



MEMORANDUM

TO: Steve Mermell, City Manager
FROM: David M. Reyes, Director of Planning & Community Development
DATE: February 28, 2019
SUBJECT: Monthly Activity Reports: January 2019

Attached are the following reports:

Planning:

- 1) New Zoning Cases – Eight current planning (zoning) projects were submitted in January 2019.
- 2) Zoning Cases of Communitywide Significance – Six ongoing Major Construction projects as of January 1, 2019. 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 204 new cases were opened, and 424 inspections were completed. Of the 204 new cases opened, 108 have been closed. The average response time for initial inspection was approximately 3.1 calendar days.

Reports can also be found here at this link: <https://ww5.cityofpasadena.net/planning/monthly-activity-reports/>

Planning and Community Development - New Zoning Cases

CASE TYPE	CASE #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	CURRENT STATUS	REVIEW BODY
Preliminary Plan Check	PLN2018-00536	1135	E	Villa St	3	PPC to review a 4-unit City of Garden residential development	Abdu Lachgar alac-Contractor@cityofpasadena.net	01/07/19	Under review	Staff
Minor Conditional Use Permit	PLN2019-00007	1501	S	Marengo Ave	7	MCUP to allow a detached garage to exceed the height maximum to architectually match the residence.	Kristen Johnston (626) 744-6709 kjohnston@cityofpasadena.net	01/08/19	Incomplete	HO
Minor Variance	PLN2019-00027	1285	N	Michillinda Ave	4	MV to allow the construction of a 10-foot high solid fence along the north side proeprty line	Jason Van Patten (626) 744-6760 jvanpatten@cityofpasadena.net	01/17/19	Incomplete	HO
Preliminary Plan Check	PLN2019-00042	41	S	Daisy Ave	4	Preliminary Plan Check for new 6-unit COG project	Abdu Lachgar alac-Contractor@cityofpasadena.net	01/23/19	Under review	Staff
Expressive Use Permit	PLN2019-00034	920	E	Mountain St	5	Expressive Use Permit to establish a performance venue (commercial entertainment use)	Jennifer Driver (626) 744-6756 jdriver@cityofpasadena.net	01/22/19	Under review	HO
Conditional Use Permit	PLN2019-00028	1035	E	Green St	7	CUP to allow the sale of full alcohol for a proposed restaurant.	Jennifer Driver (626) 744-6756 jdriver@cityofpasadena.net	01/17/19	Incomplete	HO
Minor Conditional Use Permit	PLN2019-00036	715	S	Oak Knoll Ave	7	MCUP to expand a nonconforming multi-family use on an existing RS-6 zone site.	Kristen Johnston (626) 744-6709 kjohnston@cityofpasadena.net	01/22/19	Under review.	HO
Minor Conditional Use Permit	PLN2019-00046	781	S	Grand Ave	6	MCUP to relocate a residential structure to a property zoned RS-6 for SFR use. Variance for historic resource to deviate from parking, height, and encroachment plane.	Kristen Johnston (626) 744-6709 kjohnston@cityofpasadena.net	01/24/19	Under review.	HO

Planning and Community Development - Major Zoning Cases

CASE TYPE	CASE #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	CURRENT STATUS	REVIEW BODY
Affordable Housing Concession Permit	6172	922-936	E	Green St.	7	Demo existing buildings and construct a mixed-use project with 14,791 SF of commercial and 45 residential units.	Luis Rocha (626) 744-6747 lrocha@cityofpasadena.net	3/5/2014	Incomplete	HO
Affordable Housing Concession Permit	11869	253	S	Los Robles Ave.	6	Affordable Housing Concession Permit for two concessions (Height, FAR) for a six-story, 92-unit multifamily residential project.	Talyn Mirzakhanian (626) 744-7101 tmirzakhanian@cityofpasadena.net	5/9/2017	Appealed	BZA
Affordable Housing Concession Permit	11870	250	E	Union St	3	Affordable Housing Concession Permit for two concessions (FAR and Height) for a six-story mixed-use project containing 1,953 square feet of commercial space and 59 residential units	Beilin Yu (626) 744-6726 byu@cityofpasadena.net	5/16/2017	Completing environmental	HO
Conditional Use Permit	6580	2030	E	Colorado Blvd.	7	Conditional Use Permit to establish a Vehicle Services, Sales and Leasing land use for motorcycles. The project includes the development of 33,586 sq. ft. of floor area.	Jason Van Patten (626) 744-6760 jvanpatten@cityofpasadena.net	9/12/2017	Completing environmental	HO
Conditional Use Permit	6658	83	N	Lake Ave.	3	CUP for construction of a mixed-use project exceeding 25,000 sf of non-residential floor area. Mixed-use project with 54 residential units and 118,919 sf of office space.	Jason Van Patten (626) 744-6760 jvanpatten@cityofpasadena.net	6/14/2018	Completing environmental	PC
Planned Development	37	740	E	Green Street	7	PD for mixed-use project with 273 units; AHCP to exceed FAR and height	Luis Rocha (626) 744-6747 lrocha@cityofpasadena.net	7/24/2018	Completing environmental	PC/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
SP			Citywide	-	General Plan Implementation/Specific Plan Updates	Anita Cerna (626) 744-6767 acerna@cityofpasadena.net	-	On-going	-	CC
ZCA			Citywide	-	Mansionization: Phase 2	Martin Potter (626) 744-6710 mpotter@cityofpasadena.net	-	Complete: scheduled	02/27/19	PC
ZCA	2018-00403		Citywide	-	Zoning Code Text Amendment: Outdoor Electronic Signage	Natsue Sheppard (626) 744-7527 nsheppard@cityofpasadena.net	07/16/18	Developing Recommendation	-	CC
ZCA	2018-00512		Citywide	-	Zoning Code Text Amendment: Inclusionary Housing and In-Lieu Fee. In conjunction with Housing Dept.	Andre Sahakian (626) 744-6916 asahakian@cityofpasadena.net		Developing Recommendation	02/13/19	PC
ZCA			Citywide	-	General Plan Implementation/Zoning Code Update	David Sinclair (626) 744-6766 dsinclair@cityofpasadena.net	-	Developing Recommendation	TBD	CC

Planning and Community Development - New Design and Historic Preservation Cases

CASE #	CASE TYPE	ADDRESS		CC District	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	CURRENT STATUS	REVIEW BODY	MEETING DATE
PLN2019-00001	CERTIFICATE OF APPROPRIATENESS	1245	HILLSIDE ROAD	6	MAJOR ALTERATION TO PRIMARY ELEVATION (CATEGORY2) - ADDITION OF A WINDOW OPENING	Rodrigo Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	1/2/2019	ACTIVE	Staff	NA
PLN2019-00004	APPEAL OF DECISION	300	EAST COLORADO BLVD.	6	APPEAL OF DIRECTOR'S DECISION FOR PROJECT (PLN2018-00582)- CREATION OF STORAGE ENCLOSURE	Kevin Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	1/7/2019	ACTIVE	DC	3/12/2019
PLN2019-00006	PRELIMINARY CONSULTATION	92	SOUTH VINEDO AVE	4	CONVERSION OF A DUPLEX INTO A TRIPLEX AND EXPAND EXISTING UNITS.	Kevin Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	1/8/2019	ACTIVE	Staff	NA
PLN2019-00008	CONSOLIDATED DESIGN REVIEW	918	EAST COLORADO BLVD.	7	PARTIAL DEMO EXISTING BUILDING FINISH, BALCONY MODIFICATIONS, NEW STUCCO, NEW MOULDING, AND NEW TILE ON EXTERIOR.	Kevin Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	1/8/2019	ACTIVE	Staff	NA
PLN2019-00010	CONSOLIDATED DESIGN REVIEW	712	EAST WALNUT STREET	3	INSTALLATION OF A NEW NON-ILLUMINATED 6 SQ. FT. PROJECTING SIGN	Rodrigo Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	1/8/2019	ACTIVE	Staff	NA
PLN2019-00011	CONCEPT DESIGN REVIEW	420	SOUTH OAKLAND AVE.	6	A 5-UNIT THREE STORY MULTI-FAMILY RESIDENTIAL PROJECT	Amanda Landry (626)744-7137 alandry@cityofpasadena.net	1/9/2019	ACTIVE	Staff	NA
PLN2019-00013	CONSOLIDATED DESIGN REVIEW	388	SOUTH LAKE AVE.	7	STOREFRONT WINDOW REPAIRS AND REPLACEMENT OF FRONT AND REAR ENTRY DOORS	Rodrigo Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	1/9/2019	ACTIVE	Staff	NA
PLN2019-00018	CONCEPT DESIGN REVIEW	439	NORTH HOLLISTON AVE.	2	A 9-UNIT MULTI-FAMILY RESIDENTIAL PROJECT	Rodrigo Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	1/14/2019	ACTIVE	Staff	NA
PLN2019-00023	CERTIFICATE OF APPROPRIATENESS	810	NORTH CATALINA AVE.	5	CREATION OF A NEW WINDOW OPENING ON SIDE ELEVATION	Amanda Landry (626)744-7137 alandry@cityofpasadena.net	1/15/2019	ACTIVE	Staff	NA
PLN2019-00022	CERTIFICATE OF APPROPRIATENESS	765	NORTH MAR VISTA AVE.	5	CONSTRUCTION OF A REAR BUILDING ADDITION OF 390 SF	Amanda Landry (626)744-7137 alandry@cityofpasadena.net	1/15/2019	ACTIVE	Staff	NA
PLN2019-00021	CERTIFICATE OF APPROPRIATENESS	1167	NORTH CATALINA AVE.	2	CONSTRUCTION OF A 518 SQ.FT. SECOND FLOOR ADDITION TO AN EXISTING 2440 SQ.FT. RESIDENCE.	Amanda Landry (626)744-7137 alandry@cityofpasadena.net	1/15/2019	ACTIVE	HPC	4/2/2019
PLN2019-00030	PROPERTY RESEARCH AND EVALUATION	525	NORTH MADISON AVE.	3	REQUEST FOR HISTORIC RESOURCE EVALUATION FOR POTENTIAL FUTURE LANDMARK DESIGNATION	Kevin Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	1/17/2019	ACTIVE	Staff	NA

Planning and Community Development - New Design and Historic Preservation Cases

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PLN2019-00029	CERTIFICATE OF APPROPRIATENESS	1233	WENTWORTH AVE.	7	REAR ADDITION, WINDOW MODIFICATIONS, GARAGE ADDITION AND RELOCATION OF ACCESSORY STRUCTURE	Kevin Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	1/17/2019	ACTIVE	Staff	NA
PLN2019-00031	PRELIMINARY CONSULTATION	995	SOUTH FAIR OAKS AVE.	6	A FIVE STORY, 60,000 SQUARE-FOOT SENIOR RESIDENTIAL CARE FACILITY (PHASE 3)	Amanda Landry (626)744-7137 alandry@cityofpasadena.net	1/18/2019	ACTIVE	DC	4/9/2019
PLN2019-00044	CHANGE TO AN APPROVED PROJECT	301	NORTH LAKE AVENUE	5	CHANGE TO APPROVED PROJECT (PLN2018-00450)	Rodrigo Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	1/24/2019	ACTIVE	DC	4/9/2019
PLN2019-00043	CERTIFICATE OF APPROPRIATENESS	1660	WHITEFIELD ROAD	2	REPLACE SIDING ON A NON-CONTRIBUTING PROPERTY	Kevin Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	1/24/2019	ACTIVE	Staff	NA
PLN2019-00032	FINAL DESIGN REVIEW	3202	EAST FOOTHILL BLVD.	4	A NEW MIXED USE DEVELOPMENT CONSISTING OF 550 UNITS AND 9,800 SQUARE FEET OF COMMERCIAL WITH SUBTERRANEAN AND STRUCTURE PARKING (SPACEBANK)	Amanda Landry (626)744-7137 alandry@cityofpasadena.net	1/22/2019	ACTIVE	DC	3/26/2019
PLN2019-00035	LANDMARK DESIGNATION	870	CHULA VISTA AVE.	6	HISTORIC DESIGNATION FOR THE "FLETCHER & WINIFRED STARR DOBYNS HOUSE & GARDEN"	Kevin Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	1/22/2019	ACTIVE	HPC	4/16/2019
PLN2019-00037	CONSOLIDATED DESIGN REVIEW	535	EAST WALNUT STREET	3	NEW DOOR OPENING ON FRONT FAÇADE	Rodrigo Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	1/23/2019	ACTIVE	Staff	NA
PLN2019-00040	CREATIVE SIGN PLAN	600	EAST COLORADO BLVD.	7	CREATIVE SIGN PERMIT FOR A LARGE WALL MURAL	Amanda Landry (626)744-7137 alandry@cityofpasadena.net	1/23/2019	ACTIVE	Staff	NA
PLN2019-00039	MASTER SIGN PLAN	600	EAST COLORADO BLVD.	7	INSTALLATION OF MORE THAN 12 SIGNS	Amanda Landry (626)744-7137 alandry@cityofpasadena.net	1/23/2019	ACTIVE	Staff	NA
PLN2019-00058	RELIEF OF REPLACEMENT BUILDING PERMITS	711	EAST WALNUT STREET	3	BUILDING PERMIT TO DEMOLISH 5 EXISTING BUILDINGS	Kevin Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	1/31/2019	ACTIVE	Staff	NA
PLN2019-00056	CERTIFICATE OF APPROPRIATENESS	1834	ROSE VILLA STREET	7	DEMOLITION AN EXISTING GARAGE AND CONSTRUCTION OF A NEW GARAGE	Kevin Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	1/31/2019	ACTIVE	Staff	NA
PLN2019-00047	CERTIFICATE OF APPROPRIATENESS	741	EAST CLAREMONT ST	5	REPLACEMENT OF A GARAGE DOOR	Rodrigo Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	1/28/2019	ACTIVE	Staff	NA
PLN2019-00049	CERTIFICATE OF APPROPRIATENESS	999	SOUTH SAN RAFAEL AVE.	6	REPLACE AND REPAIR OF LOGGIA ACCESS AND BALUSTRADES SUPPORT. RECONSTRUCT BALUSTRADES FOR LOGGIAS AND RESTORE FLOORING.	Kevin Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	1/29/2019	ACTIVE	Staff	NA
PLN2019-00053	CERTIFICATE OF APPROPRIATENESS	771	NORTH HOLLISTON AVE.	2	NEW FRONT YARD FENCE	Rodrigo Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	1/30/2019	ACTIVE	Staff	NA

Planning and Community Development - New Design and Historic Preservation Cases

CASE #	CASE TYPE	ADDRESS		CC District	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	CURRENT STATUS	REVIEW BODY	MEETING DATE
PLN2019-00050	CERTIFICATE OF APPROPRIATENESS	1020	NORTH HOLLISTON AVE.	2	ALTERATION OF PUBLICLY VISIBLE WINDOW OPENING, REMOVE ENTRY FEATURES, AND RELOCATE DOORS ON SECONDARY ELEVATIONS.	Amanda Landry (626)744-7137 alandry@cityofpasadena.net	1/29/2019	ACTIVE	Staff	NA

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, 2019
Permits & Fees

Permits & Valuation

	<i>Month Jan-19</i>	<i>Month Jan-18</i>	<i>YTD FY 2019</i>	<i>YTD FY 2018</i>
Total Value	\$ 16,422,647	\$ 30,328,435	\$ 197,702,916	\$ 82,350,053
Total Permits	235	229	1748	1795
Residential - New				
Valuation	\$ 695,790	\$ 4,933,935	\$ 69,760,169	\$ 12,344,290
Permits	5	3	30	19
Residential - Rehab				
Valuation	\$ 4,086,903	\$ 2,004,755	\$ 19,681,849	\$ 21,518,836
Permits	177	193	1401	1398
Non-Residential - New				
Valuation	\$ -	\$ 20,901,154	\$ 74,954,677	\$ 22,159,479
Permits	0	2	1	4
Non-Residential - Rehab				
* Valuation	\$ 11,639,954	\$ 2,488,591	\$ 33,306,221	\$ 26,327,448
Permits	53	31	316	374

Fees Collected

Permit and Plan Check	\$ 717,132	\$ 394,741	\$ 3,702,200	\$ 3,336,116
Residential Development Impact	\$ 722,865	\$ 281,264	\$ 9,323,290	\$ 1,085,023
Transportation Improvement Fee	\$ 309,979	\$ 476,565	\$ 3,686,653	\$ 575,873
Construction Tax	\$ 608,779	\$ 566,015	\$ 4,143,978	\$ 1,452,136

Fees Waived

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

Other

Inspections	2,214	2,207	15,633	15,565
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**PLANNING &
COMMUNITY DEVELOPMENT
DEPARTMENT**

Monthly Activity Report
JANUARY, 2019

PLAN CHECK OVER \$ 500,000

790 E COLORADO BLVD

Interior tenant improvement for new banking facility @ 5,200 square feet (Pacific Premiere Bank)
Project value \$ 998,504

111 N MADISON AVE

New construction of a 2-6 story, 81-unit apartment building @ 88,403 square feet, with subterranean parking @ 80,112 square feet
Project value \$ 16,098,840

88 N OAKLAND AVE

New construction of a mixed-use building, with 55 apartment units @ 61,669 square feet, retail @ 20,495 square feet, and basement @ 54,292 square feet
Project value \$ 12,758,932

533 E UNION ST

New construction of a mixed-used building, with 5 apartment units @ 12,269 square feet, commercial @ 5,266 square feet, mercantile @ 5,571 square feet, and terraces/balconies @ 3,112 square feet
Project value \$ 2,806,976

1155 LINDA VISTA AVE

New construction of a 2-story, single-family residence @ 3,221 square feet, with attached 2-car garage @ 800 square feet and 3 accessory structures @ 1,400 square feet
Project value \$ 585,597

BUILDING PERMITS OVER \$ 500,000

1100 N FAIR OAKS

Addition @ 11,408 square feet and tenant improvement of existing space @ 13,587 square feet for a personal improvement services facility (Touchstone Climbing Inc.)
Project value \$ 1,606,172

301 N LAKE AVE

Tenant improvement of 5th floor @ 16,973 square feet (iHerb)
Project value \$ 977,746

1200 E CALIFORNIA BLVD

Tenant improvement of a research building @ 141,890 square feet (Caltech)
Project value \$ 7,268,601

New Code Compliance Cases – January 2019

Complaint Type	Number of New Cases
Abandoned Bulky Items	6
Construction – Incomplete/Illegal/Hrs	25
Junk and Debris	11
Inoperable Vehicle	3
Vacant BLD/ Vacant Lot	9
Noise	10
Property Maintenance	57
Trees- Damaged/Hazardous/Protected	13
Overgrown Vegetation	20
Zoning Code Violations	39
Sign Code Violations/ Yard Sales	4
Other	7

Total New Cases Opened	204
Average Time for 1st Inspection	3.1 Calendar Days
Number of Cases Closed	108
Number of Cases Remaining Open	96