



MEMORANDUM

TO: Steve Mermell, City Manager
FROM: David M. Reyes, Director of Planning & Community Development
DATE: May 25, 2017
SUBJECT: Monthly Activity Reports

Attached are the following reports:

Planning:

- 1) New Zoning Cases - Two current planning (zoning) projects submitted in April 2017.
- 2) Zoning Cases of Communitywide Significance - Three Major Construction projects as of April 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.
- 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:

For the month of April 2017, 170 new cases were opened. Staff closed 108 cases and 62 remain open. The average time from the date staff received a complaint to the date of inspection decreased from 2.6 days in March to 1.7 days in April.

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	6559	1206	Lincoln Ave.	1	CUP to allow a Child Day Care (preschool) use within an existing building on a church property.	Kristen Johnston (626) 744-6709	04/18/17	Incomplete		HO
V	11868	98-100	Tremont St.	1	Variance from requirement of a 3rd parking space.	Kristen Johnston (626) 744-6709	04/26/17	Incomplete		HO

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	Mirador - Demolish 173 units and construct 291 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	01/29/15	Completing environmental	-	HO
CUP	6421	33	E	Walnut	3	Ayzenberg - CUP for new project greater than 25K in CD zone. Ayzenberg Group Expansion Phase II Office Project.	Jason Killebrew (626) 744-7096	02/08/16	Completing environmental	-	HO

PASADENA - COMMUNITY PLANNING CASES

APRIL 2017

CASE TYPE	CASE #	Case No.	Dir.	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.	Joanne Hwang	12/03/09	Continued at hearing	TBD	PC
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.	David Sinclair	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	Continued at hearing	TBD	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.	David Sinclair	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.	Joanne Hwang	10/15/15	Developing Recommendation	TBD	PC/CC

PASADENA - COMMUNITY PLANNING CASES

APRIL 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	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	-	Developing Recommendation	06/12/17	CC
ZCA				Citywide	-	Accessory Dwelling Units	Joanne Hwang	-	Developing Recommendation	05/24/17	PC

CASE TYPE	CASE #	ADDRESS	CC District	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	CURRENT STATUS	MEETING DATE	REVIEW BODY	
PLN2017-00161	CONCEPT DESIGN REVIEW	140	CHESTNUT STREET	3	NEW 21,949 SF PASTORAL CENTER AND GYM	Johnson	4/3/2017	ACTIVE	6/27/2017	DC
PLN2017-00162	CONSOLIDATED DESIGN REVIEW	46	SMITH ALY RETAIL BLDG	3	NEW STORE FRONT, PATIO ENCLOSURE AND SIGNAGE FOR PRAWN RESTAURANT	Espanola	4/4/2017	ACTIVE	NA	Staff
PLN2017-00165	COA	1750	CASA GRANDE ST	2	NEW FENCE	Espanola	4/6/2017	ACTIVE	Na	Staff
LANDMARK DISTRICT	MAGNOLIA AVE			1	APPLICATION FOR MAGNOLIA AVE LANDMARK DISTRICT	Johnson	4/4/2017	ACTIVE	7/18/2017	HPC
PLN2017-00171	COA	1045	RIO GRANDE ST	2	C OF A FOR THE AFTER THE FACT CONSTRUCTION OF A WOODEN PICKET FENCE	Espanola	4/11/2017	ACTIVE	NA	Staff
PLN2017-00173	CONSOLIDATED DESIGN REVIEW	27	NORTH RAYMOND AVE	3	DESIGN REVIEW FOR NEW SIGN FOR SOH GRILL	Potter	4/12/2017	ACTIVE	NA	Staff
PLN2017-00176	COA	1036	MAR VISTA AVE	2	WAIVER FOR SECOND PARKING SPACE FOR ADDITION OVER 150 SQFT	Johnson	4/13/2017	ACTIVE	NA	Staff
PLN2017-00174	CONSOLIDATED DESIGN REVIEW	76	EASTERN AVE	4	CONSOLIDATED DESIGN REVIEW FOR FOUR UNIT COG	Johnson	4/12/2017	ACTIVE	NA	Staff
PLN2017-00180	COA	968	NORTH MADISON AVE	5	Minor Certificate of Appropriateness to demolish an existing detached garage and rebuild new, larger garage with alley access. Property is in Orange Heights landmark district.	Johnson	4/17/2017	ACTIVE	Potter	Staff
PLN2017-00177	COA	1	MAYVIEW LANE	1	ROOF RESTORATION	Johnson	4/13/2017	ACTIVE	TBD	TBD
PLN2017-00190	RELIEF OF REPLACEMENT BUILDING PERMITS	85	WEST GREEN STREET	6	RELIEF OF REPLACEMENT BUILDING PERMITS	Johnson	4/18/2017	ACTIVE	NA	Staff
PLN2017-00184	LANDMARK DESIGNATION	701	LUNDA VISTA AVENUE	6	LANDMARK DESIGNATION	Johnson	4/17/2017	ACTIVE	8/1/2017	HPC
PLN2017-00183	LANDMARK DESIGNATION	30	WEST MOUNTAIN ST	3	LANDMARK DESIGNATION FOR AMOS WRIGHT HOUSE	Johnson	4/17/2017	ACTIVE	8/1/2017	HPC
PLN2017-00199	COA	379	BELLEFONTAINE ST	6	New wrought-iron fence in front yard, to replace existing wood fence. Property is non-contributing to landmark district.	Espanola	4/24/2017	ACTIVE	7/18/2017	HPC
PLN2017-00198	CONCEPT DESIGN REVIEW	960	EAST GREEN STREET	7	NEW 78-UNIT BUILDING WITH SUBTERRANEAN GARAGE	Johnson	4/20/2017	ACTIVE	7/25/2017	DC
PLN2017-00191	CONCEPT DESIGN REVIEW	3448 & 3452	EAST FOOTHILL BOULEVARD	4	REMODEL OF EXISTING PANDA INN AND NEW CONSTRUCTION OF 258 UNIT MIXED-USE, REMODEL 121,590 SF OFFICE BLDG.	Johnson	4/18/2017	ACTIVE	NA	DC
PLN2017-00195	COA	303	MARKHAM PL	6	C OF A FOR NEW WROUGHT IRON FENCE AND GATE ACROSS DRIVEWAY	Potter	4/20/2017	ACTIVE	NA	Staff
PLN2017-00202	CONSOLIDATED DESIGN REVIEW	620	EAST COLORADO BLVD	7	DESIGN REVIEW FOR FACADE ALTERATION FOR CALI SOUL FOODS	Espanola	4/26/2017	ACTIVE	NA	DC
PLN2017-00203	CONSOLIDATED DESIGN REVIEW	140-146	SOUTH LAKE AVE	7	INSTALLATION OF NEW PARKING AND INFORMATION SIGNS AT THE COMMONS	Potter	4/27/2017	ACTIVE	NA	Staff
PLN2017-00200	CONCEPT DESIGN REVIEW	2180	EAST FOOTHILL BOULEVARD	2	CONCEPT DESIGN REVIEW FOR NEW DOT TRANSIT OPERATIONS CENTER	Johnson	4/26/2017	ACTIVE	NA	DC

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
APRIL, 2017
Permits & Fees

Permits & Valuation

	<u>Month Apr-17</u>	<u>Month Apr-16</u>	<u>YTD FY 2017</u>	<u>YTD FY 2016</u>
Total Value	\$ 16,845,344	\$ 56,387,394	\$ 116,811,881	\$ 214,405,246
Total Permits	280	344	2341	2842
Residential - New				
Valuation	\$ 6,661,833	\$ 47,384,169	\$ 33,610,359	\$ 116,993,047
Permits	5	4	35	35
Residential - Rehab				
Valuation	\$ 3,621,212	\$ 4,151,029	\$ 27,776,357	\$ 40,016,975
Permits	230	297	1848	2318
Non-Residential - New				
Valuation	\$ -	\$ -	\$ 4,596,531	\$ 13,020,306
Permits	0	0	5	4
Non-Residential - Rehab				
* Valuation	\$ 6,562,299	\$ 4,852,196	\$ 50,828,634	\$ 44,374,918
Permits	45	43	453	485

Fees Collected

Permit and Plan Check	\$ 329,335	\$ 670,077	\$ 3,615,085	\$ 5,323,733
Residential Development Impact	\$ 309,065	\$ 2,556,004	\$ 1,521,067	\$ 4,253,494
Transportation Improvement Fee	\$ 22,041	\$ 521,917	\$ 277,969	\$ 1,191,057
Construction Tax	\$ 250,278	\$ 1,122,032	\$ 2,048,816	\$ 3,949,440

Fees Waived

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

Other

Inspections	2,114	1,919	23,261	22,590
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**PLANNING &
COMMUNITY DEVELOPMENT
DEPARTMENT**

Monthly Activity Report

APRIL, 2017

Development Processing Section

PLAN CHECK OVER \$ 500,000

3140 SAN PASQUAL ST

New 2nd story addition @ 2,706 square feet
and new addition on 1st floor @ 1,383 square
feet and remodeling of 1st floor @ 1,600 square
feet
Project value \$ 600,000

BUILDING PERMITS OVER \$ 500,000

1081 N FAIR OAKS AVE

Addition to recreation center @ 13,267 square
feet and seismic retrofit of gymnasium @ 7,284
square feet (Jackie Robinson Center)
Project value \$ 2,815,591

388 S LOS ROBLES AVE

New construction of a 16-unit 2-3 story
apartment building @ 22,367 square feet with
subterranean parking garage @ 17,607 square
feet
Project value \$ 4,051,481

920 HILLCREST PL

New construction of a 1-story residence @
5,605 square feet and habitable basement @
2,238 square feet and detached pool house
@1,305 square feet with attached garage @
750 square feet
Project value \$ 1,129,521

790 E COLORADO BLVD

Tenant improvement @ 12,300 square feet
(spec suites)
Project value \$ 668,333

375 HAVENDALE DR

New construction of a 1-story single-family residence @ 2,705 square feet and habitable basement @ 1,472 square feet with attached garage @ 593 square feet
Project value \$ 524,023

405 HAVENDALE DR

New construction of a two-story single family residence @ 2,711 square feet and habitable basement @ 1,386 square feet with attached garage @ 583 square feet
Project value \$ 523,445

1382 LOCUST ST

Remodel and alteration to existing building for future medical office @ 11,687 square feet
Project value \$ 809,000

2400 E COLORADO BLVD

Tenant improvement of existing car wash @ 4,554 square feet and addition @ 403 square feet (Fastxpress Car Wash)
Project value \$ 1,400,000

New Code Compliance Cases – April 2017

Complaint Type	Number of Complaints
General Property Maintenance	73
Signage	6
Zoning Violations	15
Overgrown Vegetation	20
Improper Occupancy	4
Attractive Nuisance	1
Tree Maintenance	9
Noise	0
Construction (Hours, Illegal)	4
Junk and Debris	2
Bulky Items	2
Trash Cans	0
Other	9
Yard Sales W/O Permit	25

Total New Cases Opened	170
Average Time for 1st Inspection	1.7 Calendar Days
Number of Cases Closed	108
Number of Cases Remaining Open	62
Percentage of Cases Closed	64%