



MEMORANDUM

TO: Steve Memmell, City Manager
FROM: David M. Reyes, Director of Planning & Community Development
DATE: May 17, 2018
SUBJECT: Monthly Activity Reports: April 2018

Attached are the following reports:

Planning:

- 1) New Zoning Cases - Eight current planning (zoning) projects were submitted in April 2018.
- 2) Zoning Cases of Communitywide Significance - Three Major Construction projects as of April 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 April, a total of 470 inspections were completed and 191 cases were closed. Code Compliance opened 166 new cases in March, the average response time for initial inspection was approximately 2 calendar days. Of the 166 new cases, 85 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
Preliminary Plan Check	2017-00212	266	N	Wilson Ave.	4	Preliminary Plan Check to review a five-unit City of Gardens residential development	Jennifer Driver (626) 744-6756 jdriver@cityofpasadena.net	04/12/18	New Case: assigned		Staff
Certificate of Exception	354	1565-1579		Lombardy	7	Certificate of Exception to allow two residential parcels to be consolidated into one.	Carlos Chacon (626) 744-7123 cchacon@cityofpasadena.net	04/17/18	New Case: assigned		HO
Variance	11887	2058	E	Orange Grove Blvd.	4	Variance to allow a six foot tall wall along the corner side yard.	Jennifer Driver (626) 744-6756 jdriver@cityofpasadena.net	04/25/18	New Case: assigned		HO
Certificate of Compliance	355	1221		Romney Drive	6	Certificate of Compliance for a lot line adjustment between two lots.	Kristen Johnston (626) 744-6709 kjohnston@cityofpasadena.net	04/25/18	New Case: assigned		Staff
Conditional Use Permit	6641	2513		Nina St	4	CUP to allow the establishment of a Vehicle Services - Vehicle/Equipment Repair.	Kent Lin (626) 744-6817 klin@cityofpasadena.net	04/19/18	New Case: assigned		HO
Predevelopment Plan Review	PPR2018-00006	1540		Arroyo View Dr	6	PPR to subdivide one lot into two lots in the HD overlay district.	Beilin Yu (626) 744-6726 byu@cityofpasadena.net	04/19/18	New Case: assigned		Staff
Conditional Use Permit	6643	141	W	Bellevue Dr	6	CUP to allow for the on-site sale and consumption of limited alcohol (beer) in conjunction with the operation of a proposed micro-brewery.	Jason Van Patten (626) 744-6760 jvanpatten@cityofpasadena.net	04/24/18	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
Minor Variance	11888	1435	Linda Ridge Rd	6	Minor Variance to allow a 9-foot tall fence, measured from existing grade, in the front yard of a residence .	Kristen Johnston (626) 744-6709 kjohnston@cityofpasadena.net	04/24/18	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	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.	Marlin Potter (626) 744-6710 mpotter@cityofpasadena.net	12/03/09	Approved	03/26/18	CC
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 nshppard@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	-	Developing Recommendation	TBD	

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	COA - REPEATED APPLICATION FOR LANDSCAPE IMPROVEMENTS (CoA FOR PLN2015-00217 EXPIRED IN 2017, NO CHANGES TO THE PROJECT)	Kevin Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	3/1/2018	ACTIVE	NA	Staff
TREE REMOVAL	PLN2018-00131	85	NORTH GRAND OAKS AVE	2	ONE TREE (RELATED TO A DESIGN REVIEW, PLN2018-00132)	Amanda Landry (626)744-7137 alandry@cityofpasadena.net	3/12/2018	ACTIVE	NA	Staff
CONSOLIDATED DESIGN REVIEW	PLN2018-00133	303	CORDOVA ST	6	CONSOLIDATED DESIGN REVIEW FOR REPLACEMENT OF SIX EXISTING SIGNS ON SHERATON HOTEL (REFACE THREE MONUMENT SIGNS, 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	6-UNIT MULTI-FAMILY RESIDENTIAL STRUCTURE	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	WOOD SIDING REPLACEMENT ON ONE ELEVATION, AFTER THE FACT.	Marina Khurstaleva (626) 744-6792 mkhurstaleva@city ofpasadena.net	3/8/2018	ACTIVE	NA	Staff
CERTIFICATE OF APPROPRIATENESS	PLN2018-00122	897	NORTH SUMMIT AVE	3	ATF REMOVAL OF 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 SF SINGLE STORY RETAIL STRUCTURE	Marina Khurstaleva (626) 744-6792 mkhurstaleva@city ofpasadena.net	3/1/2018	ACTIVE	NA	Staff
PRELIMINARY CONSULTATION	PLN2018-00126	199	SOUTH MERIDITH AVE	7	NEW 3-UNIT MULTI-FAMILY RESIDENTIAL PROJECT	Rodrigo Pelayo (626)744-7309 rpelayo@cityofpasadena.net	3/8/2018	ACTIVE	NA	Staff
FINAL DESIGN REVIEW	PLN2018-00139	635	EAST UNION STREET	3	FINAL DESIGN REVIEW FOR NEW MIXED-USE BUILDING WITH 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 Khurstaleva (626) 744-6792 mkhurstaleva@city ofpasadena.net	3/15/18	APPEALED	TBD	BZA
CERTIFICATE OF APPROPRIATENESS	PLN2018-00145	365	SOUTH BONNIE AVE	7	REAR ADDITION AND REMODEL, 2-CAR GARAGE TO 3-CAR GARAGE	Amanda Landry (626)744-7137 alandry@cityofpasadena.net	3/19/2018	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
CERTIFICATE OF APPROPRIATENESS	PLN2018-00152	1541	CASA GRANDE ST	2	CERTIFICATE OF APPROPRIATENESS FOR A REAR ADDITION, LEGALIZATION OF AN ACCESSORY STRUCTURE AND RESTORATION OF AN ENCLOSED FRONT PORCH.	Marina 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 SF BUILDING AND CONSTRUCTION OF A MIXED-USED BUILDING	Amanda Landry (626)744-7137 alandry@cityofpasadena.net	3/21/2018	ACTIVE	6/12/2018	DC
RELIEF OF REPLACEMENT BUILDING PERMITS	PLN2018-00161	1890	EAST WALNUT STREET	2	RELIEF FROM THE REPLACEMENT BUILDING PERMIT REQUIREMENT - 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 (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 THREE UNIT DEVELOPMENT	Amanda Landry (626)744-7137 alandry@cityofpasadena.net	3/22/2018	ACTIVE	NA	Staff
RELIEF OF REPLACEMENT BUILDING PERMITS	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	NEW WALL SIGN AND NEW BLADE SIGN "2ND STREET"	Rodrigo Pelayo (626)744-7309 rpelayo@cityofpasadena.net	3/27/2018	ACTIVE	NA	Staff
CONSOLIDATED DESIGN REVIEW	PLN2018-00162	107	SOUTH FAIR OAKS	6	CONSOLIDATED DESIGN REVIEW FOR PROPOSED WALL SIGN AND BLADE SIGN FOR "STRETCH PRO"	Marina Khrustaleva (626) 744-6792 mkhrustaleva@cityofpasadena.net	3/27/2018	ACTIVE	NA	Staff
PRELIMINARY CONSULTATION	PLN2018-00170	256	NORTH MICHIGAN AVE	5	24-UNIT CONDO 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	TREE REMOVAL APPLICATION	Rodrigo Pelayo (626)744-7309 rpelayo@cityofpasadena.net	3/28/2018	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
APRIL, 2018

Permits & Valuation

	<u>Month Apr-18</u>	<u>Month Apr-17</u>	<u>YTD FY 2018</u>	<u>YTD FY 2017</u>
Total Value	\$ 23,378,726	\$ 16,845,344	\$ 141,986,835	\$ 116,811,881
Total Permits	313	280	2635	2341
Residential - New				
Valuation	\$ 13,857,973	\$ 6,661,833	\$ 29,222,199	\$ 33,610,359
Permits	5	5	29	35
Residential - Rehab				
Valuation	\$ 7,611,811	\$ 3,621,212	\$ 57,725,583	\$ 27,776,357
Permits	272	230	2100	1848
Non-Residential - New				
Valuation	\$ -	\$ -	\$ 43,581,736	\$ 4,596,531
Permits	0	0	5	5
Non-Residential - Rehab				
* Valuation	\$ 1,908,942	\$ 6,562,299	\$ 11,457,317	\$ 50,828,634
Permits	36	45	501	453

Fees Collected

Permit and Plan Check	\$ 549,779	\$ 329,335	\$ 5,199,983	\$ 3,952,807
Residential Development Impact	\$ 1,687,020	\$ 309,065	\$ 2,894,389	\$ 1,521,067
Transportation Improvement Fee	\$ 171,124	\$ 22,041	\$ 1,239,664	\$ 277,969
Construction Tax	\$ 425,676	\$ 250,278	\$ 2,543,494	\$ 2,048,816

Fees Waived

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

Other

Inspections	2,252	2,114	21,998	23,261
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**PLANNING &
COMMUNITY DEVELOPMENT
DEPARTMENT**

Monthly Activity Report
APRIL, 2018

PLAN CHECK OVER \$ 500,000

256 N WILSON AVE

New construction of a 5-unit condominium building @ 6,342 square feet with a subterranean garage @ 2,568 square feet
Project value \$ 923,958

1200 E CALIFORNIA BLVD

New construction of a 3-story research building with 2 levels of basement @ 141,890 square feet (Caltech – Chen Neuroscience Research Building)
Project value \$ 20,001,949

BUILDING PERMITS OVER \$ 500,000

399 E DEL MAR BLVD

New construction of a 55-unit condominium building @ 78,710 square feet with a subterranean garage @ 45,500 square feet
Project value \$ 12,996,714

245 S LOS ROBLES AVE

Conversion of 3rd, 7th, 8th, and 9th floors from office space to 27 apartment units @ 48,195 square feet
Project value \$ 2,776,611

New Code Compliance Cases – April 2018

Complaint Type	Number of Complaints
Construction – Incomplete/Illegal	6
HOP required	1
Improper Occupancy/Life/Safety	11
Parking in Landscaped area	2
Junk and Debris	6
Inoperable Vehicle	1
Vacant BLD/ Vacant Lot	5
Noise/Excessive Lighting	7
Property Maintenance	53
Trees- Damaged/Hazardous/Protected	6
Overgrown Vegetation	23
Zoning Code Violations	15
Short Term Rentals	21
CUP Violation	1
Attractive Nuisances	1
Graffiti	1
Sign Code Violations	6

Total New Cases Opened	166
Average Time for 1st Inspection	2 days
Number of Cases Closed	85
Number of Cases Remaining Open	81