



MEMORANDUM

TO: Steve Mermell, City Manager
FROM: David M. Reyes, Director of Planning & Community Development
DATE: February 23, 2017
SUBJECT: Monthly Activity Reports

Attached are the following reports:

Planning

- 1) New Zoning Cases - 5 current planning (zoning) projects submitted in January 2017.
- 2) Zoning Cases of Communitywide Significance - Five Major Construction projects as of February 1, 2017. A Major Construction project is defined in Section 17.61.050.J.2 of the Zoning Code as the new construction of a nonresidential project, or a nonresidential portion of a mixed use project, that exceeds 25,000 square feet of gross floor area. No new Major Construction projects were submitted in January.
- 3) Community Planning Active Cases - Planned Developments, Master Plans, and Zoning Code Amendments in process.
- 4) Design Review and Certificate of Appropriateness applications.

Building and Safety:

- 1) Permits and Fees Activity
- 2) New Dwelling Units
- 3) Plan Check and Building Permits for Projects with Valuation over \$500,000

Code Compliance:

- 1) In January, 2017, there were 112 new Code Compliance cases opened, of which, 72 of the cases have been closed and 40 remain open. The average response time for an initial inspection was 2.75 calendar days from the date the complaint was received. Attached is a monthly report for new Code Compliance cases opened in January, 2017.

Reports can also be found here at this link:

<http://www.cityofpasadena.net/PlanningandDevelopment/>

CASE TYPE	CASE #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER & PHONE #	RECEIVED DATE	CURRENT STATUS	MEETING DATE	REVIEW BODY
MV	11864	742		Rosemont Ave.	1	Minor Variance to allow additional height for a fence located in the front/comer side yard of a single family residence.	Jason Van Patten (626) 744-6760	01/03/17	New Case: assigned		HO
PPR	2017-00001	1175		Romney Dr.	6	PPR for a new 2-story 2,348 sf single family residence with a 653 sf basement and attached 2-car 574 sf garage.	Carlos Chacon (626) 744-7123	01/11/17	New Case: assigned		Staff
CUP	4244	115	E	Colorado Blvd.	3	Modification of CUP #4244 to allow the sale of full alcohol for on-site consumption at a proposed new restaurant.	Aimee Schwimmer (626) 744-7137	01/12/17	New Case: assigned		HO
MCUP	6535	774	N	Lake Avenue	5	MCUP to allow tandem parking for a 940 sf addition to an existing office building.	Aimee Schwimmer (626) 744-7137	01/23/17	New Case: assigned		HO
MV	11865	417	N	Madison Avenue	3	MVAR to deviate from the front yard setback for a 3 story, 35 unit City of Gardens project. 60 foot setback required, 20 feet provided.	Bellin Yu (626) 744-6726	01/30/17	New Case: assigned		HO

PASADENA - COMMUNITY PLANNING CASES

JANUARY 2017

CASE TYPE	CASE #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	CURRENT STATUS	MEETING DATE	REVIEW BODY
MP	2009-00461	100	W	California Blvd.	6	Huntington Hospital: The Hospital is proposing to amend its master plan which includes the reconfiguration of the plan's boundary area, rehabilitation, demolition, and new construction that will occur in phases over the next 20 years.	Ha Ly	12/03/09	Continued at hearing	TBD	PC/CC
MP	2012-00451	50-72	S	San Gabriel Blvd.	4	Walden School: A 10-Year Master Plan consisting of five phases. A 2-story classroom of 12,910 sq. ft. will be constructed along with a series of smaller buildings. No increase in enrollment will occur. Will go to City Council for final review. PC hearing 3/26/14; continued to date uncertain.	Ha Ly	10/19/12	On hold per applicant	TBD	PC/CC
MP	2014-00157	135	N	Oakland Ave.	3	Fuller Seminary: Amend the boundaries of the previously approved Master Plan to exclude several parcels that are no longer owned by Fuller and exclude development on these parcels. The proposed project does not include any new development, only a change in map boundaries and development schedule. The Development Agreement will also have to be modified.	Ashley Hefner	04/20/14	Completing environmental	TBD	PC/CC
MP	2015-00341	1700		Lida St.	6	Art Center College of Design: Amendment to replace and enhance existing academic facilities, parking, and circulation, and add student housing and parking at the South Campus. Hillside Campus: demolish 17,000 s.f. temporary classroom building; enclose 3,500 s.f. pavilion; and construct 15,300 s.f. maintenance shed.: Total: 18,800 s.f. South Campus: 988 building: 130,000 s.f.; 1,111 building: 22,000 s.f.; 888 building: 200,000 s.f.; 950 building: 40,000 s.f.: Total: 392,000 s.f. Overall total: 410,800 s.f.	Ha Ly	06/23/15	Completing environmental	TBD	PC/CC

PASADENA - COMMUNITY PLANNING CASES

JANUARY 2017

CASE TYPE	CASE #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	CURRENT STATUS	MEETING DATE	REVIEW BODY
MP	2015-00562	1030	E	California Blvd.	7	Polytechnic School: Demolition of two existing gyms and construction of two new gyms (net increase 38,214 s.f.) and increase of student enrollment by 80 students from 861 to 941 students.	Ha Ly	10/15/15	Developing Recommendation	TBD	PC/CC
MP	2016-00486	1539	E	Howard St	2	William Carey International University: Revise and update the existing Master Plan to a new 20-year Master Plan for Venture Center Campus.	Natsue Sheppard	09/21/16	Developing Recommendation	TBD	PC/CC
OTHER				Citywide	-	Housing Element: Implementation Process	Joanne Hwang	-	On-going	-	Other
OTHER				Citywide	-	Climate Action Plan	Ana Espanola	-	Developing Recommendation	TBD	PC/CC
SP				Citywide	-	General Plan Implementation/Specific Plan Updates	Anita Cema	-	On-going		
SP				Lincon Avenue Specific Plan	1	Amend Lincoln Avenue Specific Plan to allow ancillary alcohol consumption and off-site sales at breweries/distilleries.	Ana Espanola	-	Developing Recommendation	TBD	PC/CC
ZCA				Citywide	-	Interim Development Process / PD Policy Amendment	Anita Cema	-	Developing Recommendation	TBD	PC/CC
ZCA				Citywide	-	Mansionization: Phase 2	Martin Potter	-	Developing Recommendation	TBD	PC/CC
ZCA				Citywide	-	Mansionization: Phase 3 (HD, HDSR, HD-1)	Martin Potter	-	Continued at hearing	02/22/17	PC/CC
ZCA				Citywide	-	Accessory Dwelling Units (State Law compliance)	Joanne Hwang	-	Approved	01/30/17	CC
ZCA				Citywide	-	Residential Care Facilities with Six or Fewer Persons, Transitional Housing, and Supportive Housing (State Law compliance)	Joanne Hwang	-	Approved	01/30/17	CC

PASADENA - NEW DESIGN HISTORIC PRESERVATION CASES

JANUARY 2017

CASE TYPE	CASE #	ADDRESS	CC District	BRIEF DESCRIPTION	CASE PLANNER & PHONE #	RECEIVED DATE	CURRENT STATUS	MEETING DATE	REVIEW BODY
RR	N/A	1185 FOREST AVENUE		REQUEST FOR HISTORICAL ARCHITECTURAL RESEARCH	Johnson (Maggie, Marina, Camille)	1/4/2017		NA	Staff
COA	PLN2017-00003	851 EAST WASHINGTON BLVD.	5	DEMOLISH AND RECONSTRUCT REAR WALL OF WASHINGTON THEATER	Johnson	1/3/2017	ACTIVE	NA	Staff
CDR	PLN2017-00001	49 SOUTH CATALINA AVE	7	TWO NEW SIGNS FOR "THE GREATER GOOD"	Potter	1/3/2017	ACTIVE	NA	Staff
FDR	PLN2017-00006	170 NORTH HALSTEAD ST	4	19-UNIT RESIDENTIAL PROJECT	Johnson	1/5/2017	ACTIVE		
COA	PLN2017-00008	80 NORTH EUCLID AVE	3	WINDOW REPLACEMENT	Johnson	1/9/2017	ACTIVE		
PC	PLN2017-00009	947 EAST CALIFORNIA BLVD.	7	4-UNIT RESIDENTIAL DEVELOPMENT	Hefner	1/9/2017	ACTIVE		
MSP	PLN2017-00011	1813 EAST COLORADO BLVD.	2	MOBIL GAS STATION	Hefner	1/11/2017	ACTIVE		
CDR	PLN2017-00010	55 WEST GREEN STREET	6	NEW SIGN FOR HULUN BIER CHINESE RESTAURANT	Espanola	1/10/2017	ACTIVE		
RR	REQUEST FOR HISTORICAL RESEARCH	670 SOUTH ORANGE GROVE		APPLICANT INTERESTED IN WHAT IS IN PLACE OF HER MATERNAL GRANDMOTHER'S HOUSE AT 670 S. ORANGE GROVE	Johnson (Marina)	1/23/2017			
COA	PLN2017-00014	1145 EAST HOWARD ST	2	AFTER THE FACT INSTALLATION OF WOODEN FENCE IN SIDEYARD	Potter	1/17/2017	ACTIVE	Na	Staff
PC	PLN2017-00015	690 NORTH ORANGE GROVE BLVD.	3	DEMOLISH 4 STRUCTURES, BUILD 49-UNITS ABOVE SUBTERRANEAN PARKING.	Hefner	1/17/2017	ACTIVE	NA	Staff
PC	PLN2017-00021	417 NORTH MADISON AVE	3	THREE-STORY, 35-UNIT CITY OF GARDENS	hefner	1/19/2017	ACTIVE	4/11/2017	DC
PC	PLN2017-00016	41 SOUTH DAISY AVE	4	REMODEL AND ADDITION OF EXISTING COTTAGE TO CONVERT IN 2-BEDROOMS UNITS AND 4-UNITS, SUBTERRANEAN PARKING FOR 12 VEHICLES	Hefner	1/17/2017	ACTIVE	Na	Staff
COA	PLN2017-00023	587 PROSPECT BLVD.	1	DEMOLITION OF EXISTING GARAGE AND REPLACEMENT WITH NEW GARAGE WITH WORKSHOP	Johnson	1/23/2017	ACTIVE	NA	Staff
RR	N/A	795 BOYSLTON STREET		HISTORICAL RESEARCH AND EVALUATION	Johnson (Marina)	1/12/2017	ACTIVE	NA	Staff
CDR	PLN2017-00019	456 EAST ORANGE GROVE BLVD.	3	ADDITION OF CELLULAR PENTHOUSE ON ROOF OF AN EXISTING MIXED-USE BUILDING	Potter	1/19/2017	ACTIVE		
CDR	PLN2017-00017	865 EAST DEL MAR BLVD.	7	STORE FRONT IMPROVEMENT	Espanola	1/17/2017	ACTIVE	NA	Staff
TR	PLN2017-00026	841 SOUTH OAK KNOLL AVE	7	TO ALLOW REMOVAL OF ONE COAST LIVE OAK TREE IN FRONT YARD LEANING AT A DANGEROUS ANGLE.	Potter	1/23/2017	ACTIVE	NA	Staff
CDR	PLN2017-00027	177 EAST COLORADO BLVD.	3	CHANGE IN LIGHTING COLOR AT TOP OF BUILDING	Johnson	1/24/2017	ACTIVE	NA	Staff
COA	PLN2017-00032	953 CORNELL ROAD	7	REPLACEMENT OF ALL WINDOWS AND DOORS ON HOUSE AND GARAGE, RECONSTRUCTION OF CHIMNEY.	Hefner	1/30/2017	ACTIVE	NA	staff
PC	PLN2017-00029	256 NORTH WILSON AVE	5	NEW 5-UNIT RESIDENTIAL PROJECT	Espanola	1/24/2017	ACTIVE	NA	Staff
PC	PLN2017-00031	254 EAST UNION STREET	3	NEW MIXED USE PROJECT WITH 59 TOTAL UNITS	Johnson	1/25/2017	ACTIVE	NA	Staff
MSP	PLN2017-00030	2731 EAST FOOTHILL BLVD	4	NEW MASTER SIGN PLAN FOR STARBUCKS RESTAURANT	Potter	1/25/2017	ACTIVE	NA	Staff
COA	PLN2017-00034	1041 NORTH HUDSON AVE	5	REPLACEMENT OF WINDOWS	Espanola	1/30/2017	ACTIVE	NA	Staff
CDR	PLN2017-00035	115 EAST COLORADO BLVD.	3	NEW DOOR OPENING ALONG METRO LINE, NEW AWNINGS, NEW PROJECTING SIGN	Espanola	1/30/2017	ACTIVE	NA	Staff
COA	PLN2017-00036	1275 NORTH WILSON AVE	2	REMODEL AND CHANGE OF EXTERIOR SIDING	Johnson	1/30/2017	ACTIVE	NA	Staff
COA	PLN2017-00037	2075 FOX RIDGE DRIVE	4	REPLACEMENT OF EXISTING WINDOWS	Hefner	1/30/2017	ACTIVE	NA	Staff

PASADENA - MAJOR ZONING CASES

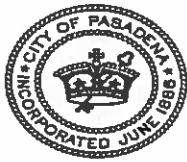
JANUARY 2017

CASE TYPE	CASE #	ADDRESS			CC DIST	BRIEF DESCRIPTION	CASE PLANNER & PHONE #	RECEIVED DATE	CURRENT STATUS	MEETING DATE	REVIEW BODY
CUP	6172	922-936	E	Green St.	7	Mixed-Use Project - Demo existing buildings and construct a mixed-use project with 14,791 sf of commercial and 45 residential units.	Luis Rocha (626) 744-6747	03/05/14	Incomplete	-	HO
CUP	6294	262	N	Los Robles Ave.	3	Los Robles Urban Housing Project - Demolish 172 units and construct 307 apartment units in four buildings. 1) Amend Fuller Seminary Master Plan; 2) Vesting Tentative Tract Map; and 3) Tree Removal.	David Sanchez (626) 744-6707	01/29/15	Preparing Environmental	-	HO
CUP	6421	33	E	Walnut	3	Ayzenberg - Demolition of 21,543 square foot commercial building and construction of four-story, 46,408 square foot commercial office building with a maximum height of 75 feet and 28 on-site parking stalls.	Jason Killebrew (626) 744-7096	02/08/16	Incomplete	-	HO
CUP	6452	535	E	Union	3	Olivewood Village North - Mixed-use project for construction of 11,373 sf of commercial and 86 units 1) CUP for Density Bonus over 35% 2) AHCP for FAR 3) AHCP for height 6) Tree Removal for 4 protected trees.	David Sanchez (626) 744-6707	02/08/16	Preparing Environmental	-	HO
PD	35	3202	E	Foothill Blvd.	4	Space Bank - Planned Development application for demolition of all structures on-site and construction of mixed-use project (retail, restaurant, live/work, 550 units) arranged in 8 buildings.	David Sanchez (626) 744-6707	07/08/16	Preparing Environmental	-	CC

ACRONYMS

Acronym	Case Description	Review Body
AHCP	Affordable Housing Concession Permit	Hearing Officer
CSDR	Consolidated Design Review	Staff or Design Commission
CAP	Changes to an Approved Project	Same Review Body as Approved Project
COA	Certificate of Appropriateness	Staff or Historic Preservation Commission
CUP	Conditional Use Permit	Hearing Officer; Planning Commission if project includes over 75,000 sf of non-residential.
FDR	Final Design Review	Staff or Design Commission
HD	Historic Designation	Recommendation by Historic Preservation Commission. Final review by City Council.
HDP	Hillside Development Permit	Hearing Officer
LD	Landmark Designation	Recommendation by Historic Preservation Commission and Planning Commission. Final review by City Council.
MCUP	Minor Conditional Use Permit	Hearing Officer
MP	Master Plan	Recommendation by Planning Commission. Final review by City Council.
MSP	Master Sign Plan	Staff
MV	Minor Variance	Hearing Officer
PD	Planned Development	Recommendation by Planning Commission. Final review by City Council.
PPC	Preliminary Plan Check	N/A
PPR	Predevelopment Plan Review	City staff. Projects of community-wide significance presented to City Council as an info item.
RRBP	Relief From Replacement Building Permit	Staff or Design Commission
TPM	Tentative Parcel Map	Hearing Officer
TR	Tree Removal	Staff or Commission
TTM	Tentative Tract Map	Hearing Officer
V	Variance	Hearing Officer
VTPM	Vesting Tentative Parcel Map	Hearing Officer
VTTM	Vesting Tentative Tract Map	Hearing Officer
ZA	Zoning Administrator Interpretation	N/A
ZCA	Zoning Code Amendment	Recommendation by Planning Commission. Final review by City Council.

Acronym	Review Body
CC	City Council
DC	Design Commission
HO	Hearing Officer
PC	Planning Commission
BZA	Board of Zoning Appeals



**PLANNING &
COMMUNITY DEVELOPMENT
DEPARTMENT**

Monthly Activity Report
JANUARY, 2017
Permits & Fees

Permits & Valuation

	<u>Month</u> <u>Jan-17</u>	<u>Month</u> <u>Jan-16</u>	<u>YTD</u> <u>FY 2017</u>	<u>YTD</u> <u>FY 2016</u>
Total Value	\$ 10,218,407	\$ 8,622,601	\$ 82,604,225	\$ 96,092,031
Total Permits	193	221	1688	1937
Residential - New				
Valuation	\$ 310,430	\$ -	\$ 22,545,183	\$ 26,646,014
Permits	1	0	24	18
Residential - Rehab				
Valuation	\$ 2,379,896	\$ 3,798,621	\$ 19,502,475	\$ 28,423,897
Permits	152	175	1331	1559
Non-Residential - New				
Valuation	\$ 1,438,308	\$ -	\$ 3,396,531	\$ 8,497,249
Permits	2	0	4	3
Non-Residential - Rehab				
* Valuation	\$ 6,089,773	\$ 4,823,980	\$ 37,160,036	\$ 32,524,871
Permits	38	46	329	357

Fees Collected

Permit and Plan Check	\$ 238,444	\$ 286,422	\$ 2,604,421	\$ 3,355,115
Residential Development Impact	\$ -	\$ -	\$ 1,080,734	\$ 1,626,480
Transportation Improvement Fee	\$ 14,067	\$ -	\$ 236,512	\$ 319,082
Construction Tax	\$ 183,730	\$ 153,549	\$ 1,467,888	\$ 1,666,004

Fees Waived

Northwest Enterprise Zone	\$ -	\$ -	\$ -	\$ -
Research and Development	\$ -	\$ -	\$ -	\$ -
Affordable Housing	\$ -	\$ -	\$ 24,507	\$ -

Other

Inspections	2,008	2,031	16,934	15,770
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**PLANNING &
COMMUNITY DEVELOPMENT
DEPARTMENT**

Monthly Activity Report
JANUARY, 2017
Development Processing Section

PLAN CHECK OVER \$ 500,000

BUILDING PERMITS OVER \$ 500,000

300 E COLORADO BLVD

Renovation of a 2-story parking garage @
186,000 square feet (Paseo Colorado)
Project value \$ 3,400,000

2889 SAN PASQUAL ST

New construction of a 1-story mixed-use
wellness center @ 4,987 square feet (Monte
Vista Grove Homes Inc)
Project value \$ 770,392

2889 SAN PASQUAL ST

New construction of a 1-story, 7-unit memory
care center @ 4,996 square feet (Monte Vista
Grove Homes Inc)
Project value \$ 667,916

New Code Compliance Cases - January, 2017

Complaint Type	Number of Complaints
General Property Maintenance	53
Zoning Violations	16
Junk and Debris	12
Attractive Nuisance	6
Overgrown Vegetation	2
Improper Occupancy	2
Tree Removal/Maintenance	6
Noise	2
Home Occupation Permit	1
Signage	4
Construction Complaint (hours, etc.)	6
Trash Cans	2

Total New Cases Opened:	112
Average Response Time for 1st Inspection	2.75 Calendar Days
Number of Cases Closed	72
Number of Cases Remaining Open	40
Percentage of Cases Closed	64%