



MEMORANDUM

TO: Miguel Márquez, City Manager

FROM: Jennifer Paige, AICP, Director of Planning & Community Development

DATE: March 7, 2024

SUBJECT: Monthly Activity Reports: January 2024

Attached are the following reports:

Planning:

- 1) New Zoning Cases – Twelve current planning (zoning) projects were submitted in December 2023.
- 2) Ongoing Zoning Cases: Major Construction – Defined as 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 & Historic Preservation applications.

Code Compliance:

273 new cases were opened, 456 inspections were completed and 240 cases were closed. There were 58 Presale certificates issued and 113 Quadrennial rental units inspected.

Building and Safety/Permit Center:

668 building and subtrade permits were issued with a valuation of \$36,254,557; 19 ADU permits were issued; and 3,261 building inspections were completed.

All Reports can be found at this link:

<https://www.cityofpasadena.net/planning/monthly-activity-reports/>

Planning and Community Development - New Zoning Cases

CASE #	TIDEMARK #/ ENERGOV #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	REVIEW BODY
407	COC2022-00005	1538		Locust St.	2	CC for CE#406. Proposing a lot consolidation by combining 3 parcels.	Jasmine Heredia (626) 744-6817 jheredia@cityofpasadena.net	01/10/24	Staff
406	ZENT2022-00161	1538		Locust St.	2	Consolidate three parcels into one.	Jasmine Heredia (626) 744-6817 jheredia@cityofpasadena.net	01/10/24	HO
83163	ZENT2020-10030	97	N	Craig Ave.	2	TTM to create six air parcels for residential condominium purposes.	Jasmine Heredia (626) 744-6817 jheredia@cityofpasadena.net	01/10/24	HO
414	COC2023-00004	1133		Arden Rd.	7	Certificate of Compliance for lot line adjustment for CE #411.	Jasmine Heredia (626) 744-6817 jheredia@cityofpasadena.net	01/10/24	Other
11870	ZENT2023-00106	250	E	Union St.		Time Extension for AHCP#11870.	Jasmine Heredia (626) 744-6817 jheredia@cityofpasadena.net	01/10/24	HO
11974	ZENT2023-00123	2270	E	Colorado Blvd.	2	Request to exceed maximum sign height.	Jasmine Heredia (626) 744-6817 jheredia@cityofpasadena.net	01/10/24	HO
7191	ZENT2023-00134	950	E	Colorado Blvd.	7	Admin CUP for beer and wine at an existing restaurant (Chamo Venezuelan Food).	Jasmine Heredia (626) 744-6817 jheredia@cityofpasadena.net	01/10/24	HO
7202	ZENT2024-00003	785		Rim Rd.	4	NDP #7202 To allow a visible addition to an existing single-family residence in the ND Overlay District (141 sf of primary bedroom and 436 sf to garage).	Alison Walker (626) 744-6742 awalker@cityofpasadena.net	01/09/24	HO
7203	ZENT2024-00004	89	S	Fair Oaks Ave.	6	CUP#7203 - Conditional Use Permit to establish a massage use.	Joseph Weaver (626) 744-3813 joweaver@cityofpasadena.net	01/09/24	HO
7204	ZENT2024-00006	55	S	Lake Ave.	7	Admin CUP #7204 for beer, wine, liquor and spirits (Type 47) at new restaurant (Le Grand).	Ivan Galeazzi (626)744-7124 igaleazzi@cityofpasadena.net	01/12/24	HO

Planning and Community Development - New Zoning Cases

CASE #	TIDEMARK #/ ENERGOV #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	REVIEW BODY
7205	ZENT2024-00008	2155	E	Colorado Blvd.	2	CUP #7205 to establish a Vehicle Services - Sales and Leasing land use (Pasadena - Genesis).	Katherine Moran (626) 744-6740 kmoran@cityofpasadena.net	01/12/24	HO
11977	ZENT2024-00009	1419		Wellington Ave.	6	MV #11977 to allow a 5'-0" tall fence in the front yard to enclose a proposed pool.	Jasmine Heredia (626) 744-6817 jheredia@cityofpasadena.net	01/17/24	HO
84398	ZENT2024-00011	314		Lola Ave.	2	Condo conversion - two units.	Jennifer Driver (626) 744-6756 jdriver@cityofpasadena.net	01/22/24	HO

Planning and Community Development - Ongoing Major Zoning Cases: Major Construction

CASE TYPE	CASE #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	REVIEW BODY
Conditional Use Permit	6926	2915	E	Colorado Blvd.	4	CUP to allow the construction of a new 135,064 sf. vehicle sales structure. A CUP is required for Major Project exceeding 25,000 sf. in gross floor area & a CUP for Vehicle Services - Sales and Leasing. The project proposes to vacate the dead-end section of Nina Street.	Beilin Yu (626) 744-6726 byu@cityofpasadena.net	09/16/21	PC/CC

Planning and Community Development - Community Planning Active Cases

CASE TYPE	CASE #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	REVIEW BODY
OTHER				Citywide	_	METRO Grant Administration.	Anita Cerna (626) 744-6767 acerna@cityofpasadena.net	_	_
OTHER				Citywide	-	High Density Residential Objective Design Standards.	Martin Potter (626) 744-6710 mpotter@cityofpasadena.net	_	PC/CC
OTHER				Citywide	-	Accessory Dwelling Units (ADUs) Zoning Code Amendment.	Guille Nunez (626) 744-7634 gnunezl@cityofpasadena.net	_	PC/CC
OTHER				Citywide	_	Adaptive Reuse Zoning Code Amendment.	Melanie Hall (626) 744-7101 mhall@cityofpasadena.net	_	PC/CC
GPA	2021-00001			No Address. APN: 5825-018-048	1	General Plan Land Use Diagram Amendment and Zoning Map Amendment to allow construction of 3 detached single-family homes on a single parcel.	Lillian Mensah (626) 744-6792 lmensah@cityofpasadena.net	09/15/21	PC/CC
SP				Citywide	-	General Plan Implementation/Specific Plan Updates. Currently working on the North Lake Specific Plan and Lamanda Park Specific Plan.	Anita Cerna (626) 744-6767 acerna@cityofpasadena.net	_	PC/CC
MP	2020-01-MPA	135	N	Oakland Ave.	3	Fuller Theological Seminary: Master Plan Amendment, General Plan Land Use Diagram Amendment, Zoning Map Amendment, Planned Development 21 Amendment, and Development Agreement Amendment/Elimination.	Melanie Hall (626) 744-7101 mhall@cityofpasadena.net	03/02/20	CC
MP	2022-00008	169	S	St. John Ave.	6	Amendment to the Maranatha Master Plan to incorporate Fowler Gardens parcel.	Martin Potter (626) 744-6710 mpotter@cityofpasadena.net	11/29/22	CC

Planning and Community Development - Community Planning Active Cases

CASE TYPE	CASE #		ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	REVIEW BODY
OTHER			Citywide	-	Restaurant Zoning Code Amendment and Zoning Entitlement Extensions Amendment for outdoor dining, on-site alcohol sales and walk-up window approvals.	David Sinclair (626) 744-6766 dsinclair@cityofpasadena.net	-	PC/CC
MP	2023-00003	1700	Lida St.	6	5-year review of Art Center Master Plan.	Lillian Mensah (626) 744-6792 lmensah@cityofpasadena.net	-	PC

Planning and Community Development - New Design and Historic Preservation Cases

CASE #	CASE TYPE	ADDRESS			CC District	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	REVIEW BODY
DHP2024-00001	CONSOLIDATED DESIGN REVIEW	170	S	LAKE AVE	7	2 NEW ILLUMINATED SIGNS.	R. DUONG (626)744-7346 rduong@cityofpasadena.net	1/4/2024	STAFF
DHP2024-00002	HISTORIC RESOUC E EVALUATION	805		EARLHAM ST	5	OF NON-SURVEYED DUPLEX PROPERTY CONSTRUCTED IN 1931.	L. KOLESKY lko-contractor@cityofpasadena.net	1/4/2024	STAFF
DHP2024-00003	HISTORIC RESOUC E EVALUATION	3840		RANCH TOP RD	4	NON-SURVEYED SFR CONSTRUCTED IN 1959.	L. KOLESKY lko-contractor@cityofpasadena.net	1/4/2024	STAFF
DHP2024-00004	CERTIFICATE OF APPROPRIATENESS	1477	N	CATALINA AVE	2	FOR WINDOW REPLACEMENT (11) FROM ALUMINUM TO WOOD CLAD (HISTORIC HIGHLANDS LD).	E. SISSI (626) 744-6738 esissi@cityofpasadena.net	1/5/2024	STAFF
DHP2024-00005	CERTIFICATE OF APPROPRIATENESS	1505	E	WASHINGTON BLVD	2	CHANGES TO HISTORIC "CONNALS" SIGNAGE.	S. CISNEROS (626)744-7219 scisneros@cityofpasadena.net	1/8/2024	STAFF
DHP2024-00007	HISTORIC RESOUC E EVALUATION	27	N	BONNIE AVE	2	OF NON-SURVEYED MFR CONSTRUCTED IN 1952.	L. KOLESKY lko-contractor@cityofpasadena.net	1/8/2024	STAFF
DHP2024-00008	HISTORIC RESOUC E EVALUATION	2425		COOLEY PL	4	FOR AN UNSURVEYED SFR (1942).	L. KOLESKY lko-contractor@cityofpasadena.net	1/9/2024	STAFF
DHP2024-00009	HISTORIC RESOUC E EVALUATION	1900		LOMA VISTA ST	2	OF NON-SURVEYED SFR CONSTRUCTED IN 1927.	L. KOLESKY lko-contractor@cityofpasadena.net	1/9/2024	STAFF
DHP2024-00013	PRELIMINARY CONSULTATION	615	E	WALNUT ST	3	CONVERSION OF 2-STORY SFR INTO A 3-STORY MIXED-USE BUILDING.	R. DUONG (626)744-7346 rduong@cityofpasadena.net	1/11/2024	STAFF
DHP2024-00014	CONSOLIDATED DESIGN REVIEW	468	E	COLORADO BLVD	7	NEW ACCENT PAINTING FOR BUFFALO EXCHANGE.	E. SISSI (626) 744-6738 esissi@cityofpasadena.net	1/11/2024	STAFF
DHP2024-00015	CONCEPT DESIGN REVIEW	2771	E	FOOTHILL BLVD	4	NEW THREE-STORY MIXED-USE DEVELOPMENT WITH 5,333 SQUARE-FEET OF COMMERCIAL SPACE AND 20 RESIDENTIAL DWELLING UNITS ABOVE SUBTERRANEAN PARKING.	R. DUONG (626)744-7346 rduong@cityofpasadena.net	1/16/2024	DC
DHP2024-00016	CONSOLIDATED DESIGN REVIEW	686	E	UNION ST	3	NEW AWNINGS AND CANOPIES.	R. DUONG (626)744-7346 rduong@cityofpasadena.net	1/17/2024	STAFF

Planning and Community Development - New Design and Historic Preservation Cases

CASE #	CASE TYPE	ADDRESS			CC District	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	REVIEW BODY
DHP2024-00018	CONSOLIDATED DESIGN REVIEW	880	E	COLORADO BLVD	7	NEW PAINT, SITE IMPROVEMENTS, AND FACADE IMPROVEMENTS TO THE BANK OF AMERICA BUILDING.	S. CISNEROS (626)744-7219 scisneros@cityofpasadena.net	1/17/2024	STAFF
DHP2024-00019	HISTORIC RESOUC E EVALUATION	400	S	LAKE AVE	7	HRE FOR A PREVIOUSLY SURVEYED COMMERCIAL BLDG.	L. KOLESKY lko-contractor@cityofpasadena.net	1/17/2024	STAFF
DHP2024-00020	RELIEF OF REPLACEMENT BUILDING PERMITS	470	N	LAKE AVE	5	PROPOSED DEMOLITION OF FORMER KAISER MEDICAL BUILDING CONSTRUCTED IN 1993.	S. CISNEROS (626)744-7219 scisneros@cityofpasadena.net	1/17/2024	STAFF
DHP2024-00021	CONSOLIDATED DESIGN REVIEW	1	S	ARROYO SECO	6	IMPROVEMENTS AND REPAIRS TO LOWER LOOP TRAIL AND MAYBERRY & PARKER BRIDGE INCLUDING NEW PEDESTRIAN CROSSWALK, NEW TRAIL MARKERS, EXPANSION OF TRAIL, REPAIR OF STAIRCASE, REPARS TO ARROYO STONE RETAINING WALLS, AND INSTALLATION OF RAILING/STEEL FENCING.	E. SISSI (626) 744-6738 esissi@cityofpasadena.net	1/18/2024	STAFF
DHP2024-00022	HISTORIC RESOUC E EVALUATION	82	N	PARKWOOD AVE	2	FOR AN UNSURVEYED SFR (1920).	L. KOLESKY lko-contractor@cityofpasadena.net	1/19/2024	STAFF
DHP2024-00023	PRELIMINARY CONSULTATION	27	N	BONNIE AVE	2	DEMO EXISTING BUILDINGS AND CONSTRUCT 2- AND 3-STORY, 15-UNIT MULTI-FAMILY RESIDENTIAL BLDG ABOVE A 30-SPACE SUBTERRANEAN PARKING GARAGE.	E. SISSI (626) 744-6738 esissi@cityofpasadena.net	1/19/2024	DC
DHP2024-00024	HISTORIC RESOUC E EVALUATION	2097	E	COLORADO BLVD	2	FOR AN UNSURVEYED COMMERCIAL BLDG - PASADENA ROSE INN HOTEL (1960).	L. KOLESKY lko-contractor@cityofpasadena.net	1/19/2024	STAFF
DHP2024-00025	CONSOLIDATED DESIGN REVIEW	460	S	ARROYO PKWY	6	FOR MINOR STOREFRONT ALTERATION AND BUILDING REPAINT (CD-6).	R. DUONG (626)744-7346 rduong@cityofpasadena.net	1/23/2024	STAFF
DHP2024-00026	HISTORIC RESOUC E EVALUATION	427		LAGUNA RD	6	FOR AN UNSURVEYED SFR (1961).	L. KOLESKY lko-contractor@cityofpasadena.net	1/23/2024	STAFF
DHP2024-00027	HISTORIC RESOUC E EVALUATION	1346		FOREST AVE	1	FOR FRONT RESIDENCE UNSURVEYED CONSTRUCTED CA. 1910.	L. KOLESKY lko-contractor@cityofpasadena.net	1/23/2024	STAFF
DHP2024-00028	CERTIFICATE OF APPROPRIATENESS	1263	N	CATALINA AVE	2	NEW REAR ADDITION TO EXISTING CONTRIBUTING SFR.	R. DUONG (626)744-7346 rduong@cityofpasadena.net	1/24/2024	STAFF
DHP2024-00029	HISTORIC RESOUC E EVALUATION	177		EL NIDO AVE	4	FOR UNSURVEYED SFR CONSTRUCTED IN 1942 FOR CHANGES TO TWO OR MORE DESIGN FEATURES TO STREET FACING WINDOW.	L. KOLESKY lko-contractor@cityofpasadena.net	1/25/2024	STAFF

Planning and Community Development - New Design and Historic Preservation Cases

CASE #	CASE TYPE	ADDRESS			CC District	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	REVIEW BODY
DHP2024-00030	HISTORIC RESOUC E EVALUATION	1909	N	FAIR OAKS AVE	1	FOR UNSURVEYED BUILDING CONSTRUCTED IN 1919 FOR PROPOSED MAJOR ALTERATIONS.	L. KOLESKY lko-contractor@cityofpasadena.net	1/25/2024	STAFF
DHP2024-00031	HISTORIC RESOUC E EVALUATION	125	N	VINEDO AVE	4	FOR AN UNSURVEYED COMMERCIAL BLDG (1958).	L. KOLESKY lko-contractor@cityofpasadena.net	1/29/2024	STAFF
DHP2024-00032	CERTIFICATE OF APPROPRIATENESS	1575		PEGFAIR ESTATES DR	6	TO REMOVE/REPLACE ENTRY DOOR (PEGFAIR ESTATES HISTORIC DISTRICT).	E. SISSI (626) 744-6738 esissi@cityofpasadena.net	1/29/2024	STAFF
DHP2024-00033	HISTORIC RESOUC E EVALUATION	3745		LANDFAIR RD	4	FOR UNSURVEYED SFR CONSTRUCTED IN 1950 DUE TO MAJOR ALTERATIONS.	L. KOLESKY lko-contractor@cityofpasadena.net	1/25/2024	STAFF
DHP2024-00034	CONSOLIDATED DESIGN REVIEW	300	E	COLORADO BLVD	6	STOREFRONT CHANGES TO TENANT SPACE 204 FOR NEW HOT POT RESTAURANT.	R. DUONG (626)744-7346 rduong@cityofpasadena.net	1/31/2024	STAFF
DHP2024-00036	RELIEF OF REPLACEMENT BUILDING PERMITS	1307		LINCOLN AVE	1	DEMOLITION OF NON-HISTORIC INDUSTRIAL AND COMMERCIAL BUILDINGS IN PREPARATION FOR NEW DEVELOPMENT.	S. CISNEROS (626)744-7219 scisneros@cityofpasadena.net	1/31/2024	STAFF
DHP2024-00037	MINOR CHANGE TO APPROVED PROJECT	230	S	LAKE AVE	7	CHANGE TO LAYOUT OF APPROVED CANOPY COLUMNS (DHP2020-10119) DUE TO EXISTING UNDERGROUND UTILITIES.	S. CISNEROS (626)744-7219 scisneros@cityofpasadena.net	1/31/2024	STAFF
DHP2024-00035	LANDMARK DESIGNATION	315	N	PASADENA AVE	1	LANDMARK NOMINATION OF ROOSEVELT SCHOOL FOR THE HANDICAPPED CHILDREN.	S. CISNEROS (626)744-7219 scisneros@cityofpasadena.net	1/31/2024	HPC

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
SCP	Single-Family Compatibility Permit	Staff
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

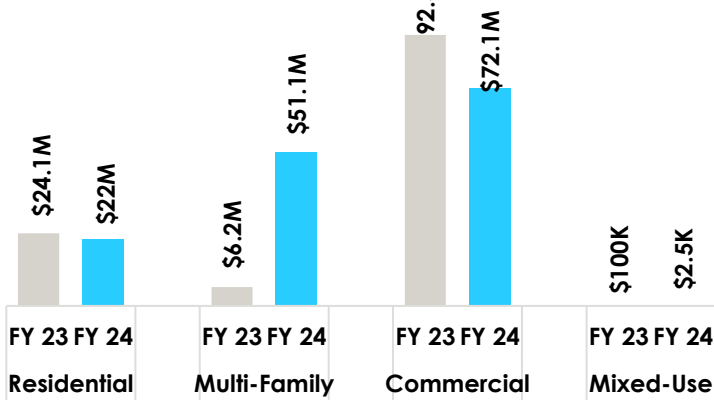
NEIGHBORHOOD & BUSINESS SERVICES

MONTHLY ACTIVITY REPORT

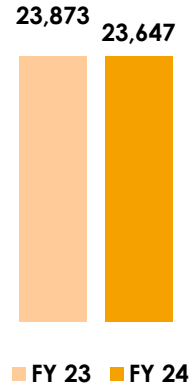


DEVELOPMENT ACTIVITY (Year Over Year Comparison)

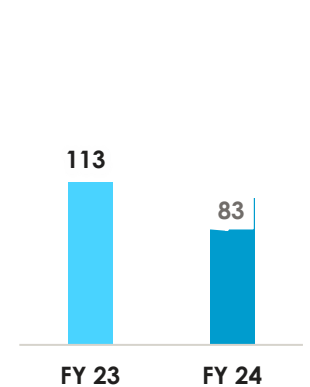
**BUILDING PERMITS ISSUED (VALUATION)
JULY - JAN.**



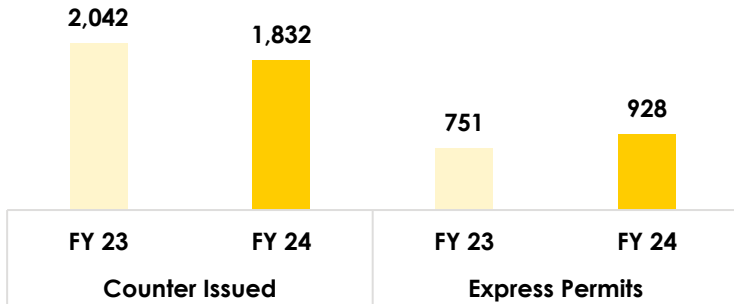
**BLD. INSPECTIONS
JULY - JAN.**



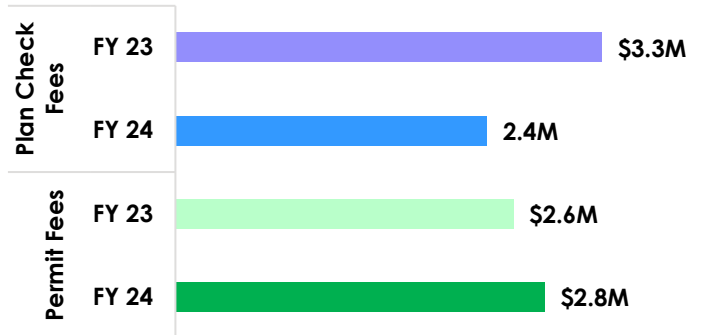
**ADU PERMITS
ISSUED
JULY - JAN.**



**SUB-TRADE PERMITS ISSUED,
JULY - JAN.**



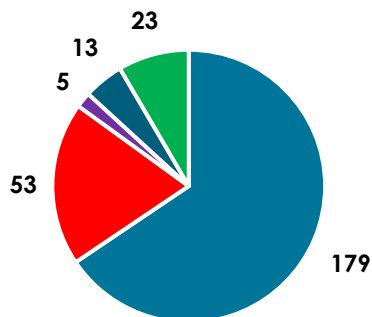
PERMIT REVENUES, JULY - JAN.



CODE COMPLIANCE ACTIVITY (JANUARY ACTIVITY)

NEW CODE COMPLIANCE CASES - 273

- Noise: inc. Leaf-Blower
- Property Maint.
- Tree
- Housing
- Zoning



Presale Certificates Issued:	58
Quadrennial Units Inspected:	113
Zoning/Property Maintenance Inspections:	456
Cases Resolved (Closed):	240