



MEMORANDUM

TO: Miguel Márquez, City Manager

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

DATE: March 23, 2023

SUBJECT: Monthly Activity Reports: February 2023

Attached are the following reports:

Planning:

- 1) New Zoning Cases – Eight current planning (zoning) projects were submitted in February 2023.
- 2) Zoning Cases Major Construction – Four ongoing Major Construction projects as of February 1, 2023. 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.

Code Compliance:

98 new cases were opened, 455 inspections were completed and 90 cases were closed; the average response time for an initial inspection was approximately 2 days. There were 64 Presale certificates issued and 130 Quadrennial rental units inspected.

Building and Safety:

687 building and subtrade permits were issued with a valuation of \$82,776,921; 19 ADU permits were issued; and 2,741 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 #	CASE #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	REVIEW BODY
7014	ZENT2023-00008	32	N	Sierra Madre Blvd.	4	CUP#7104- CUP for charitable Institution drop-off donation facility for Habitat for Humanity	Ivan Galeazzi (626)744-7124 igaleazzi@cityofpasadena.net	02/17/23	HO
7102	ZENT2023-00005	1427		Arroyo View Dr.	6	HDP for proposed second story addition to an existing home.	Joseph Weaver (626) 744-3813 joweaver@cityofpasadena.net	02/01/23	HO
7105	ZENT2023-00010	1230		Hartwood Point Dr.	4	HDP#7105 for a second-story addition and a detached accessory structure over 600 square feet in size.	Philip Coronel (626) 744-7123 pcolonel@cityofpasadena.net	02/27/23	HO
11966	ZENT2023-00013	2861	E	Foothill Blvd.	4	Variance application for the proposed on-site circulation remodel of the existing parking lot layout, drive-thru lanes, and this remodel will result in the reduced parking spaces provided from 40 to 31. (McDonalds)	Katherine Moran (626) 744-6740 kmoran@cityofpasadena.net	02/28/23	HO
2023-00001	PPR2023-00001	724	N	Marengo Ave.	5	PPR for new 20-unit transitional housing use (Door of Hope).	Robert Keatinge (626) 744-7379 rkeatinge@cityofpasadena.net	02/09/23	Staff
2023-00001	PPC2023-00001	228	S	Mentor Ave.	7	PPC for 9-unit condominium with subterranean parking	Philip Coronel (626) 744-7123 pcolonel@cityofpasadena.net	02/17/23	Staff
2023-00002	PPR2023-00002	1200	E	California Blvd.	7	Predevelopment Plan Review for new Cal Tech. 4-story office building with two story basement lazer lab with tunnel connections to building no. 47.	Stephanie Cisneros (626) 744-7219 scisneros@cityofpasadena.net	02/17/23	Staff

Planning and Community Development - New Zoning Cases

CASE #	CASE #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	REVIEW BODY
2023-00003	PPR2023-00003	170	N	Halstead St.	4	Proposed 47 affordable units and one manager's unit within a proposed 7 story structure with parking garage on ground level.	Alison Walker (626) 744-6742 awalker@cityofpasadena.net	02/27/23	Staff

Planning and Community Development - Major Zoning Cases

CASE TYPE	CASE #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	REVIEW BODY
Planned Development	40	444	N	Fair Oaks Avenue	5	PD to allow 206 residential units	Beilin Yu (626) 744-6726 byu@cityofpasadena.net	06/12/20	CC
Conditional Use Permit	6737	150	E	Colorado Blvd.	6	Seven-story mixed-use project consisting of 191,250 gross square feet (14,000 sf retail; 29,000 sf restaurant), 98 residential units, and 401 parking spaces. Approvals requested include: 1) CUP (major construction >25k); 2) Variance for building height; 3) Variance to reduce minimum commercial depth; 4) MCUP for shared parking (reduced parking); 5) MCUP for tandem parking (nonresidential); 6) MCUP for triple stack parking (nonresidential); and 7) Private tree removal permit to remove one protected tree.	Jason Van Patten (626) 744-6760 jvanpatten@cityofpasadena.net	03/18/19	HO
Conditional Use Permit	6926	2915	E	Colorado Blvd.	4	CUP to allow the construction of a new 135,064 square-foot vehicle sales structure. A CUP is required for a Major Project exceeding 25,000 square feet of gross floor area & CUP for Vehicle Services - Sales and Leasing use. The application includes a Minor Variance to deviate from setback requirement along Colorado Boulevard & a Minor Variance to deviate from the setback requirement along Sunnyslope Ave. The project proposes to vacate the dead-end section of Nina Street.	Beilin Yu (626) 744-6726 byu@cityofpasadena.net	09/16/21	PC

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: 2022-2029 Cycle Implementation	David Sanchez (626) 744-6707 dasanchez@cityofpasadena.net	-	CC
OTHER				Citywide		METRO Grant Administration	Anita Cerna (626) 744-6767 acerna@cityofpasadena.net	-	-
OTHER				Citywide	-	Climate Action Plan Implementation	Martin Potter (626) 744-6710 mpotter@cityofpasadena.net	-	-
OTHER				Citywide	-	Multifamily Objective Design Guidelines	Martin Potter (626) 744-6710 mpotter@cityofpasadena.net	-	PC/CC
OTHER				Citywide	-	Accessory Dwelling Unit Zoning Code Amendment	Guille Nunez (626) 744-7634 gnunez@cityofpasadena.net	-	PC/CC
OTHER				Citywide	-	Emergency Shelter Zoning Code Amendment	Martin Potter (626) 744-6710 mpotter@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.	Steven Counts (626) 744-7096 scounts@cityofpasadena.net	09/15/21	PC/CC
SP				Citywide	-	General Plan Implementation/Specific Plan Updates	Anita Cerna (626) 744-6767 acerna@cityofpasadena.net	-	PC/CC
MP	2020-01-MPA	135	N	Oakland Avenue	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.	Martin Potter (626) 744-6710 mpotter@cityofpasadena.net	03/02/20	CC

Planning and Community Development - Community Planning Cases

CASE TYPE	CASE #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	REVIEW BODY
MP	2022-00006	324		Madeline	6	Incorporation of Merwin Property (267 W. State St.) into Westridge Campus by changing zoning from RS-4 to PS zone, as well as installation of new accessory structures, shade structures, cold food storage, and master plan time extension.	Melanie Hall (626) 744-7101 mhall@cityofpasadena.net	04/11/22	PC
PPR	2022-00008	861	E	Walnut	5	Demolition of existing building and construction of a six-story assisted living/memory care facility and 60 subterranean parking spaces	Steven Counts (626) 744-7096 scounts@cityofpasadena.net	09/15/22	CC

Planning and Community Development - New Design and Historic Preservation Cases

CASE TYPE	ADDRESS		CC District	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	REVIEW BODY	
HISTORIC RESOURCE EVALUATION	2734		MORNINGSIDE ST	4	FOR UNSURVED SFR CONSTRUCTED CA. 1938	Michelle Anderson mand-contractor@cityofpasadena.net	2/9/2023	STAFF
CONSOLIDATED DESIGN REVIEW	46	WEST	COLORADO BLVD	6	NEW SIGN AND AWNINGS	B. KEATINGE (626)744-7309 rkeatinge@cityofpasadena.net	2/9/2023	STAFF
HISTORIC RESOURCE EVALUATION	657		LADERA ST	5	FOR UNSURVEYED SFR CONSTRUCTED CA. 1908/1929	Michelle Anderson mand-contractor@cityofpasadena.net	2/9/2023	STAFF
CERTIFICATE OF APPROPRIATENESS	621		PRESCOTT ST	3	REHABILITATION OF FRONT PORCH AND FRONT YARD ARROYO STONE RETAINING WALL, MODIFICATION OF RETAINING WALL ALONG DRIVEWAY FOR DRIVEWAY WIDENING AND NEW WALKWAY	E. SISSI (626) 744-6738 esissi@cityofpasadena.net	2/9/2023	STAFF
HISTORIC RESOURCE EVALUATION	108	SOUTH	CHESTER AVE	7	FOR SFR CONSTRUCTED CA. 1913.	Michelle Anderson mand-contractor@cityofpasadena.net	2/9/2023	STAFF
HISTORIC RESOURCE EVALUATION	1239		DOMINION AVE	2	FOR UNSURVEYED SFR CONSTRUCTED CA. 1940	Michelle Anderson mand-contractor@cityofpasadena.net	2/14/2023	STAFF
CONSOLIDATED DESIGN REVIEW	495	EAST	COLORADO BLVD	3	FOR STOREFRONT ALTERATIONS	S. CISNEROS (626)744-7219 scisneros@cityofpasadena.net	2/14/2023	STAFF
HISTORIC RESOURCE EVALUATION	1460		OLD HOUSE RD	4	FOR PREVIOUSLY SURVEYED SFR (Sierra Madre Villa Avenue/Old House Road Landmark District) CONSTRUCTED CA. 1963.	Michelle Anderson mand-contractor@cityofpasadena.net	2/14/2023	STAFF
HISTORIC RESOURCE EVALUATION	920		SUMMIT AVE	3	FOR RELIGIOUS FACILITY CONSTRUCTED IN 1923/1927	Michelle Anderson mand-contractor@cityofpasadena.net	2/15/2023	STAFF
PREDEVELOPMENT PLAN REVIEW	1200	EAST	CALIFORNIA BLVD	7	PREDEVELOPMENT PLAN REVIEW FOR NEW CAL TECH. 4-STORY OFFICE BUILDING WITH TWO STORY BASEMENT LAZER LAB WITH TUNNEL CONNECTIONS TO BUILDING NO. 47.	S. CISNEROS (626)744-7219 scisneros@cityofpasadena.net	2/17/2023	STAFF
CONSOLIDATED DESIGN REVIEW	200	SOUTH	LAKE AVE	7	FOR NEW SIGN FOR VEGGIE GRILL	B. KEATINGE (626)744-7309 rkeatinge@cityofpasadena.net	2/21/2023	STAFF
HISTORIC RESOURCE EVALUATION	27	NORTH	GRAND OAKS AVE	2	FOR SFR BUILT IN 1928	Michelle Anderson mand-contractor@cityofpasadena.net	2/22/2023	STAFF
HISTORIC RESOURCE EVALUATION	1908		GLEN AVE	1	FOR SFR BUILT IN 1947	Michelle Anderson mand-contractor@cityofpasadena.net	2/22/2023	STAFF

Planning and Community Development - New Design and Historic Preservation Cases

CASE TYPE	ADDRESS			CC District	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	REVIEW BODY
PRELIMINARY CONSULTATION	228	SOUTH	MENTOR AVE	7	FOR CONSTRUCTION OF NINE NEW CONDO UNITS AND SUBTERRANEAN PARKING	S. CISNEROS (626)744-7219 scisneros@cityofpasadena.net	2/22/2023	STAFF
HISTORIC RESOURCE EVALUATION	360		WAVERLY DR	6	FOR NON-SURVEYED SFR CONSTRUCTED IN 1968 AND PROPOSED FOR LANDMARK ELIGIBILITY	Michelle Anderson mand-contractor@cityofpasadena.net	2/22/2023	STAFF
HISTORIC RESOURCE EVALUATION	561		BRADFORD ST	6	FOR SFR BUILT IN 1900	Michelle Anderson mand-contractor@cityofpasadena.net	2/28/2023	STAFF
PRELIMINARY CONSULTATION	264	EAST	BELLEVUE DR	6	DEMOLITION OF EXISTING SFR AND CONSTRUCTION OF A NEW THREE-STORY, 8-UNIT MFR	R. DUONG (626)744-7346 rduong@cityofpasadena.net	2/28/2023	STAFF
HISTORIC RESOURCE EVALUATION	469		HIGHLAND ST	1	FOR NON-SURVEYED SFR CONSTRUCTED IN 1926	Michelle Anderson mand-contractor@cityofpasadena.net	2/28/2023	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
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.

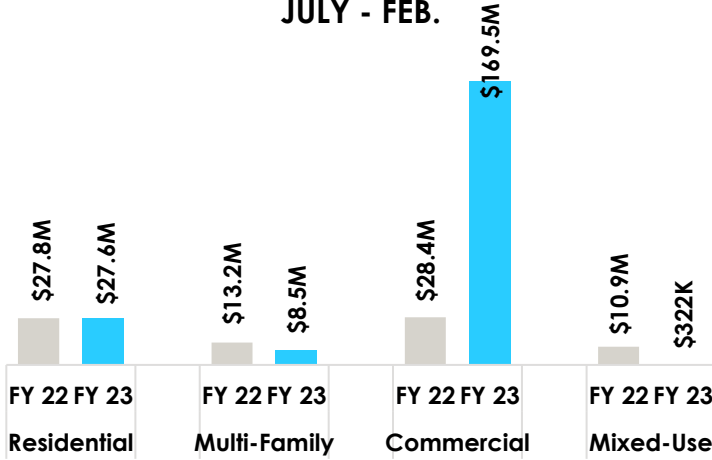
Acronym	Review Body
CC	City Council
DC	Design Commission
HO	Hearing Officer
PC	Planning Commission
BZA	Board of Zoning Appeals

MONTHLY ACTIVITY REPORT

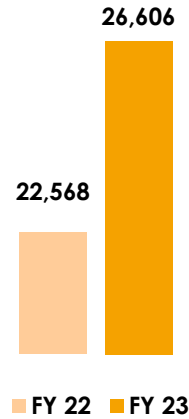


DEVELOPMENT ACTIVITY (Year Over Year Comparison)

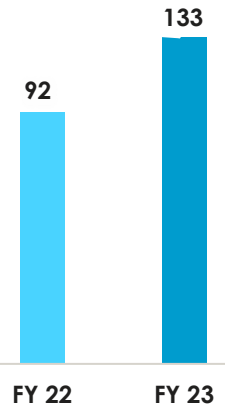
**BUILDING PERMITS ISSUED (VALUATION)
JULY - FEB.**



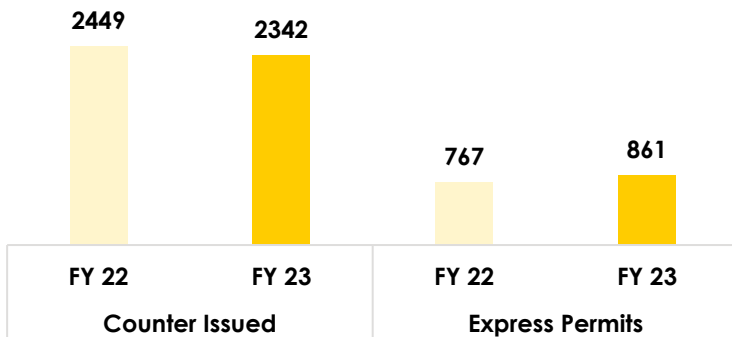
**BLD. INSPECTIONS
JULY - FEB.**



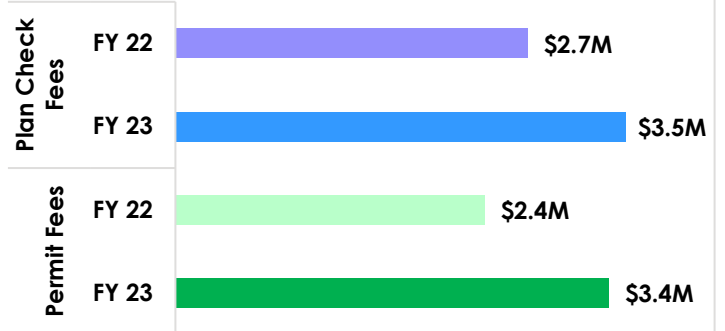
**ADU PERMITS
ISSUED
JULY - FEB.**



SUB-TRADE PERMITS ISSUED, JULY - FEB.



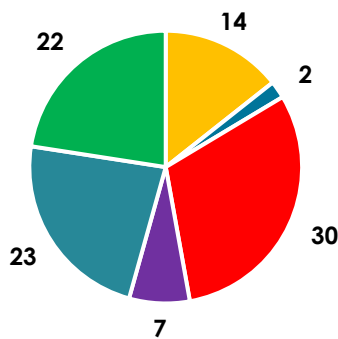
PERMIT REVENUES, JULY - FEB.



CODE COMPLIANCE ACTIVITY (FEB. ACTIVITY)

NEW CODE COMPLIANCE CASES - 98

- Building & Safety
- Noise
- Property Maintenance
- Tree
- Housing
- Zoning



Presale Certificates Issued:	68
Quadrennial Units Inspected:	130
Zoning/Property Maintenance Inspections:	455
Average Response Time for Initial Inspection:	2
Cases Resolved (Closed):	90