



MEMORANDUM

TO: Steve Mermell, City Manager
FROM: ~~David M. Reyes~~, Director of Planning & Community Development
DATE: April 26, 2018
SUBJECT: Monthly Activity Reports: March 2018

Attached are the following reports:

Planning:

- 1) New Zoning Cases - Fifteen current planning (zoning) projects were submitted in March 2018.
- 2) Zoning Cases of Communitywide Significance - Three Major Construction projects as of March 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 March, a total of 418 inspections were completed and 141 cases were closed. Code Compliance opened 154 new cases in March, the average response time for initial inspection was approximately 2 calendar days. Of the 154 new cases, 64 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
Predevelopment Plan Review	2018-00002	995	S	Fair Oaks Avenue	6	Predevelopment Plan Review for the construction of 90 room senior residential care facility.	Jennifer Driver (626) 744-6756 jdriver@cityofpasadena.net	03/02/18	New Case: assigned		Staff
Conditional Use Permit	6344	85	W	Green St	6	Time Extension for CUP#6344 with original effective date of 12/15/15	Beilin Yu (626) 744-6726 byu@cityofpasadena.net	03/05/18	New Case: assigned		HO
Preliminary Plan Check	2018-00125	199	S	Meredith Ave	7	Preliminary Plan Check to review a three-unit City of Gardens residential development	Jamie Peltier (626) 744-7096 jpeltier@cityofpasadena.net	03/08/18	New Case: assigned		Staff
Tentative Parcel Map	76036	201	S	Allen Ave	7	Tentative Parcel Map to subdivide a lot into two air parcels on one land lot.	Kent Lin (626) 744-6817 klin@cityofpasadena.net	03/05/18	New Case: assigned		HO
Minor Conditional Use Permit	6634	861	N	Los Robles Ave.	5	Minor Conditional Use Permit to alter an existing nonconforming multi-family use in an RS zone.	Kent Lin (626) 744-6817 klin@cityofpasadena.net	03/14/18	New Case: assigned		HO
Minor Variance	11885	580		Westover Pl.	6	Minor Variance for a 17 square foot room addition to an existing residence located in the rear yard setback.	Jamie Peltier (626) 744-7096 jpeltier@cityofpasadena.net	03/22/18	New Case: assigned		HO
Conditional Use Permit	6636	1543	E	Colorado Blvd.	2	Conditional Use Permit to allow the sale of beer and wine for on-site consumption in conjunction with a proposed restaurant (Akira Ramen).	Jamie Peltier (626) 744-7096 jpeltier@cityofpasadena.net	03/20/18	New Case: assigned		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
Variance	8191	1070 N Lake Ave.	2	Modification to Variance #8191 to eliminate requirement for Senior Housing and modify conditions of approval.	Kristen Johnston (626) 744-6709 kjohnston@cityofpasadena.net	03/20/18	Complete: scheduled	06/20/18	HO
Preliminary Plan Check	2018-00157	105 N Parkwood Ave.	2	PPC for construction of a new three-unit City of Gardens project.	Kent Lin (626) 744-6817 klin@cityofpasadena.net	03/22/18	New Case: assigned		Staff
Predevelopment Plan Review	2018-00003	141 S Lake Ave.	7	PPR for the demolition of an existing 27,220 sf restaurant and office building and construction of a new mixed-use project with 70 residential units and 12,794 sf of commercial space.	Jennifer Driver (626) 744-6756 jdriver@cityofpasadena.net	03/21/18	New Case: assigned		Staff
Conditional Use Permit	4804	Arden Rd.	7	Modification of CUP #4804 to demolish and reconstruct an existing water tank (Utility, Major) in the RS-2 zoning district.	Beilin Yu (626) 744-6726 byu@cityofpasadena.net	03/15/18	New Case: assigned		HO
Hillside Development Permit	6635	Wellington Ave	6	HDP to demolish an existing single-family residence and construct a new 4,400 sf residence with a 600 square foot attached garage and 1,900 sf basement.	Kristen Johnston (626) 744-6709 kjohnston@cityofpasadena.net	03/15/18	New Case: assigned		HO
Variance	11886	1495 Washburn Rd	6	Variance to allow a carport in the front yard and a Minor Variance for a reduced front yard setback.	Jennifer Driver (626) 744-6756 jdriver@cityofpasadena.net	03/29/18	Incomplete		HO
Preliminary Plan Check	2018-00171	256 N Michigan Ave	5	Preliminary Plan Check to review a 24-unit City of Garden residential development	Kristen Johnston (626) 744-6709 kjohnston@cityofpasadena.net	03/28/18	New Case: assigned		Staff

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
Conditional Use Permit	2512	1550 S Oak Knoll Ave	7	Modification of CUP #2512 to demolish and reconstruct an existing water tank (Utility, Major) in the RS-2 zoning district.	Beilin Yu (626) 744-6726 byu@cityofpasadena.net	03/27/18	New Case: assigned		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
Vesting Tentative Tract Map	73375	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. (Spacebank site).	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	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	Approved	03/26/18	CC
MP	2014-00157	135	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	05/09/18	PC
MP	2016-00486	1539	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	David Sinclair (626) 744-6766 dsinclair@cityofpasadena.net	-	On-going	-	Other
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	-	Complete: scheduled	05/23/18	PC
ZCA			Citywide	-	Accessory Dwelling Units	David Sinclair (626) 744-6766 dsinclair@cityofpasadena.net	-	Approved	03/12/18	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
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	-	Complete: scheduled	04/23/18	CC

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
CERTIFICATE OF APPROPRIATENESS	PLN2018-00116	541 FREMONT DRIVE	1	A SECOND APPLICATION TO RE-APPROVE LANDSCAPE IMPROVEMENTS (CoA FOR PLN2015-00217) THE ORIGINAL APPLICATION EXPIRED IN 2017. THERE ARENO CHANGES TO THE PROJECT.	Kevin Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	3/1/2018	ACTIVE	NA	Staff
CONSOLIDATED DESIGN REVIEW	PLN2018-00133	303 CORDOVA ST	6	REPLACEMENT OF SIX EXISTING SIGNS ON AN EXISTING HOTEL (REFACE THREE MONUMENT SIGNS AND REPLACE 3 WALL SIGNS).	Rodrigo Pelayo (626)744-7309 rpelayo@cityofpasadena.net	3/13/2018	ACTIVE	NA	Staff
CERTIFICATE OF APPROPRIATENESS	PLN2018-00134	752 NORTH MICHIGAN AVE	2	MINOR CERTIFICATE OF APPROPRIATENESS TO RAISE ROOF TO ACCOMMODATE BATHROOM ON SECOND FLOOR.	Amanda Landry (626)744-7137 alandry@cityofpasadena.net	3/13/2018	ACTIVE	NA	Staff
CONSOLIDATED DESIGN REVIEW	PLN2018-00132	85 NORTH GRAND OAKS AVE	2	NEW CONSTRUCTION OF 6-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT	Amanda Landry (626)744-7137 alandry@cityofpasadena.net	3/12/2018	ACTIVE	NA	Staff
CERTIFICATE OF APPROPRIATENESS	PLN2018-00129	927 NORTH GARFIELD AVE	3	REAR ADDITION - NEW GARAGE	Kevin Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	3/9/2018	ACTIVE	NA	Staff
CERTIFICATE OF APPROPRIATENESS	PLN2018-00124	1041 NORTH HUDSON AVE	5	AN AFTER THE FACT APPLICATION - WOOD SIDING REPLACEMENT ON ONE ELEVATION.	Marina Khrustaleva (626) 744-6792 mkhrustaleva@cityofpasadena.net	3/8/2018	ACTIVE	NA	Staff
CERTIFICATE OF APPROPRIATENESS	PLN2018-00122	897 NORTH SUMMIT AVE	3	AN AFTER THE FACT REMOVAL OF A NON-ORIGINAL FRONT PORCH	Rodrigo Pelayo (626)744-7309 rpelayo@cityofpasadena.net	3/6/2018	ACTIVE	NA	Staff
PRELIMINARY CONSULTATION	PLN2018-00117	122 NORTH LAKE AVE	5	NEW CONSTRUCTION OF 2,400 SQUARE FOOT SINGLE STORY RETAIL STRUCTURE	Marina Khrustaleva (626) 744-6792 mkhrustaleva@cityofpasadena.net	3/1/2018	ACTIVE	NA	Staff
PRELIMINARY CONSULTATION	PLN2018-00126	199 SOUTH MERIDITH AVE	7	NEW CONSTRUCTION OF A 3-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT	Rodrigo Pelayo (626)744-7309 rpelayo@cityofpasadena.net	3/8/2018	ACTIVE	NA	Staff
FINAL DESIGN REVIEW	PLN2018-00139	635 EAST UNION STREET	3	NEW COSTRUCTION OF A MIXED-USE DEVELOPMENT (4,655 SQUARE FEET OF RETAIL AND 40 RESIDENTIAL UNITS)	Kevin Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	3/15/2018	ACTIVE	6/12/2018	DC
TREE REMOVAL	PLN2018-00140	1155 LINDA VISTA AVE	6	PRIVATE TREE REMOVAL PERMIT TO REMOVE ONE NATIVE COAST LIVE OAK TREE(QUERCUS AGRIFOLIA) IN FRONT OF SUBJECT PROPERTY.	Marina Khrustaleva (626) 744-6792 mkhrustaleva@cityofpasadena.net	3/15/18	ACTIVE	NA	Staff
CERTIFICATE OF APPROPRIATENESS	PLN2018-00145	365 SOUTH BONNIE AVE	7	REAR ADDITION AND REMODEL, 2-CAR GARAGE TO 3-CAR GARAGE	A. Landry (626)744-7137 alandry@cityofpasadena.net	3/19/2018	ACTIVE	NA	Staff
CERTIFICATE OF APPROPRIATENESS	PLN2018-00152	1541 CASA GRANDE ST	2	CERTIFICATE OF APPROPRIATENESS FOR A REAR ADDITION, LEGALIZATION OF AN ACCESSORY STRUCTURE AND RESTORATION	M. Khrustaleva (626) 744-6792 mkhrustaleva@cityofpasadena.net	3/21/2018	ACTIVE	NA	Staff
PRELIMINARY CONSULTATION	PLN2018-00151	141 SOUTH LAKE AVE	7	PRELIMINARY CONSULTATION FOR THE DEMOLITION OF AN EXISTING 27,220 SQUARE BUILDING AND CONSTRUCTION OF A MIXED-USED BUILDING	Amanda Landry (626)744-7137 alandry@cityofpasadena.net	3/21/2018	ACTIVE	6/12/2018	DC

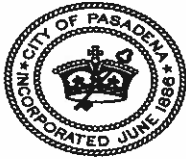
Planning and Community Development - New Design and Historic Preservation Cases

CASE TYPE	CASE #	ADDRESS	CC District	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	CURRENT STATUS	MEETING DATE	REVIEW BODY
RELIEF FROM REPLACEMENT BUILDING PERMIT	PLN2018-00161	1890 EAST WALNUT STREET	2	DEMOLITION OF A NONCONFORMING STRUCTURE	Marina Khrustaleva (626) 744-6792 mkhrustaleva@cityofpasadena.net	3/23/2018	ACTIVE	NA	Staff
CONSOLIDATED DESIGN REVIEW	PLN2018-00159	345 SOUTH LAKE AVE	7	MODIFICATIONS TO THE APPROVED DESIGN APPLICATION (PLN2017-00569)	Rodrigo Pelayo (626)744-7309 rpelayo@cityofpasadena.net	3/23/2018	ACTIVE	NA	Staff
CERTIFICATE OF APPROPRIATENESS	PLN2018-00160	1600 SAN PASQUAL ST	7	CERTIFICATE OF APPROPRIATENESS - POOL HOUSE, INCREASE HEIGHT MODIFICATION APPROVED BY COA PLN2016-00666	Amanda Landry (626)744-7137 alandry@cityofpasadena.net	3/23/2018	ACTIVE	6/5/2018	HPC
CONSOLIDATED DESIGN REVIEW	PLN2018-00156	105 NORTH PARKWOOD AVE	2	NEW CONSTRUCTION OF A 3-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT	Amanda Landry (626)744-7137 alandry@cityofpasadena.net	3/22/2018	ACTIVE	NA	Staff
RELIEF FROM REPLACEMENT BUILDING PERMIT	PLN2018-00167	36 PICO STREET	6	DEMOLITION OF EXISTING BUILDING WITHOUT A REPLACEMENT PROJECT	Rodrigo Pelayo (626)744-7309 rpelayo@cityofpasadena.net	3/27/2018	ACTIVE	NA	Staff
CONSOLIDATED DESIGN REVIEW	PLN2018-00163	113 WEST COLORADO BLVD.	3	INSTALLATION OF A NEW WALL SIGN AND NEW BLADE SIGN ON AN EXISTING BUILDING	Rodrigo Pelayo (626)744-7309 rpelayo@cityofpasadena.net	3/27/2018	ACTIVE	NA	Staff
CONSOLIDATED DESIGN REVIEW	PLN2018-00162	107 SOUTH FAIR OAKS	6	INSTALLATION OF A NEW WALL SIGN AND BLADE SIGN ON AN EXISTING BUILDING	Marina Khrustaleva (626) 744-6792 mkhrustaleva@cityofpasadena.net	3/27/2018	ACTIVE	NA	Staff
PRELIMINARY CONSULTATION	PLN2018-00170	256 NORTH MICHIGAN AVE	5	NEW CONSTRUCTION OF 24-UNIT CONDOMINIUM DEVELOPMENT	Kevin Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	3/28/2018	ACTIVE	5/22/2018	Staff
TREE REMOVAL	PLN2018-00173	1688 NORTH SIERRA BONITA AVE	2	PRIVATE TREE REMOVAL PERMIT TO REMOVE ONE COAST LIVE OAK (QUERCUS AGRIFOLIA) LOCATED AT THE WESTERN PROPERTY OF THE PROPERTY.	Rodrigo Pelayo (626)744-7309 rpelayo@cityofpasadena.net	3/28/2018	ACTIVE	NA	Staff
PRELIMINARY CONSULTATION	PLN2018-00174	750 SOUTH ARROYO PKWY	7	NEW CONSTRUCTION OF A 2,154 SQ. FT ONE-STORY RESTAURANT BUILDING WITH A COVERED PATIO	Amanda Landry (626)744-7137 alandry@cityofpasadena.net	3/29/2018	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	Hearing Officer
ZCA	Zoning Code Amendment	N/A
		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
MARCH, 2018

Permits & Valuation

	<u>Month</u> <u>Mar-18</u>	<u>Month</u> <u>Mar-17</u>	<u>YTD</u> <u>FY 2018</u>	<u>YTD</u> <u>FY 2017</u>
Total Value	\$ 7,509,949	\$ 10,440,878	\$ 118,608,109	\$ 99,966,537
Total Permits	283	283	2322	2061
Residential - New				
Valuation	\$ 525,054	\$ 3,260,281	\$ 15,364,226	\$ 26,948,526
Permits	3	3	24	30
Residential - Rehab				
Valuation	\$ 4,116,236	\$ 3,401,208	\$ 50,113,772	\$ 24,155,145
Permits	228	230	1828	1618
Non-Residential - New				
Valuation	\$ -	\$ -	\$ 43,581,736	\$ 4,596,531
Permits	0	0	5	5
Non-Residential - Rehab				
* Valuation	\$ 2,868,659	\$ 3,779,389	\$ 9,548,375	\$ 44,266,335
Permits	52	50	465	408

Fees Collected

Permit and Plan Check	\$ 824,319	\$ 358,826	\$ 4,650,204	\$ 3,623,472
Residential Development Impact	\$ 21,651	\$ 107,027	\$ 1,207,369	\$ 1,212,002
Transportation Improvement Fee	\$ 8,905	\$ 10,989	\$ 1,068,540	\$ 255,928
Construction Tax	\$ 130,019	\$ 181,016	\$ 2,117,818	\$ 1,798,538

Fees Waived

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

Other

Inspections	2,388	2,337	19,746	21,147
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**PLANNING &
COMMUNITY DEVELOPMENT
DEPARTMENT**

Monthly Building Permit Report
MARCH, 2018
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
3/8/2018	203 S ALLEN AVE	\$ 202,624	1						
3/8/2018	201 S ALLEN AVE	\$ 203,180	1						
3/23/2018	380 N MICHIGAN AVE	\$ 119,250	1						
	GRAND TOTAL	\$ 525,054							



**PLANNING &
COMMUNITY DEVELOPMENT
DEPARTMENT**

Monthly Activity Report
MARCH, 2018

PLAN CHECK OVER \$ 500,000

973 E DEL MAR BLVD

New construction of a 3-story, 13-unit
condominium building @ 10,745 square feet
Project value \$ 2,526,087

380 CORDOVA ST

New construction of 48 residential units @
86,497 square feet
Project value \$ 12,344,297

167 E WALNUT ST

New construction of a 5-story multi-family
building @ 101,620 square feet, with 3 stories
of concrete parking @ 54,230 square feet
Project value \$ 18,770,000

661 BELLEFONTAINE ST

New construction of a 2-story single-family
residence @ 5,120 square feet, with detached
2-car garage @ 596 square feet
Project value \$ 695,750

280 AVENUE 64

New construction of a 2-story single-family
residence @ 5,217 square feet, with detached
2-car garage @ 506 square feet
Project value \$ 658,099

50 ALESSANDRO PL

Tenant improvement to change use from
medical office to adult day care @ 10,144
square feet (WelbeHealth, LLC)
Project value \$ 503,041

711 E WALNUT ST

New construction of a mixed-use building, with
ground floor commercial space @ 9,779
square feet, and residential units and parking
spaces, for a total @ 126,356 square feet
Project value \$ 24,789,000

1390 N ALLEN AVE

Interior tenant improvement of a grocery store
@ 41,127 square feet (Stater Bros. Markets)
Project value \$ 1,280,000

BUILDING PERMITS OVER \$ 500,000

N/A

New Code Compliance Cases – March 2018

Complaint Type	Number of Complaints
Construction – Incomplete/Illegal	2
Construction Materials w/o Permit	2
Occupancy Cert. Required	3
Improper Occupancy	6
Parking in Landscaped area	4
Junk and Debris	3
Inoperable Vehicle	1
Trash Cans Visible	7
Vacant BLD/ Vacant Lot	8
Noise	8
Property Maintenance	54
Trees- Damaged/Hazardous/Protected	10
Overgrown Vegetation	6
Zoning Code Violations	28
Short Term Rentals	10
Vehicle Parking Prohibited	1
CUP Violation	1

Total New Cases Opened	154
Average Time for 1st Inspection	2 days
Number of Cases Closed	64
Number of Cases Remaining Open	90