



MEMORANDUM

TO: Steve Mermell, City Manager
FROM: David M. Reyes, Director of Planning & Community Development
DATE: March 30, 2017
SUBJECT: Monthly Activity Reports

Attached are the following reports:

Planning:

- 1) New Zoning Cases - 8 current planning (zoning) projects submitted in February 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 February.
- 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) In February, 2017, there were 137 new Code Compliance cases opened, of which, 82 of the cases have been closed and 55 remain open. The average response time for an initial inspection was 2.5 calendar days from the date the complaint was received. Attached is a monthly report for new Code Compliance cases opened in February, 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
CUP	6538	168	W	Green St.	6	CUP to allow the sale of beer and wine for on-site consumption in conjunction with a 1,848 sf art studio offering instructional painting.	Aimee Schwimmer (626) 744-7137	02/07/17	New Case: assigned		HO
CUP	6559	443	E	Colorado Blvd.	3	EUP for commercial entertainment land use (The Mixx bar/restaurant with live entertainment) and CUP for the sale of alcohol for onsite consumption.	Jason Van Patten (626) 744-6760	02/10/17	Complete: scheduled	03/15/17	HO
PPC	2017-00059	747	N	Marengo Ave.	3	PPC to add four units to an existing two-unit multifamily site.	Jason Killebrew (626) 744-7096	02/14/17	New Case: assigned		Staff
HDP	6542	2030		Rosemont Ave.	1	HDP for an approximately 1,000 sf addition to an existing two story residence.	Aimee Schwimmer (626) 744-7137	02/21/17	New Case: assigned		HO
AHCP	11866	233	N	Hudson Ave.	3	AHCP for concessions for height and FAR for a mixed-use density bonus project with 42 units and 5,854 sf of commercial space.	Beilin Yu (626) 744-6726	02/21/17	New Case: assigned		HO
TPM	74772	1011 & 1015		Lincoln Ave.	1	TPM to subdivide a site into two air parcels for a two unit multi-family residential project.	Carlos Chacon (626) 744-7123	02/22/17	New Case: assigned		HO
TTM	74337	320	E	Glenarm St.	7	TTM to subdivide a lot into 5 air parcels for a 5 unit multi-family residential project.	Kent Lin (626) 744-6817	02/22/17	New Case: assigned		HO
PPR	2017-00002	253	S	Los Robles Ave.	6	PPR for a new six story multi-family residential density bonus project with 95 units. Proposed concessions for height and FAR.	Beilin Yu (626) 744-6726	02/23/17	New Case: assigned		Staff

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	-	CC
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	Preparing Environmental	-	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

PASADENA - COMMUNITY PLANNING CASES

February 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.	David Sinclair	04/20/14	Completing environmental	04/26/17	PC
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
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

PASADENA - COMMUNITY PLANNING CASES

February 2017

CASE TYPE	CASE #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	CURRENT STATUS	MEETING DATE	REVIEW BODY
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	Incomplete	TBD	PC/CC
OTHER				Citywide	-	Housing Element: Implementation Process	Joanne Hwang	-	On-going	-	Other
OTHER				Citywide	-	Climate Action Plan	Ana Española	-	Developing Recommendation	TBD	PC/CC
SP				Citywide	-	General Plan Implementation/Specific Plan Updates	Anita Cerna	-	On-going		
SP				Lincoln Avenue Specific Plan	1	Amend Lincoln Avenue Specific Plan to allow ancillary alcohol consumption and off-site sales at breweries/distilleries.	Ana Española	-	Developing Recommendation	TBD	PC/CC
ZCA				Citywide	-	Interim Development Process / PD Policy Amendment	Anita Cerna	-	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	04/26/17	PC/CC
ZCA				Citywide	-	Accessory Dwelling Units	Joanne Hwang		Developing Recommendation	TBD	CC

PASADENA - NEW DESIGN HISTORIC PRESERVATION CASES

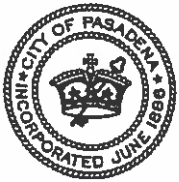
February 2017

CASE TYPE	CASE #	ADDRESS	CC District	BRIEF DESCRIPTION	CASE PLANNER & PHONE #	RECEIVED DATE	CURRENT STATUS	MEETING DATE	REVIEW BODY	
PLN2017-00042	CONSOLIDATED DESIGN REVIEW	320	EAST GLENARM STREET	7	NEW 5-UNIT RESIDENTIAL PROJECT	Contract Planner	2/2/2017	ACTIVE	NA	Staff
PLN2017-00045	COA	1456	NORTH WILSON AVE	2	REPLACE THREE WINDOWS	Espanola	2/6/2017	ACTIVE	NA	Staff
PLN2017-00046	COA	1469	ROSE VILLA STREET	7	BEDROOM AND BATHROOM ADDITION,	Johnson	2/6/2017	ACTIVE	NA	Staff
PLN2017-00051	MASTER SIGN PLAN	177	EAST COLORADO BLVD.	7	MINOR CHANGE TO MSP FOR HOT 8 YOGA	Johnson	2/7/2017	ACTIVE	Na	Staff
PLN2017-00053	CONSOLIDATED DESIGN REVIEW	725	EAST WALNUT STREET	3	REFACE EXISTING SIGN (TWO FACES) SIGN HAS EXTERNAL ILLUMINATION	Potter	2/8/2017	ACTIVE	NA	Staff
PLN2017-00054	COA	1000	PALM TERRACE	5	426 SF ADDITION TO REAR OF PROPERTY, BUILD NEW GARAGE IN THE REAR OF PROPERTY	Contract Planner	2/8/2017	ACTIVE	NA	Staff
PLN2017-00065	COA	1161	SUNSET AVE	3	NEW CONSTRUCTION OF FRONT YARD FENCE.	Potter	2/15/2017	ACTIVE	NA	Staff
PLN2017-00064	RELIEF OF REPLACEMENT BUILDING PERMITS	94	SOUTH LOS ROBLES AVE	7	RELIEF OF REPLACEMENT BUILDING PERMITS	Johnson	2/15/2017	ACTIVE	NA	Staff
PLN2017-00056	COA	777	NORTH MICHIGAN AVE	5	TO REPLACE THREE WINDOWS PROPERTY HAS MILLS ACT CONTRACT	Espanola	2/10/2017	ACTIVE	NA	Staff
PLN2017-00075	CONSOLIDATED DESIGN REVIEW	38	SOUTH RAYMOND AVE	6	NEW SIGN FOR CREAMISTRY	Potter	2/21/2017	ACTIVE	Na	Staff
PLN2017-00074	CHANGE TO AN APPROVED PROJECT	730	SOUTH MARENGO AVE	7	CHANGES TO APPROVED MULTI-FAMILY RESIDENTIAL PROJECT.	Contract Planner	2/21/2017	ACTIVE	NA	Staff
PLN2017-00073	PRELIMINARY CONSULTATION	752	NORTH MARENGO AVE	5	NEW NINE-UNIT MULTI-FAMILY RESIDENTIAL PROJECT.	Contract Planner	2/21/2017	ACTIVE	NA	Staff
PLN2017-00070	CDR	94	SOUTH LOS ROBLES AVE	7	NEW FOUR-STORY, 80,000 SF MEDICAL SCHOOL WITH SUBTERRANEAN PARKING	Johnson	2/21/2017	ACTIVE	4/25/2017	Staff
PLN2017-00086	PRELIMINARY CONSULTATION	1640	EAST MOUNTAIN ST	2	ADD FRONT PORCH, 735 SF REAR ADDITION, EXTERIOR REMODEL TO RESIDENCE AND GARAGE.	Contract Planner	2/23/2017	ACTIVE	NA	Staff
PLN2017-00077	TREE REMOVAL	1155	NORTH WILSON AVE	2	TREE REMOVAL OF ONE DEAD VICTORIAN BOX	Espanola	2/22/2017	ACTIVE	NA	Staff
PLN2017-00078	MASTER SIGN PLAN	800	EAST COLORADO BLVD.	7	MODIFICATION TO APPROVED MASTER SIGN PLAN	Potter	2/22/2017	ACTIVE	NA	Staff
PLN2017-00083	CONSOLIDATED DESIGN REVIEW	72	SOUTH OAK AVE	7	3-UNIT MULTI-FAMILY PROJECT	Contract Planner	2/23/2017	ACTIVE	NA	Staff
PLN2017-00081	COA	755	NORTH CHESTER AVE	2	CONVERT EXISTING RESIDENCE TO REQUIRED PARKING AND CONSTRUCT NEW SINGLE-FAMILY	Johnson	2/23/2017	ACTIVE	6/6/2017	Staff
PLN2017-00087	COA	542	RIO GRANDE ST	3	REPLACE 12 EXISTING PERGOLA RAFTERS AND 2 PERGOLA BEAMS DUE TO DETERIORATION/DRY ROT	Potter	2/27/2017	ACTIVE	NA	Staff
PLN2017-00082	COA	1105	MESITA ROAD	4	NEW DEN ADDITION TO EXISTING SFR	Contract Planner	2/23/2017	ACTIVE	NA	Staff
PLN2017-00088	CONSOLIDATED DESIGN REVIEW	261	EAST COLORADO BLVD.		WINDOW SIGN FOR 2ND FLOOR TENANT SPACE (EXECUTIVE CARE).	Espanola	2/27/2017	ACTIVE	NA	Staff
PLN2017-00062	TREE REMOVAL	357	WAVERLY DRIVE	6	TREE REMOVAL FOR ONE SEQUOIA TREE	Potter	2/14/2017	ACTIVE	Na	Staff
PLN2017-00090	CONSOLIDATED DESIGN REVIEW	88	WEST COLORADO BLVD.	6	NEW STORE SIGN FOR MINISO	Espanola	2/28/2017	ACTIVE	NA	Staff
PLN2017-00084	PRELIMINARY CONSULTATION	253	SOUTH LOS ROBLES AVE	6	New 6-story density bonus project w/ 95 condos/8 very low, 2 levels of subterranean parking w/ 123 spaces	Johnson	2/23/2017	ACTIVE	NA	Staff
PPR2017-00002	RFC	253	SOUTH LOS ROBLES AVE		DEVELOPMENT OF NEW SIX-STORY URBAN DENSITY BONUS PROJECT WITH 95 RESIDENTIAL CONDO UNITS (8 VERY LOW INCOME UNITS) AND 2 LEVELS UNDERGROUND PARKING FOR 123 CARS USING CALIFORNIA DENSITY BONUS STANDARDS.	Johnson	2/23/2017	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
FEBRUARY, 2017
Development Processing Section

PLAN CHECK OVER \$ 500,000

178 N HALSTEAD ST

New construction of a 5-story, 19-unit condominium building @ 20,028 square feet above subterranean and grade parking garage @ 5,720 square feet
Project value \$ 3,109,963

35 N LAKE AVE

Interior tenant improvement of the entire third floor of office space @ 15,269 square feet
Project value \$ 829,656

715 S MARENGO AVE

New construction of a 3-story, 12-unit multi-family building @ 26,993 square feet above subterranean parking garage @ 9,713 square feet
Project value \$ 3,916,245

655 N FAIR OAKS AVE

Tenant improvement for a supermarket @ 51,888 square feet (Vallarta)
Project value \$ 2,192,525

BUILDING PERMITS OVER \$ 500,000

2956 E COLORADO BLVD

New construction of a 2-story commercial building and mezzanine @ 7,333 square feet
Project value \$ 1,200,000

55 E CALIFORNIA BLVD

Tenant improvement of a medical office @ 9,137 square feet (Huntington Memorial Foundation)
Project value \$ 501,320

690 S FAIR OAKS AVE

Interior tenant improvement of a 3-story
medical building @ 27,100 square feet
(Huntington Medical Research Institute)
Project value \$ 1,316,084



**PLANNING &
COMMUNITY DEVELOPMENT
DEPARTMENT**

Monthly Building Permit Report
FEBRUARY, 2017
Dwelling Units

DATE	STREET ADDRESS OF DWELLING UNITS	VALUATION	NEW SINGLE UNITS	NEW DUPLEX UNITS	NEW APART UNITS	NEW CONDO UNITS	UNITS MOVED IN	UNITS MOVED OUT	UNITS DEMOLISHED
2/15/2017	400 N MICHIGAN AVE	\$ 365,867		2					
2/22/2017	396 EL ENCANTO DR	\$ 307,213	1						
2/27/2017	669 S CATALINA AVE	\$ 469,982	1						
	GRAND TOTAL	\$ 777,195							



**PLANNING &
COMMUNITY DEVELOPMENT
DEPARTMENT**

Monthly Activity Report
FEBRUARY, 2017
Permits & Fees

Permits & Valuation

	<u>Month Feb-17</u>	<u>Month Feb-16</u>	<u>YTD FY 2017</u>	<u>YTD FY 2016</u>
Total Value	\$ 6,921,434	\$ 19,473,371	\$ 89,525,659	\$ 115,565,402
Total Permits	90	242	1778	2179
Residential - New				
Valuation	\$ 1,143,062	\$ 11,698,854	\$ 23,688,245	\$ 38,344,868
Permits	3	4	27	22
Residential - Rehab				
Valuation	\$ 1,251,462	\$ 2,959,003	\$ 20,753,937	\$ 31,382,900
Permits	57	193	1388	1752
Non-Residential - New				
Valuation	\$ 1,200,000	\$ -	\$ 4,596,531	\$ 8,497,249
Permits	1	0	5	3
Non-Residential - Rehab				
Valuation	\$ 3,326,910	\$ 4,815,514	\$ 40,486,946	\$ 37,340,385
Permits	29	45	358	402

Fees Collected

Permit and Plan Check	\$ 322,503	\$ 691,962	\$ 2,926,924	\$ 4,047,077
Residential Development Impact	\$ 24,241	\$ 71,010	\$ 1,104,975	\$ 1,697,490
Transportation Improvement Fee	\$ 8,427	\$ 60,438	\$ 244,939	\$ 379,520
Construction Tax	\$ 149,634	\$ 313,799	\$ 1,617,522	\$ 1,979,803

Fees Waived

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

Other

Inspections	1,876	2,297	18,810	18,067
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New Code Compliance Cases - February, 2017

Complaint Type	Number of Complaints
General Property Maintenance	49
Signage	16
Zoning Violations	12
Overgrown Vegetation	11
Improper Occupancy	8
Yard Sale	7
Attractive Nuisance	7
Tree Removal/Maintenance	6
Noise	6
Construction Complaint (hours, etc.)	6
Junk and Debris	4
Bulky Items	3
Illegal Construction	1
Trash Cans	1
Inoperable Vehicles	0
Home Occupation Permit	0
Sewage	0
Violation of Conditions	0
Missing Certificate of Occupancy	0

Total New Cases Opened:	137
Average Response Time for 1st Inspection	2.5 Calendar Days
Number of Cases Closed	82
Number of Cases Remaining Open	55
Percentage of Cases Closed	60%