please respect the bathroom facilities by keeping them tidy. Inform the Security of Program Staff of any problems, and use the facilities only for the service for which it is designed.
16. Participants must respect the privacy of all program participants, surrounding neighbors and their property.
17. Parking lot owners or operators cannot be held liable for damages caused by a third party to the parked vehicle or its occupants.



18. Participants are asked to give program staff advance notice if they will be absent.
19. You are not required to spend each night on the lot. You may be contacted by program staff out of concern, if you are absent more than two nights without notice. As long as you are participating in seeking long-term housing, you will not be unduly exited from the Safe Parking Program. If you are no longer interested in the Safe Parking Program, please notify the lot supervisor or program staff immediately.
20. Participants must check-in with the Security Personnel on-site every night that they enter the program location and must check-out with the same Security Personnel in the morning when exiting the program location.

I have read the Participation Agreement and Rules and Guidelines and agree to comply at all times. If I refuse to follow these guidelines, I understand that I will be exited from the program.

**Participant Name (please print):** \_\_\_\_\_

**Participant Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_