



## MEMORANDUM

**TO:** Steve Mermell, City Manager  
**FROM:** David M. Reyes, Director of Planning & Community Development  
**DATE:** April 25, 2019  
**SUBJECT:** Monthly Activity Reports: March 2019

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Attached are the following reports:

### Planning:

- 1) New Zoning Cases – Eight current planning (zoning) projects were submitted in March 2019.
- 2) Zoning Cases of Communitywide Significance – Six ongoing Major Construction projects as of March 1, 2019. 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 208 new cases were opened, and 379 inspections were completed. Of the 208 new cases opened, 78 have been closed. The average response time for initial inspection was approximately 3 calendar days.

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	REVIEW BODY
Major Changes to Approved Project	PLN2019-00156	167	E	Walnut St	3	Major Modification to V#11738 to modify conditions of approval.	Beilin Yu (626) 744-6726 byu@cityofpasadena.net	03/28/19	HO
Hillside Development Permit	PLN2019-00149	1091		Pine Oak Lane	6	HDP to allow first floor and second floor additions to an existing single-family residence. One private tree removal.	Kristen Johnston (626) 744-6709 kjohnston@cityofpasadena.net	03/21/19	HO
Conditional Use Permit	PLN2019-00138	240	N	Altadena Dr	4	CUP to establish a restaurant with drive-through services. VAR for separation requirements from other drive-through businesses.	Nathan Gapper (626) 744-7096 ngap-contractor@cityofpasadena.net	03/19/19	HO
Conditional Use Permit	PLN2019-00133	150	E	Colorado Blvd.	6	CUP for new nonresidential construction exceeding 25,000 sf, MCUPs for shared and tandem parking, MV for additional height.	Jason Van Patten (626) 744-6760 jvanpatten@cityofpasadena.net	03/18/19	HO
Minor Variance	PLN2019-00128	81		Grace Terrace	6	MV to allow the construction of a first floor balcony and second floor balcony to encroach into the required (second) front yard	Jennifer Driver (626) 744-6756 jdriver@cityofpasadena.net	03/14/19	HO
Predevelopment Plan Review	PPR2019-00004	217	S	Euclid Ave.	6	PPR to review a 62-unit City of Gardens project with 99 subterranean parking spaces.	Kristen Johnston (626) 744-6709 kjohnston@cityofpasadena.net	03/08/19	HO
Minor Conditional Use Permit	PLN2019-00114	1144		Avoca Ave	6	MCUP to allow the expansion of a nonconforming MFR use in the RS zone	Nathan Gapper (626) 744-7096 ngap-contractor@cityofpasadena.net	03/05/19	CC
Tentative Parcel Map	PLN2019-00122	120	N	Oak Ave.	2	TPM to allow the creation of 3 air parcels for condominium purposes on one lot	Abdu Lachgar alac-Contractor@cityofpasadena.net	03/11/19	HO

Planning and Community Development - Major Zoning Cases

CASE TYPE	CASE #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	REVIEW BODY
Affordable Housing Concession Permit	6172	922-936	E	Green St.	7	Demo existing buildings and construct a mixed-use project with 14,791 SF of commercial and 45 residential units.	Luis Rocha (626) 744-6747 lrocha@cityofpasadena.net	3/5/2014	HO
Affordable Housing Concession Permit	11869	253	S	Los Robles Ave.	6	Affordable Housing Concession Permit for two concessions (Height, FAR) for a six-story, 92-unit multifamily residential project.	Talyn Mirzakhanian (626) 744-7101 tmirzakhanian@cityofpasadena.net	5/9/2017	BZA
Affordable Housing Concession Permit	11870	250	E	Union St	3	Affordable Housing Concession Permit for two concessions (FAR and Height) for a six-story mixed-use project containing 1,953 square feet of commercial space and 59 residential units	Beilin Yu (626) 744-6726 byu@cityofpasadena.net	5/16/2017	HO
Conditional Use Permit	6580	2030	E	Colorado Blvd.	7	Conditional Use Permit to establish a Vehicle Services, Sales and Leasing land use of motorcycles. The project includes the development of 33,586 sq. ft. of floor area.	Jason Van Patten (626) 744-6760 jvanpatten@cityofpasadena.net	9/12/2017	HO
Conditional Use Permit	6658	83	N	Lake Ave.	3	CUP for construction of a mixed-use project exceeding 25,000 sf of non-residential floor area. Mixed-use project with 54 residential units and 118,919 sf of office space.	Jason Van Patten (626) 744-6760 jvanpatten@cityofpasadena.net	6/14/2018	PC
Planned Development	37	740	E	Green Street	7	PD for mixed-use project with 273 units; AHCP to exceed FAR and height	Luis Rocha (626) 744-6747 lrocha@cityofpasadena.net	7/24/2018	CC

Planning and Community Development - Community Planning Cases

CASE TYPE	CASE #		ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	MEETING DATE	REVIEW BODY
OTHER			Citywide	-	Housing Element: Implementation Process	Arlene Granadosin-Jones (626) 744-6743 agranadosin-jones@cityofpasadena.net	-	-	Other
OTHER			Citywide	-	Climate Action Plan Implementation	Ana Española (626) 744-6754 aespanola@cityofpasadena.net	-	-	-
PPR	2019-00002	2915	E Colorado Blvd	4	Demolition of existing buildings on site, vacate the dead-end section of Nina St, remove asphalt from parking lots, grade and construct new sales, leasing, service, parts buildings. [Project Manager]	Arlene Granadosin-Jones (626) 744-6743 agranadosin-jones@cityofpasadena.net	02/20/19	-	Staff
SP			Citywide	-	General Plan Implementation/Specific Plan Updates	Anita Cerna (626) 744-6767 acerna@cityofpasadena.net	-	-	CC
ZCA			Citywide	-	Mansionization: Phase 2	Martin Potter (626) 744-6710 mpotter@cityofpasadena.net	-	-	PC
ZCA	2018-00403		Citywide	-	Zoning Code Text Amendment: Outdoor Electronic Signage	Natsue Sheppard (626) 744-7527 nsheppard@cityofpasadena.net	07/16/18	-	CC
ZCA	2018-00512		Citywide	-	Zoning Code Text Amendment: Inclusionary Housing and In-Lieu Fee. In conjunction with Housing Dept.	Andre Sahakian (626) 744-6916 asahakian@cityofpasadena.net		05/08/19	PC
ZCA			Citywide	-	General Plan Implementation/Zoning Code Update	David Sinclair (626) 744-6766 dsinclair@cityofpasadena.net	-	TBD	CC

Planning and Community Development - New Design and Historic Preservation Cases

CASE #	CASE TYPE	ADDRESS		CC District	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	REVIEW BODY	MEETING DATE
PLN2019-000112	CONSOLIDATED DESIGN REVIEW	133	WEST CALIFORNIA BLVD.	6	INSTALLATION OF A NEW WALL SIGN	Rodrigo Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	3/4/2019	Staff	NA
PLN2019-00119	CERTIFICATE OF APPROPRIATENESS	659	LA LOMA ROAD	6	REPLACEMENT OF A WOOD ROOF WITH A COMPOSITION SHINGLE ROOF	Amanda Landry (626)744-7137 alandry@cityofpasadena.net	3/7/2019	Staff	NA
PLN2019-00126	CERTIFICATE OF APPROPRIATENESS	1236	MAR VISTA AVE	2	CONSTRUCTION OF A REAR ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE	Rodrigo Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	3/13/2019	Staff	NA
PLN2019-00123	CONSOLIDATED DESIGN REVIEW	188	SOUTH MEREDITH AVE	7	NEW CONSTRUCTION OF THREE MULTI-FAMILY RESIDENTIAL UNITS	Amanda Landry (626)744-7137 alandry@cityofpasadena.net	3/11/2019	Staff	NA
PLN2019-00125	PRELIMINARY CONSULTATION	256	NORTH MICHIGAN AVE	5	NEW CONSTRUCTION OF A 31-UNIT MULTI-FAMILY RESIDENTIAL PROJECT WITH 67 SUBTERRANEAN PARKING SPACES	Kevin Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	3/12/2019	DC	6/11/2019
PLN2019-00132	CHANGE TO AN APPROVED PROJECT	1126	HILLCREST AVENUE	7	CHANGES TO A PREVIOUSLY APPROVED CERTIFICATE OF APPROPRIATENESS	Kevin Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	3/14/2019	Staff	NA
PLN20119-00143	CONSOLIDATED DESIGN REVIEW	100	NORTH LAKE AVENUE	5	INSTALLATION OF A NEW WALL SIGN	Kevin Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	3/20/2019	Staff	NA
PLN2019-00140	CONSOLIDATED DESIGN REVIEW	735	EAST GREEN STREET	7	REPLACEMENT OF TWO WALL SIGNS	Amanda Landry (626)744-7137 alandry@cityofpasadena.net	3/19/2019	Staff	NA
PLN2019-00139	CONSOLIDATED DESIGN REVIEW	525	EAST COLORADO BLVD	3	INSTALLATION OF TWO NEW AWNINGS	Rodrigo Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	3/19/2019	Staff	NA
PLN2019-00144	CERTIFICATE OF APPROPRIATENESS	980	SOUTH LOS ROBLES AVENUE	7	DEMOLITION OF AN EXISTING HOUSE (ELIGIBLE FOR DESIGNATION) AND CONSTRUCTION OF NEW SINGLE FAMILY DWELLING	Kevin Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	3/20/2019	HPC	6/4/2019
PLN2019-00134	PRELIMINARY CONSULTATION	141	SOUTH LAKE AVE	7	NEW CONSTRUCTION OF A FIVE STORY MIXED USE DEVELOPMENT WITH 91 UNITS AND 10,000 SQUARE FEET OF COMMERCIAL SPACE (A REVISED DESIGN FROM PREVIOUS SUBMITTAL)	Amanda Landry (626)744-7137 alandry@cityofpasadena.net	3/18/2019	DC	6/11/2019
PLN2019-00142	CONCEPT DESIGN REVIEW	226	NORTH HOLLISTON AVE	2	NEW CONSTRUCTION OF 59-ROOM SRO HOUSING PROJECT (18 MODERATE INCOME) WITH 47 PARKING SPACES ON SITE	Rodrigo Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	3/20/2019	Staff	NA

Planning and Community Development - New Design and Historic Preservation Cases

CASE #	CASE TYPE	ADDRESS		CC District	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	REVIEW BODY	MEETING DATE
PLN2019-00148	CONSOLIDATED DESIGN REVIEW	351	ADENA STREET	3	NEW CONSTRUCTION OF A NINE-UNIT MULTI-FAMILY RESIDENTIAL PROJECT	Rodrigo Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	3/21/2019	Staff	NA
PLN2019-00150	CONSOLIDATED DESIGN REVIEW	85	WEST COLORADO BLVD	3	STOREFRONT ALTERATIONS	Rodrigo Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	3/25/2019	Staff	NA

**ACRONYMS**

<b>Acronym</b>	<b>Case Description</b>	<b>Review Body</b>
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.

<b>Acronym</b>	<b>Review Body</b>
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, 2019**  
Permits & Fees

**Permits & Valuation**

	<i>Month Mar-19</i>	<i>Month Mar-18</i>	<i>YTD FY 2019</i>	<i>YTD FY 2018</i>
<b>Total Value</b>	\$ 33,944,306	\$ 7,509,949	\$ 239,688,217	\$ 118,608,109
<b>Total Permits</b>	217	283	2227	2322
<b>Residential - New</b>				
Valuation	\$ 20,441,685	\$ 525,054	\$ 90,277,704	\$ 15,364,226
Permits	5	3	36	24
<b>Residential - Rehab</b>				
Valuation	\$ 2,662,965	\$ 4,116,236	\$ 25,055,436	\$ 50,113,772
Permits	174	228	1801	1828
<b>Non-Residential - New</b>				
Valuation	\$ 7,033,963	\$ -	\$ 81,988,640	\$ 43,581,736
Permits	1	0	2	5
<b>Non-Residential - Rehab</b>				
* Valuation	\$ 3,805,693	\$ 2,868,659	\$ 42,366,437	\$ 9,548,375
Permits	37	52	388	465

**Fees Collected**

Permit and Plan Check	\$ 351,486	\$ 824,319	\$ 4,418,513	\$ 4,650,204
Residential Development Impact	\$ 83,460	\$ 21,651	\$ 10,281,393	\$ 1,207,369
Transportation Improvement Fee	\$ 6,386	\$ 8,905	\$ 3,693,039	\$ 1,068,540
Construction Tax	\$ 184,008	\$ 130,019	\$ 4,470,022	\$ 2,117,818

**Fees Waived**

Northwest Enterprise Zone	\$ -	\$ -	\$ -	\$ -
Research and Development	\$ -	\$ -	\$ -	\$ -
Affordable Housing	\$ 22,896	\$ -	\$ 22,896	\$ -

**Other**

Inspections	2,312	2,388	19,806	19,746
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**PLANNING &  
COMMUNITY DEVELOPMENT  
DEPARTMENT**

Monthly Activity Report

**MARCH, 2019**

**Development Processing Section**

**PLAN CHECK OVER \$ 500,000**

**465 N HALSTEAD ST**

Tenant improvement of 2nd floor @ 23,900 square feet  
Project value \$ 559,009

**637 BELLEFONTAINE ST**

New construction of a single-family residence @ 7,872 square feet, with detached garage @ 848 square feet, mechanical room @ 120 square feet, deck/balcony @ 441 square feet, and loggia deck @ 1,087 square feet  
Project value \$ 978,708

**1150 WELLINGTON AVE**

New construction of a single-family residence @ 3,585 square feet, with attached garage @ 441 square feet, covered patios @ 549.9 square feet, and detached pool house @ 600 square feet  
Project value \$ 529,914

**2964 BRADLEY ST**

Tenant improvement for new office space and mezzanine level @ 49,451 square feet  
Project value \$ 2,313,268

**154 MAR VISTA AVE**

New construction of 2 2-story units @ 2,973 and 2 3-story units @ 3,191.6 square feet, with subterranean garage @ 5,777 square feet  
Project value \$ 1,244,233

**176 CHESTNUT ST**

New construction of 5-story, 33-unit apartment building, with covered decks @ 32,250 square feet, roof terrace @ 2,830 square feet, leasing office @ 180 square feet, and exercise room @ 910 square feet  
Project value \$ 4,560,936

## **BUILDING PERMITS OVER \$ 500,000**

**39 S LOS ROBLES AVE**

New construction of a 5-story, multi-family residential building above 2-story commercial (3<sup>rd</sup> - 7<sup>th</sup> floors) @ 128,899 square feet, with private balconies @ 5,376 square feet and common outdoor deck at 3<sup>rd</sup> floor @ 3,973 square feet (Paseo Colorado)  
Project value \$ 16,111,151

**300 E COLORADO BLVD**

New construction of a 2-story retail commercial building @ 66,281 square feet and addition of bridges to connect to existing building and hotel at 2<sup>nd</sup> floor @ 2,266 square feet (Paseo Colorado)  
Project value \$ 7,033,963

**1655 N FAIR OAKS AVE**

New construction of a 9-unit condominium building @ 9,605 square feet over semi-subterranean garage @ 7,165 square feet  
Project value \$ 1,883,818

**1665 N FAIR OAKS AVE**

New construction of a 7-unit condominium building @ 9,635 square feet over semi-subterranean garage @ 5,575 square feet  
Project value \$ 1,826,735

**45 EUREKA ST**

Tenant improvement for private college @ 20,797 square feet, changing the use from office building to education  
Project value \$ 935,595

**199 S LOS ROBLES AVE**

Tenant improvement of existing 6<sup>th</sup> floor of office space @ 17,411 square feet (Kaiser Permanente)  
Project value \$ 1,002,978

**177 E COLORADO BLVD**

Interior tenant improvement on 9<sup>th</sup> floor of existing office space @ 12,500 square feet (LA Financial Credit Union)  
Project value \$ 775,000

## New Code Compliance Cases – March 2019

<b>Complaint Type</b>	<b>Number of New Cases</b>
Abandoned Bulky Items	5
Construction – Incomplete/Illegal/Hrs	26
Junk and Debris	6
Vacant BLD/ Vacant Lot	9
Noise	13
Property Maintenance	76
Trees- Damaged/Hazardous/Protected	10
Overgrown Vegetation	33
Zoning Code Violations	28
Other	2

<b>Total New Cases Opened</b>	<b>208</b>
<b>Average Time for 1<sup>st</sup> Inspection</b>	<b>3 Calendar Days</b>
<b>Number of Cases Closed</b>	<b>78</b>
<b>Number of Cases Remaining Open</b>	<b>130</b>