



MEMORANDUM

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

Attached are the following reports:

Planning:

- 1) New Zoning Cases - Thirteen 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 February, a total of 374 inspections were completed and 184 cases were closed. Code Compliance opened 101 new cases in February, the average response time for initial inspection was approximately 3 calendar days. Of the 101 new cases, 52 have been closed.

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	MEETING DATE	REVIEW BODY
Tentative Parcel Map	PLN2018-00053	253	N	Michigan Ave	5	Tentative Parcel Map to subdivide a lot into 4 air parcels on one land lot. (Condo Conversion).	Kent Lin (626) 744-6817 klin@cityofpasadena.net	02/05/18			HO
Tentative Tract Map	PLN2018-00054	272	N	Chester St	2	Tentative Tract Map to subdivide a lot into 5 air parcels on one land lot. (Condo Conversion).	Kent Lin (626) 744-6817 klin@cityofpasadena.net	02/05/18			HO
Sign Exception	PLN2018-00057	721	E	Colorado Blvd.	3	SE to allow a sign on the north elevation of the building to be larger than permitted.	Kristen Johnston (626) 744-6709 kjohnston@cityofpasadena.net	02/06/18			HO
Minor Variance	PLN2018-00058	645		Rockwood Rd	6	Minor Variance to allow a fence within the established front yard with a height of five feet where the maximum permitted is four feet.	Carlos Chacon (626) 744-7123 cchacon@cityofpasadena.net	02/06/18			HO
Conditional Use Permit	PLN2018-00086	725	S	Pasadena Ave	6	Minor Conditional Use Permit to establish a Neighborhood Garden.	Jennifer Driver (626) 744-6756 jdriver@cityofpasadena.net	02/20/18			HO
Certificate of Exception	PLN2018-00081	357		Waverly Dr	6	Certificate of Exception to allow two residential parcels to be consolidated into one.	Carlos Chacon (626) 744-7123 cchacon@cityofpasadena.net	02/15/18			HO
Conditional Use Permit	PLN2018-00084	2965	E	Colorado Blvd.	4	CUP to establish and expand an auto sales land use	Kristen Johnston (626) 744-6709 kjohnston@cityofpasadena.net	02/20/18			HO

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
Minor Variance	PLN2018-00091	969	S	Madison Avenue	2	Minor Variance to allow an 8'-6" high wood fence, in a corner side yard, within five feet of the property line.	Jamie Peltier (626) 744-7096 jpeltier@cityofpasadena.net	02/21/18			HO
Preliminary Plan Check	PLN2018-00019	296	N	Oak Ave	2	Preliminary Plan Check to review a three-unit City of Gardens residential development	Kent Lin (626) 744-6817 klin@cityofpasadena.net	02/26/18			Staff
OTHER	PLN2018-00114	900	S	Arroyo Parkway	7	Appeal of a staff denial of a tree removal for a Canary Island Pine	Beilin Yu (626) 744-6726 byu@cityofpasadena.net	02/28/18			BZA
Hillside Development Permit	PLN2018-00097	527		La Loma Rd	6	HDP to allow an 886 sf addition, 1,026 sf basement and an attached 400 sf garage to an existing residence.	Kristen Johnston (626) 744-6709 kjohnston@cityofpasadena.net	02/23/18			HO
Vesting Tentative Parcel Map	PLN2018-00094	100	W	Walnut St	3	Vesting Tentative Parcel Map for Phase 1 of PD-34.	Jason Van Patten (626) 744-6760 jvanpatten@cityofpasadena.net	02/22/18			HO
Conditional Use Permit	PLN2018-00113	1005		Armada Dr	1	Conditional Use Permit for the construction of a new two-story, 2,130 sq. ft. classroom facility as part of the Chandler School Master Development Plan.	Natsue Sheppard (626) 744-7527 nsheppard@cityofpasadena.net	02/28/18			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	03/26/18	PC
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				Citywide	-	Climate Action Plan	Anita Cerna (626) 744-6767 acerna@cityofpasadena.net	-	Approved	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	TBD	

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
ZCA			Citywide	-	Landscaping, Planting and Irrigation Requirements in Title 17 (Zoning) for Consistency with the State Model Water-Efficient Landscape Ordinance	Guille Nunez (626) 744-7634 gnunez@cityofpasadena.net	-	Developing Recommendation	03/28/18	PC

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
CONSOLIDATED DESIGN REVIEW	PLN2018-00048	1320	EAST COLORADO BLVD.	7	REMOVE THE EXTERIOR OF MCDONALD'S RESTAURANT	Amanda Landry (626)744-7137 alandry@cityofpasadena.net	2/1/2018	ACTIVE	NA	Staff
CONSOLIDATED DESIGN REVIEW	PLN2018-00062	1111	SOUTH ARROYO PKWY	6	CREATIVE SIGN PERMIT FOR ART CENTER MULLIN GALLERY; AND CONSOLIDATED REVIEW	Kevin Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	2/7/2018	ACTIVE	NA	Staff
APPEAL OF DECISION	PLN2018-00050	345	SOUTH LAKE AVE #105	7	APPEAL OF DECISION LETTER ISSUED FOR PROJECT (PLN2017-00569).	Rodrigo Pelayo (626)744-7309 rpelayo@cityofpasadena.net	2/5/2018	ACTIVE	4/10/2018	DC
COA	PLN2018-00056	1015	WORCESTER AVE	3	INSTALL WOOD FENCE AT 4 FT IN FROM YARD AND 6FT ALONG SIDE OF PROPERTY	Rodrigo Pelayo (626)744-7309 rpelayo@cityofpasadena.net	2/6/2018	ACTIVE	4/17/2018	HPC
COA	PLN2018-00067	1014	WORCESTER AVE	3	NEW 3-CAR GARAGE ADDITION AND CONVERSION OF AN EXISTING GARAGE INTO AN ADU	Amanda Landry (626)744-7137 alandry@cityofpasadena.net	2/8/2018	ACTIVE	NA	Staff
COA	PLN2018-00055	2035	FOX RIDGE DRIVE	4	WINDOW AND DOOR CHANGE OUT	Marina Khurstaleva (626) 744-6792 mkhurstaleva@city ofpasadena.net	2/5/2018	ACTIVE	Na	staff
MASTER SIGN PLAN	PLN2018-00070	527	SOUTH HUDSON AVE	7	MASTER SIGN PLAN FOR THE VILLAGE AT SOUTH LAKE	Rodrigo Pelayo (626)744-7309 rpelayo@cityofpasadena.net	2/9/2018	ACTIVE	NA	staff
TIME EXTENSION	PLN2018-00051	45	WEST GREEN STREET	6	REQUEST FOR EXTENSION OF FINAL DESIGN REVIEW APPROVAL (PLN2014-00631)	Kevin Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	2/5/2018	ACTIVE	3/27/2018	DC
COA	PLN2018-00064	630	SOUTH MADISON AVE	3	NEW REAR 2-STORY ADDITION	Kevin Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	2/7/2018	ACTIVE	NA	Staff
TREE REMOVAL	PLN2018-00052	60	WEST CALIFORNIA BLVD.	6	TREE REMOVAL OF FOUR TREES ASSOCIATED WITH BUILDING PERMIT BLD2018-00123	Marina Khurstaleva (626) 744-6792 mkhurstaleva@city ofpasadena.net	2/5/2018	ACTIVE	NA	Staff
CONSOLIDATED DESIGN REVIEW	PLN2018-00104	950	EAST COLORADO BLVD.	7	ONE NEW SIGN ON THE EXISTING RACEWAY	Marina Khurstaleva (626) 744-6792 mkhurstaleva@city ofpasadena.net	2/27/2018	ACTIVE	NA	Staff
CONSOLIDATED DESIGN REVIEW	PLN2018-00088	219	SOUTH FAIR OAKS	6	CHANGING A RESTAURANT SIGN	Marina Khurstaleva (626) 744-6792 mkhurstaleva@city ofpasadena.net	2/20/2018	ACTIVE	NA	Staff
CONSOLIDATED DESIGN REVIEW	PLN2018-00073	218	SOUTH LAKE AVE	7	THREE NEW WALL SIGNS AND REFACE ONE FREESTANDING SIGN FOR URBANE CAFÉ	Marina Khurstaleva (626) 744-6792 mkhurstaleva@city ofpasadena.net	2/13/2018	ACTIVE	NA	Staff
COA	PLN2018-00077	96	ANNANDALE ROAD	6	INSTALLATION OF NEW RAILINGS ON THE FRONT STEPS	Marina Khurstaleva (626) 744-6792 mkhurstaleva@city ofpasadena.net	2/14/2018	ACTIVE	NA	staff
COA	PLN2018-00079	627	SOUTH MARENGO	6	COA TO REPLACE BROKEN CEDAR SHINGLES ON SOUTH WALL, SMALL ADDITION AT REAR CORNER SIDE YARD ELEVATION	Marina Khurstaleva (626) 744-6792 mkhurstaleva@city ofpasadena.net	2/14/2018	ACTIVE	NA	Staff
COA	PLN2018-00082	875	NORTH CATALINA AVE	5	REPLACE WOOD WINDOWS WITH FIBERX VINYL	Rodrigo Pelayo (626)744-7309 rpelayo@cityofpasadena.net	2/15/2018	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
COA	PLN2018-00083	796	NORTH CATALINA AVE	5	REAR ADDITION	Marina Khrustaleva (626) 744-6792 mkhrustaleva@cityofpasadena.net	2/15/2018	ACTIVE	NA	Staff
COA	PLN2018-00085	288	CONGRESS PLACE	6	REAR ADDITION TO EXIST. SFD AND CONVERSION OF ONE-CAR GARAGE TO TWO-CAR GARAGE.	Marina Khrustaleva (626) 744-6792 mkhrustaleva@cityofpasadena.net	2/20/2018	ACTIVE	Na	Staff
FINAL DESIGN REVIEW	PLN2018-00087	72	SOUTH OAK AVE	7	3-UNIT CONDOMINIUM DEVELOPMENT	Kevin Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	2/20/2018	ACTIVE	NA	Staff
CONSOLIDATED DESIGN REVIEW	PLN2018-00089	2727	PALOMA STREET	4	NEW VICTORY PARK RESTROOM BUILDING	Amanda Landry (626)744-7137 alandry@cityofpasadena.net	2/20/2018	ACTIVE	NA	Staff
COA	PLN2018-00090	131	NORTH CHESTER AVE	5	WINDOW ALTERATION	Rodrigo Pelayo (626)744-7309 rpelayo@cityofpasadena.net	2/21/2018	ACTIVE	NA	staff
TREE REMOVAL	PLN2018-00093	645	SOUTH SAN RAFAEL AVE	6	TREE REMOVAL OF ONE COAST LIVE OAK LOCATED ALONG WEST OF PROPERTY	Marina Khrustaleva (626) 744-6792 mkhrustaleva@cityofpasadena.net	2/22/2018	ACTIVE	NA	Staff
CHANGE TO APPROVED PROJECT	PLN2018-00095	85	WEST GREEN STREET	6	CONCEPT DESIGN REVIEW FOR A NEW TWO STORY COMMERCIAL BUILDING WITH BASEMENT. NO ON SITE PARKING IS PROPOSED	Kevin Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	2/22/2018	ACTIVE	DC	NA
LANDMARK DESIGNATION	PLN2018-00096	817	RIO GRANDE ST	5	HISTORIC DESIGNATION OF AN SFD AS AN INDIVIDUAL LANDMARK	Amanda Landry (626)744-7137 alandry@cityofpasadena.net	2/28/2018	ACTIVE	HPC	NA
PRELIMINARY CONSULTATION	PLN2018-00101	995	SOUTH FAIR OAKS	6	PHASE 3 OF REGENCY PARK SENIOR LIVING AT 60,000 SF	Amanda Landry (626)744-7137 alandry@cityofpasadena.net	2/27/2018	ACTIVE	DC	NA
TREE REMOVAL	PLN2018-00112	719	SOUTH MARENGO AVE	6	TREE REMOVAL OF A COAST LIVE OAK DBH 26"	Amanda Landry (626)744-7137 alandry@cityofpasadena.net	2/27/2018	ACTIVE	NA	Staff
COA	PLN2018-00111	437	SUMMIT AVENUE	5	DEMOLISH AN EXISTING DETERIORATED GARAGE AND RE-BUILD A NEW GARAGE	Rodrigo Pelayo (626)744-7309 rpelayo@cityofpasadena.net	2/27/2018	ACTIVE	NA	Staff
COA	PLN2018-00103	580	WESTOVER PLACE	6	COA FOR REMODEL: 17 S.F. REAR ADDITION, ADDITION / ALTERATION OF WINDOWS AND DOORS	Rodrigo Pelayo (626)744-7309 rpelayo@cityofpasadena.net	2/27/2018	ACTIVE	NA	Staff
RFC	PPR2018-00001	83	NORTH LAKE AVE		MIXED USE PROJECT 6 STORY BLDG W/ 73 UNITS (HUDSON AND UNION) AND 7 STORY 128,000 SF OFFICE BUILDING (LAKE AND UNION)	Kevin Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	2/20/2018		NA	Staff
CONSOLIDATED DESIGN REVIEW	PLN2018-00075	505	EAST COLORADO BLVD.	3	NEW PROJECTING SIGN FOR COMMUNITY BANK.	Rodrigo Pelayo (626)744-7309 rpelayo@cityofpasadena.net	2/13/2018	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
FEBRUARY, 2018

Permits & Valuation

	<i>Month Feb-18</i>	<i>Month Feb-17</i>	<i>YTD FY 2018</i>	<i>YTD FY 2017</i>
Total Value	\$ 28,748,107	\$ 6,921,434	\$ 111,098,160	\$ 89,525,659
Total Permits	244	90	2039	1778
Residential - New				
Valuation	\$ 2,494,882	\$ 1,143,062	\$ 14,839,172	\$ 23,688,245
Permits	2	3	21	27
Residential - Rehab				
Valuation	\$ 24,478,700	\$ 1,251,462	\$ 45,997,536	\$ 20,753,937
Permits	202	57	1600	1388
Non-Residential - New				
Valuation	\$ 21,422,257	\$ 1,200,000	\$ 43,581,736	\$ 4,596,531
Permits	1	1	5	5
Non-Residential - Rehab				
* Valuation	\$ (19,647,732)	\$ 3,326,910	\$ 6,679,716	\$ 40,486,946
Permits	39	29	413	358

Fees Collected

Permit and Plan Check	\$ 489,769	\$ 322,503	\$ 3,825,885	\$ 3,264,646
Residential Development Impact	\$ 100,695	\$ 24,241	\$ 1,185,718	\$ 1,104,975
Transportation Improvement Fee	\$ 483,762	\$ 8,427	\$ 1,059,635	\$ 244,939
Construction Tax	\$ 535,663	\$ 149,634	\$ 1,987,799	\$ 1,617,522

Fees Waived

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

Other

Inspections	1,793	1,876	17,358	18,810
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**PLANNING &
COMMUNITY DEVELOPMENT
DEPARTMENT**

Monthly Activity Report
FEBRUARY, 2018

PLAN CHECK OVER \$ 500,000

100 W CALIFORNIA BLVD

New open park space @ 51,051 square feet
Project value \$ 950,000

BUILDING PERMITS OVER \$ 500,000

712 S MARENGO AVE

New construction of a 2-story, 8-unit
condominium building @ 11,826 square
feet, with subterranean parking @ 10,260
square feet
Project value \$ 2,186,006

94 S LOS ROBLES AVE

Construction of a 4-story building @
79,943 square feet over 3 levels of a
subterranean garage @ 86,472 square feet
(Kaiser Permanente School of Medicine)
Project value \$ 21,422,257

New Code Compliance Cases – February 2018

Complaint Type	Number of Complaints
General Property Maintenance	50
Zoning Violations	13
Overgrown Vegetation	8
Improper Occupancy	3
Tree (damaged, dead, or hazardous)	1
Noise	5
Parking in Landscaped area	1
Junk and Debris	2
Inoperable Vehicle	5
Trash Cans Visible	1
Vehicle Parking Prohibited	1
Vacant BLD/ Vacant Lot	9
Life/Safety Violation	1
Sewage	1

Total New Cases Opened	101
Average Time for 1st Inspection	3 Days
Number of Cases Closed	52
Number of Cases Remaining Open	49