



MEMORANDUM

TO: Steve Mermell, City Manager
FROM: David M. Reyes, Director of Planning & Community Development
DATE: February 27, 2020
SUBJECT: Monthly Activity Reports: January 2020

Attached are the following reports:

Planning:

- 1) New Zoning Cases – Five current planning (zoning) projects were submitted in January 2020.
- 2) Zoning Cases of Communitywide Significance – Five ongoing Major Construction projects as of January 1, 2020. 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 126 new cases were opened, and 399 inspections were completed. Of the 126 new cases opened, 62 have been closed. The average response time for initial inspection was approximately 3 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	REVIEW BODY
Certificate of Compliance	PLN2020-00010	3235	E	Colorado Blvd.	4	CC for a parcel that was created as a result of consolidating two parcels	Alison Walker (626) 744-6742 awalker@cityofpasadena.net	01/13/20	Staff
Minor Conditional Use Permit	PLN2020-00022	1645		Walworth Ave.	1	MCUP for expansion of nonconforming duplex in RS-6	Carlos Chacon (626) 744-7123 cchacon@cityofpasadena.net	01/21/20	HO
Conditional Use Permit	PLN2020-00016	1827	E	Villa St.	2	CUP to allow the off-site sale of full alcohol at an existing market (Linda Rosa Market)	Jennifer Driver (626) 744-6756 jdriver@cityofpasadena.net	01/21/20	HO
Conditional Use Permit	PLN2020-00014	1000	E	Walnut St	5	CUP to allow the establishment of a charitable institution use (Salvation Army). The project also proposes construction of 65 affordable leasing units.	Kristen Johnston (626) 744-6709 kjohnston@cityofpasadena.net	01/16/20	Staff
Conditional Use Permit	PLN2020-00026	3809	E	Foothill Blvd	4	CUP to allow on-site sale and consumption of beer and wine in conjunction with a proposed restaurant (California Fish Grill).	Alison Walker (626) 744-6742 awalker@cityofpasadena.net	01/29/20	HO

Planning and Community Development - Major Zoning Cases

CASE TYPE	CASE #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	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	HO
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	CC

Planning and Community Development - Community Planning Cases

CASE TYPE	CASE #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	REVIEW BODY
OTHER				Citywide	-	Housing Element: Implementation Process	Ariene Granadosin-Jones (626) 744-6743 agranadosin-jones@cityofpasadena.net	-	Other
OTHER				Citywide	-	Climate Action Plan Implementation	Ana Española (626) 744-6754 aespanola@cityofpasadena.net	-	-
SP				Citywide	-	General Plan Implementation/Specific Plan Updates	Anita Cerna (626) 744-6767 acerna@cityofpasadena.net	-	CC
ZCA				CG and CD 1 - CD 6 Zoning Districts	-	Zoning Code Amendment: Single-Room Occupancy/Micro-Unit Regulations	Andre Sahakian (626) 744-6916 asahakian@cityofpasadena.net		3/9/2020
ZCA	2019- 00356	351	S	Hudson Avenue	7	Zoning Map Amendment: Planned Development (PUSD)	David Sinclair (626) 744-6766 dsinclair@cityofpasadena.net	06/03/19	CC
ZCA	2019- 003255			CD-4 Zoning District	3 & 7	Zoning Code Amendment: Use Conversion Parking Reduction - Playhouse Subdistrict	Andre Sahakian (626) 744-6916 asahakian@cityofpasadena.net	07/01/19	2/24/2020

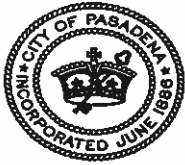
Planning and Community Development - New Design and Historic Preservation Cases

CASE #	CASE TYPE	ADDRESS			CC District	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	REVIEW BODY
PLN2020-00002	PRELIMINARY CONSULTATION	440	NORTH	OAK AVE	2	NEW CONSTRUCTION OF A 3-UNIT MULTI-FAMILY DEVELOPMENT	R. Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	1/2/2020	Staff
PLN2020-00003	CONSOLIDATED DESIGN REVIEW	918	EAST	GREEN ST	7	REMOVAL OF (E) WALL SIGN, INSTALLATION OF (1) NEW WALL SIGN CHANNEL LETTERS: GLEN OAKS ESCROW	E. Sissi (626) 744-6738 esissi@cityofpasadena.net	1/6/2020	Staff
PLN2020-00005	PRELIMINARY CONSULTATION	1645	NORTH	LAKE ST	1	NEW CONSTRUCTION OF A 7-UNIT MULTIFAMILY DEVELOPMENT	E. Sissi (626) 744-6738 esissi@cityofpasadena.net	1/7/2020	Staff
PLN2020-00006	CHANGE TO APPROVED PROJECT	547	NORTH	WILSON AVE	5	TO CHANGE FINISHING MATERIALS IN THE MAIN GARDEN AND CHANGE THE PLANTER CONFIGURATION	K.Johnson (626) 744-7806 kevinjohnson@cityofpasadena.net	1/7/2020	Staff
PLN2020-00008	CERTIFICATE OF APPROPRIATENESS	655	SOUTH	HUDSON AVE	7	DEMOLISH DETACHED GARAGE AND BUILD NEW GARAGE AND ACCESSORY STRUCTURE AT BACK OF PROPERTY	K.Johnson (626) 744-7806 kevinjohnson@cityofpasadena.net	1/9/2020	Staff
PLN2020-00007	CONSOLIDATED DESIGN REVIEW	2260	EAST	COLORADO BLVD	7	EXTERIOR RENOVATIONS	A. Landry (626)744-7137 alandry@cityofpasadena.net	1/8/2020	Staff
PLN2020-00009	CERTIFICATE OF APPROPRIATENESS	288		CONGRESS BLVD	6	NEW SIDE YARD GATES	E. Sissi (626) 744-6738 esissi@cityofpasadena.net	1/10/2020	Staff
PLN2020-00013	CONSOLIDATED DESIGN REVIEW	511	SOUTH	FAIR OAKS AVE	6	NEW PAINT AND GRAPHIC SIGNS ON PUBLIC STORAGE BUILDING	R. Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	1/15/2020	Staff
PLN2020-00015	LANDMARK DESIGNATION				7	APPLICATION TO DESIGNATE WILSON COURT AS A LANDMARK	K.Johnson (626) 744-7806 kevinjohnson@cityofpasadena.net	1/21/2020	HPC
PLN2020-00025	CERTIFICATE OF APPROPRIATENESS	619	EAST	CLAREMONT ST	3	REPLACE BOTH SIDE PROPERTY LINE FENCING WITH NEW VERTICAL SLAT WOOD FENCING AND SAME TREATMENT FOR FRONT-FACING FENCING OUTSIDE OF FY SETBACK. TO BE 6 FEET HIGH MAX.	E. Sissi (626) 744-6738 esissi@cityofpasadena.net	1/24/2020	Staff
PLN2020-00030	CONSOLIDATED DESIGN REVIEW	230	SOUTH	LAKE AVE	7	REPLACE A FREESTANDING SIGN AND REFACE EXISTING WALL CABINET SIGN.	R. Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	1/30/2020	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, 2020
Permits & Fees

Permits & Valuation

	<i>Month Jan-20</i>	<i>Month Jan-19</i>	<i>YTD FY 2020</i>	<i>YTD FY 2019</i>
Total Value	\$ 35,382,452	\$ 16,422,647	\$ 157,023,969	\$ 197,702,916
Total Permits	284	235	2099	1748
Residential - New				
Valuation	\$ 29,058,094	\$ 695,790	\$ 62,197,849	\$ 69,760,169
Permits	5	5	32	30
Residential - Rehab				
Valuation	\$ 2,403,130	\$ 4,086,903	\$ 30,876,981	\$ 19,681,849
Permits	223	177	1697	1401
Non-Residential - New				
Valuation	\$ -	\$ -	\$ 20,221,834	\$ 74,954,677
Permits	0	0	5	1
Non-Residential - Rehab				
* Valuation	\$ 3,921,228	\$ 11,639,954	\$ 43,727,305	\$ 33,306,221
Permits	56	53	365	316

Fees Collected

Permit and Plan Check	\$ 487,140	\$ 717,132	\$ 3,955,069	\$ 3,702,200
Residential Development Impact	\$ 1,592,577	\$ 722,865	\$ 5,176,848	\$ 9,323,290
Transportation Improvement Fee	\$ 284,262	\$ 309,979	\$ 772,301	\$ 3,686,653
Construction Tax	\$ 655,954	\$ 608,779	\$ 2,869,897	\$ 4,143,978

Fees Waived

Northwest Enterprise Zone	\$ -	\$ -	\$ -	\$ -
Research and Development	\$ -	\$ -	\$ -	\$ -
Affordable Housing	\$ 17,770	\$ -	\$ 22,972	\$ -

Other

Inspections	2,515	2,214	17,712	15,633
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**PLANNING &
COMMUNITY DEVELOPMENT
DEPARTMENT**

Monthly Activity Report
JANUARY, 2020

PLAN CHECK OVER \$ 500,000

35 N DE LACEY AVE

Voluntary seismic retrofit of existing
commercial 2-story building
Project value \$ 500,000

BUILDING PERMITS OVER \$ 500,000

280 AVENUE 64

New construction of a 2-story single-family
residence @ 5,044 square feet, with detached
garage @ 441 square feet
Project value \$ 658,099

709 E WALNUT ST

New construction of a 6-story mixed-use
building, with ground floor commercial space of
mercantile @ 7,380 square feet and food
facility @ 2,753 square feet, 63 condo units @
74,719 square feet, and parking structure with
1 ground level and 2 sublevels @ 92,790
square feet
Project value \$ 19,839,099

218 N EL MOLINO AVE

New construction of a mixed-use building, with
a 5-story, 52-unit condominium building @
58,591 square feet, rooftop assembly @ 3,170
square feet, and a gym with office @ 2,041
square feet
Project value \$ 8,401,257

New Code Compliance Cases – January 2020

Complaint Type	Number of New Cases
Abandoned Bulky Items	1
Construction – Incomplete/Illegal/Hrs	14
Junk and Debris	3
Vacant BLD/ Vacant Lot	3
Noise	9
Property Maintenance	37
Overgrown Vegetation	7
Zoning Code Violations	51
Other	1

Total New Cases Opened	126
Average Time for 1st Inspection	3 Calendar Days
Number of Cases Closed	62
Number of Cases Remaining Open	64