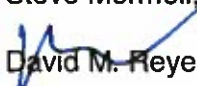




MEMORANDUM

TO: Steve Mermell, City Manager
FROM:  David M. Reyes, Director of Planning & Community Development
DATE: February 22, 2018
SUBJECT: Monthly Activity Reports: January 2018

Attached are the following reports:

Planning:

- 1) New Zoning Cases - Five current planning (zoning) projects were submitted in January 2018.
- 2) Zoning Cases of Communitywide Significance - Three Major Construction projects as of January 1, 2018. 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.
- 3) Community Planning Active Cases - 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) For the month of January, a total of 498 inspections were completed and 169 cases were closed. Code Compliance opened 114 new cases in January, the average response time for initial inspection was approximately 2.4 calendar days. Of the 114 new cases, 52 have been closed.

Reports can also be found here at this link: <https://ww5.cityofpasadena.net/planning/wp-content/uploads/sites/56/2018/01/Monthly-Activity-Reports.pdf>

Planning and Community Development - New Zoning Cases

CASE TYPE	CASE #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	CURRENT STATUS	MEETING DATE	REVIEW BODY
Certificate of Compliance	350	774		Palisades St	1	Certificate of Compliance resulting from a lot line adjustment and revised legal descriptions.	Carlos Chacon (626) 744-7123 cchacon@cityofpasadena.net	01/03/18	Incomplete		Staff
Certificate of Compliance	352	630		Prospect Blvd	1	Certificate of Compliance for the consolidation of two lots into one lot.	Kent Lin (626) 744-6817 klin@cityofpasadena.net	01/18/18	New Case: assigned		Staff
Preliminary Plan Check	2018-00019	120	N	Oakland Avenue	3	Preliminary Plan Check to review a three-unit City of Gardens residential development	Jamie Peltier (626) 744-7096 jpeltier@cityofpasadena.net	01/17/18	Incomplete		Staff
Certificate of Exception	351	774	N	Lake Avenue	5	Certificate of Exception to consolidate two lots into one.	Aimee Schwimmer (626) 744-4216 ASch-Contractor@cityofpasadena.net	01/17/18	New Case: assigned		HO
Tentative Parcel Map	77192	947	E	California Blvd	7	Tentative Parcel Map to allow the creation of four air parcels for residential condominium purposes.	Carlos Chacon (626) 744-7123 cchacon@cityofpasadena.net	01/09/18	Incomplete		HO

Planning and Community Development - Major Zoning Cases

CASE TYPE	CASE #	ADDRESS		CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	CURRENT STATUS	MEETING DATE	REVIEW BODY	
CUP	6294	262	N	Los Robles Ave.	3	Demolish 172 units and construct 307 apartment units in three buildings. 1) Amend Fuller Seminary Master Plan; 2) Vesting Tentative Tract Map; and 3) Tree Removal.	David Sanchez (626) 744-6707 dasanchez@cityofpasadena.net	01/29/15	Completing environmental	-	CC
CUP	6545	500	S	Raymond Ave.	6	Conditional Use Permit to construct a new 26,560 sf office (KPCC) building with three levels of subterranean parking. Also includes a request to exceed parking in TOD area and to exceed floor area ratio in the Central District.	Jason Van Patten (626) 744-6760 jvanpatten@cityofpasadena.net	03/06/17	Incomplete		PC
PD	36	3202	E	Foothill Blvd.	4	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 dasanchez@cityofpasadena.net	07/08/16	Completing environmental		CC

Planning and Community Development - Community Planning Cases

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: Master Plan Amendment to include the reconfiguration of the plan's boundary area, rehabilitation, demolition, and new construction that will occur in phases over the next 20 years.	Martin Potter (626) 744-6710 mpotter@cityofpasadena.net	12/03/09	Scheduled	02/28/18	PC/CC
MP	2014-00157	135	N	Oakland Ave.	3	Fuller Seminary: Master Plan Amendment to modify boundaries 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 is proposed to be terminated.	David Sinclair (626) 744-6766 dsinclair@cityofpasadena.net	04/20/14	Continued at hearing	TBD	PC/CC
MP	2015-00341	1700		Lida St.	6	Art Center College of Design: 15-year Master Plan 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.	David Sinclair (626) 744-6766 dsinclair@cityofpasadena.net	06/23/15	Completing Environmental	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 (626) 744-7527 nsheppard@cityofpasadena.net	09/21/16	Application Incomplete	TBD	PC/CC
OTHER				Citywide	-	Housing Element: Implementation Process	Arlene Granadosin-Jones (626) 744-6743 agranadosin-jones@cityofpasadena.net	-	On-going	-	Other
OTHER				Citywide	-	Climate Action Plan	Anita Cerna (626) 744-6767 acerna@cityofpasadena.net	-	Developing Recommendation	03/05/18	CC
SP				Citywide	-	General Plan Implementation/Specific Plan Updates	Anita Cerna (626) 744-6767 acerna@cityofpasadena.net	-	On-going	TBD	CC
ZCA				Citywide	-	Mansionization: Phase 2	Martin Potter (626) 744-6710 mpotter@cityofpasadena.net	-	Developing Recommendation	02/27/18	DC

Planning and Community Development - New Design and Historic Preservation Cases

CASE TYPE	CASE #	ADDRESS		CC District	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	CURRENT STATUS	MEETING DATE	REVIEW BODY
PRELIMINARY CONSULTATION	PLN2018-00003	439	NORTH HOLLISTON AVE	2	NINE UNIT CITY OF GARDEN PROJECT	Rodrigo Pelayo (626)744-7309 rpelayo@cityofpasadena.net	1/3/2018	ACTIVE	NA	Staff
CONSOLIDATED DESIGN REVIEW	PLN2018-00004	594	EAST COLORADO BLVD.	7	DESIGN REVIEW FOR NEW SIGNAGE FOR PACIFIC UNION REAL ESTATE	Rodrigo Pelayo (626)744-7309 rpelayo@cityofpasadena.net	1/3/2018	ACTIVE	NA	Staff
COA	PLN2018-00006	1053	NORTH MICHIGAN AVE	2	MASTER SUITE ADDITION AND RE-STUCCO OF THE ENTIRE HOUSE	Amanda Landry (626)744-7137 alandry@cityofpasadena.net	1/4/2018	ACTIVE	NA	Staff
CONSOLIDATED DESIGN REVIEW	PLN2018-00013	150	NORTH MADISON AVE	3	CONSOLIDATED DESIGN REVIEW FOR MODIFICATION OF SIX WINDOW OPENINGS ON CHURCH FACADE	Amanda Landry (626)744-7137 alandry@cityofpasadena.net	1/11/2018	ACTIVE	NA	Staff
CONCEPT DESIGN REVIEW	PLN2018-00009	747	EAST GREEN STREET	7	CONCEPT DESIGN REVIEW FOR NEW 72-UNIT, SIX-STORY, MIXED-USE PROJECT WITH THREE LEVELS OF SUBTERRANEAN PARKING	Kevin Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	1/8/2018	ACTIVE	3/13/2018	DC
COA	PLN2018-00007	1594	PALOMA STREET	2	NEW FRONT YARD FENCE AND GATE (COMPANION ZONING PERMIT FILED ZON2018-00006)	Amanda Landry (626)744-7137 alandry@cityofpasadena.net	1/8/2018	ACTIVE	NA	HPC
CONSOLIDATED DESIGN REVIEW	PLN2018-00022	3235	EAST COLORADO BLVD.	4	EXPANSION OF EXISTING MEDICAL PLAZA AT 3231-3239 E. COLORADO BLVD.	Amanda Landry (626)744-7137 alandry@cityofpasadena.net	1/17/2018	ACTIVE	Na	Staff
COA	PLN2018-00015	1000	SAN PASQUAL STREET	7	REPLACEMENT OF ONE WINDOW (AFTER THE FACT)	Marina Khurstaleva (626) 744-6792 mkhurstaleva@cityofpasadena.net	1/12/2018	ACTIVE	NA	Staff
COA	PLN2018-00017	1076	NORTH WILSON AVE	2	NEW 585 SQ. FT. ADDITION TO REAR OF SINGLE-FAMILY HOUSE TO INCLUDE NEW MASTER BEDROOM, BATHROOM, AND LAUNDRY.	Marina Khurstaleva (626) 744-6792 mkhurstaleva@cityofpasadena.net	1/16/2018	ACTIVE	NA	Staff
PRELIMINARY CONSULTATION	PLN2018-00020	120	NORTH OAK AVE	2	PRELIMINARY CONSULTATION TO DEMOLISH EXISTING SFR AND DETACHED GARAGE AND CONSTRUCT THREE NEW TWO-STORY TOWNHOUSES.	Amanda Landry (626)744-7137 alandry@cityofpasadena.net	1/17/2018	ACTIVE	NA	Staff
COA	PLN2018-00023	1260	NORTH MICHIGAN AVE	2	COA FOR A NEW SIDE YARD FENCE	Rodrigo Pelayo (626)744-7309 rpelayo@cityofpasadena.net	1/17/2018	ACTIVE	NA	Staff
CONSOLIDATED DESIGN REVIEW	PLN2018-00034	10	NORTH ARROYO BLVD.	6	NEW PUBLIC RESTROOM	Kevin Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	1/24/18	ACTIVE	NA	Staff
COA	PLN2018-00025	1016	NORTH EL MOLINO AVE	5	CERTIFICATE OF APPROPRIATENESS TO ALTER TWO EXISTING WINDOWS ON THE SIDE ELEVATION, AND REPLACE THE FRONT	Marina Khurstaleva (626) 744-6792 mkhurstaleva@cityofpasadena.net	1/18/2018	ACTIVE	NA	Staff

Planning and Community Development - New Design and Historic Preservation Cases

CASE TYPE	CASE #	ADDRESS		CC District	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	CURRENT STATUS	MEETING DATE	REVIEW BODY
RELIEF FROM REPLACEMENT BUILDING PERMIT	PLN2018-00027	170	FILLMORE STREET	7	RELIEF FROM REPLACEMENT BUILDING PERMIT	Marina Khrustaleva (626) 744-6792 mkhrustaleva@cityofpasadena.net	1/18/2018	ACTIVE	NA	Staff
COA	PLN2018-00028	515	NORTH CHESTER AVE	5	CERTIFICATE OF APPROPRIATENESS FOR 720 SQ FT REAR ADDITION TO SFD AND REPLACE DETACHED GARAGE	Amanda Landry (626)744-7137 alandry@cityofpasadena.net	1/22/2018	ACTIVE	NA	Staff

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, 2018

PLAN CHECK OVER \$ 500,000

842 N FAIR OAKS AVE

New construction of a 5-unit town home building @ 6,435 square feet, with on-grade parking @ 3,587 square feet
Project value \$ 852,000

BUILDING PERMITS OVER \$ 500,000

719 S MARENGO AVE

New construction of a 3-story, 12-unit multi-family building @ 31,028 square feet above subterranean parking garage @ 15,366 square feet
Project value \$ 4,432,568

26 N EUCLID AVE

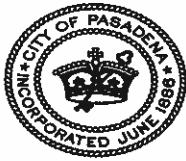
Core and shell construction for a new 5-story office building @ 77,700 square feet, with a 4-level subterranean parking garage @ 118,075 square feet (Alexandria)
Project value \$ 18,128,342

1200 E CALIFORNIA BLVD

Construction of a 2-story type student center building @ 17,569 square feet (Cal Tech)
Project value \$ 2,772,812

99 S OAKLAND AVE

Tenant improvement of office space @ 21,300 square feet (Kaiser Foundation)
Project value \$ 931,145



**PLANNING &
COMMUNITY DEVELOPMENT
DEPARTMENT**

Monthly Activity Report
JANUARY, 2018

Permits & Valuation

	<i>Month Jan-18</i>	<i>Month Jan-17</i>	<i>YTD FY 2018</i>	<i>YTD FY 2017</i>
Total Value	\$ 30,328,435	\$ 10,218,407	\$ 82,350,053	\$ 96,092,031
Total Permits	229	193	1795	1937
Residential - New				
Valuation	\$ 4,933,935	\$ 310,430	\$ 12,344,290	\$ 26,646,014
Permits	3	1	19	18
Residential - Rehab				
Valuation	\$ 2,004,755	\$ 2,379,896	\$ 21,518,836	\$ 28,423,897
Permits	193	152	1398	1559
Non-Residential - New				
Valuation	\$ 20,901,154	\$ 1,438,308	\$ 22,159,479	\$ 8,497,249
Permits	2	2	4	3
Non-Residential - Rehab				
* Valuation	\$ 2,488,591	\$ 6,089,773	\$ 26,327,448	\$ 32,524,871
Permits	31	38	374	357

Fees Collected

Permit and Plan Check	\$ 394,741	\$ 238,444	\$ 3,336,116	\$ 3,355,115
Residential Development Impact	\$ 281,264	\$ -	\$ 1,085,023	\$ 1,626,480
Transportation Improvement Fee	\$ 476,565	\$ 14,067	\$ 575,873	\$ 319,082
Construction Tax	\$ 566,015	\$ 183,730	\$ 1,452,136	\$ 1,666,004

Fees Waived

Northwest Enterprise Zone	\$ -	\$ -	\$ -	\$ -
Research and Development	\$ -	\$ -	\$ -	\$ -
Affordable Housing	\$ -	\$ -	\$ -	\$ -

Other

Inspections	2,207	2,008	15,565	15,770
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New Code Compliance Cases – January 2018

Complaint Type	Number of Complaints
General Property Maintenance	45
Signage	7
Zoning Violations	9
Overgrown Vegetation	14
Improper Occupancy	5
Abandoned Bulky Items	3
Tree (damaged, dead, or hazardous)	4
Noise	7
Certificate of Occupancy Req.	1
Junk and Debris	3
Inoperable Vehicle	1
Trash Cans Visible	2
Construction Incomplete/ W/O Permits	1
Vacant BLD/ Vacant Lot	7
Home Occupation Permit Req.	2
Life/Safety Violation	2
Sewage	1

Total New Cases Opened	114
Average Time for 1st Inspection	2.4 days
Number of Cases Closed	62
Number of Cases Remaining Open	52