



MEMORANDUM

TO: Steve Mermell, City Manager
FROM: David M. Reyes, Director of Planning & Community Development
DATE: May 30, 2019
SUBJECT: Monthly Activity Reports: April 2019

Attached are the following reports:

Planning:

- 1) New Zoning Cases – Eleven current planning (zoning) projects were submitted in April 2019.
- 2) Zoning Cases of Communitywide Significance – Six ongoing Major Construction projects as of April 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 April, a total of 221 new cases were opened, and 445 inspections were completed. Of the 221 new cases opened, 92 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
Preliminary Plan Check	PLN2019-00163	439	N	Holliston Ave	2	PPC for construction of a new 5-unit City of Gardens project.	Kent Lin (626) 744-6817 kfin@cityofpasadena.net	04/02/19	Staff
Tentative Tract Map	PLN2019-00166	170	N	Catalina Ave	5	TTM to allow the creation of 9 air parcels for condominium purposes on one lot.	Abdu Lachgar alac-Contractor@cityofpasadena.net	04/02/19	HO
Certificate of Exception	PLN2019-00171	350-356	S	Grand Ave	6	CE to consolidate two RS lots into one. Would result in the demolition of a single-family residence.	Kristen Johnston (626) 744-6709 kjohnston@cityofpasadena.net	04/03/19	HO
Preliminary Plan Check	PLN2019-00175	420	S	Oakland Ave	3	PPC for construction of a new five unit City of Gardens project.	Carlos Chacon (626) 744-7123 cchacon@cityofpasadena.net	04/04/19	Staff
Minor Conditional Use Permit	PLN2019-00178	952	N	Madison Avenue	5	MCUP to allow a detached accessory structure to exceed the maximum top plate height .	Kristen Johnston (626) 744-6709 kjohnston@cityofpasadena.net	04/05/19	HO
Conditional Use Permit	PLN2019-00177	1253	E	Colorado Blvd.	5	CUP to establish an Adult Day Care land use with up to 160 seniors.	Jennifer Driver (626) 744-6756 jdriver@cityofpasadena.net	04/05/19	HO
Minor Conditional Use Permit	PLN2019-00191	604	E	Ashtabula	5	MCUP to allow the expansion of a non-conforming duplex located in an RS zoning district.	Nathan Gapper (626) 744-7096 ngap-contractor@cityofpasadena.net	04/15/19	HO
Minor Conditional Use Permit	PLN2019-00201	30	W	Mountain St	3	MCUP to allowl or tandem parking, MV to allow for additional height, CE to consolidate three lots into one for a new medical office building.	Kristen Johnston (626) 744-6709 kjohnston@cityofpasadena.net	04/18/19	HO
Certificate of Exception	PLN2019-00188	3225-3235	E	Colorado Blvd.	4	CE to consolidate two commercial lots into one lot.	Abdu Lachgar alac-Contractor@cityofpasadena.net	04/19/19	HO

Planning and Community Development - New Zoning Cases

CASE TYPE	CASE #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	REVIEW BODY
Hillside Development Permit	PLN2019-00209	325		Sequoia Drive	6	HDP to allow a 738 sf. second story addition to an existing single-story residence.	Jennifer Driver (626) 744-6756 jdriver@cityofpasadena.net	04/22/19	HO
Conditional Use Permit	PLN2019-00198	83	S	Hill Ave	7	CUP for the construction of a two-story, 3,300 sq. ft. rectory building for St. Phillip the Apostle Parish.	Jason Van Patten (626) 744-6760 jvanpatten@cityofpasadena.net	04/18/19	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	HO
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 Leaseing 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	REVIEW BODY	MEETING DATE
OTHER				Citywide	-	Housing Element: Implementation	Arlene Granadosin-Jones (626) 744-6743 agranadosin-jones@cityofpasadena.net	-	-	-
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 for Rusnak.	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	05/22/19
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		PC	05/08/19
ZCA				Citywide	-	General Plan Implementation/Zoning Code Update (Map Amendment)	David Sinclair (626) 744-6766 dsinclair@cityofpasadena.net	-	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
PLN2019-00157	CERTIFICATE OF APPROPRIATENESS	611	ELDORA ROAD	3	REPLACEMENT OF FRONT PORCH FLOORING	Amanda Landry (626)744-7137 alandry@cityofpasadena.net	4/1/2019	Staff	-
PLN2019-00158	PRELIMINARY CONSULTATION	395	NORTH HOLLISTON AVE	2	4-UNIT MULTI FAMILY RESIDENTIAL PROJECT	Kevin Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	4/1/2019	Staff	-
PLN2019-00170	CHANGE TO AN APPROVED PROJECT	630	PROSPECT BLVD	1	WINDOWS MODIFICATIONS	Amanda Landry (626)744-7137 alandry@cityofpasadena.net	4/3/2019	Staff	-
PLN2019-00176	CONCEPT DESIGN REVIEW	983	SAN PASQUAL STREET	7	7-UNIT MULTI FAMILY RESIDENTIAL PROJECT	Rodrigo Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	4/4/2019	Staff	-
PLN2019-00183	CERTIFICATE OF APPROPRIATENESS	1008	EAST HOWARD STREET	2	53 SQUARE-FOOT BUILDING ADDITION TO THE STREET FACING SIDE ELEVATION (CORNER LOT).	Rodrigo Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	4/9/2019	Staff	-
PLN2019-00165	CERTIFICATE OF APPROPRIATENESS	1800	PALOMA STREET	2	NEW FRONT AND SIDE YARD FENCES (AFTER THE FACT)	Rodrigo Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	4/2/2019	HPC	6/4/2019
PLN2019-00167	CERTIFICATE OF APPROPRIATENESS	1651	PALOMA STREET	2	NEW SIDE YARD FENCE	Rodrigo Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	4/2/2019	Staff	-
PLN2019-00185	CERTIFICATE OF APPROPRIATENESS	999	EAST ELIZABETH STREET	2	SIDE ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE AND A REAR ADDITION TO AN EXISTING GARAGE	Kevin Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	4/11/2019	Staff	-
PLN2019-00159	TREE REMOVAL	280	AVENUE 64	6	REMOVAL OF 11 TREES FROM SUBJECT PROPERTY (ARBORIST REPORT PROVIDED).	Kevin Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	4/1/2019	Staff	-
PLN2019-00190	CERTIFICATE OF APPROPRIATENESS	809	OAKWOOD PLACE	7	NEW SIDE YARD FENCE	Amanda Landry (626)744-7137 alandry@cityofpasadena.net	4/15/2019	Staff	-
PLN2019-00189	CONSOLIDATED DESIGN REVIEW	300	EAST COLORADO BLVD	6	STOREFRONT ALTERATIONS AND INSTALLATION OF NEW AWNINGS	Rodrigo Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	4/15/2019	Staff	-
PLN2019-00194	CONSOLIDATED DESIGN REVIEW	30	WEST GREEN STREET	6	SIGN REPLACEMENT OF EXISTING BUSINESS SIGN FOR 'CRACK SHACK'	Amanda Landry (626)744-7137 alandry@cityofpasadena.net	4/16/2019	Staff	-

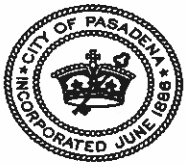
Planning and Community Development - New Design and Historic Preservation Cases

CASE #	CASE TYPE	ADDRESS		CC District	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	REVIEW BODY	MEETING DATE
PLN2019-00195	CERTIFICATE OF APPROPRIATENESS	897	SUMMIT AVENUE	3	FRONT DOOR ENTRANCE RECONFIGURATION OF AN EXISTING SFD	Rodrigo Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	4/17/2019	Staff	-
PLN2019-00200	CHANGE TO AN APPROVED PROJECT	2480	OSWEGO STREET	4	REPLACEMENT OF EXISTING WINDOWS	Kevin Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	4/18/2019	Staff	-
PLN2019-00205	PRELIMINARY CONSULTATION	97	NORTH CRAIG AVENUE	2	5-UNIT MULTI FAMILY RESIDENTIAL DEVELOPMENT	Rodrigo Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	4/18/2019	Staff	-
PLN2019-00204	CERTIFICATE OF APPROPRIATENESS	1612	ROSE VILLA STREET	7	REAR ADDITION TO EXISTING SINGLE FAMILY RESIDENCE, DEMOLITION OF EXISTING GARAGE, AND CONSTRUCTION OF NEW DETACHED GARAGE	Kevin Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	4/18/2019	Staff	-
PLN2019-00210	CERTIFICATE OF APPROPRIATENESS	1098	NORTH MENTOR AVENUE	2	NEW SIDE YARD FENCE	Rodrigo Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	4/22/2019	Staff	-
PLN2019-00212	CERTIFICATE OF APPROPRIATENESS	760	SOUTH HUDSON AVENUE	7	CONSTRUCTION OF A DETACHED ACCESSORY STRUCTURE (PUBLICLY VISIBLE)	Amanda Landry (626)744-7137 alandry@cityofpasadena.net	4/22/2019	Staff	-
PLN2019-00187	RELIEF FROM REPLACEMENT BUILDING PERMIT	25	ORANGE PLACE	6	DEMOLITION OF 760 SF BUILDING WITHOUT A REPLACEMENT PROJECT	Kevin Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	4/11/2019	Staff	-
PLN2019-00213	LANDMARK DESIGNATION	873	NORTH HILL AVENUE	2	APPLICATION FOR DESIGNATION OF AN INDIVIDUAL LANDMARK	Rodrigo Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	4/23/2019	HPC	6/4/2019
PLN2019-00214	CERTIFICATE OF APPROPRIATENESS	460	SOUTH ARROYO BLVD	6	NEW SIDE YARD FENCE, DRIVEWAY AND SIDE YARD GATES	Kevin Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	4/23/2019	Staff	-
PLN2019-00221	CHANGE TO AN APPROVED PROJECT	719	SOUTH MARENGO AVENUE	6	PROPOSED CHANGES TO THE PARAPET DESIGN AND EXTERIOR LIGHTING	Amanda Landry (626)744-7137 alandry@cityofpasadena.net	4/29/2019	Staff	-
PLN2019-00198	REQUEST FOR COMMENTS	83	SOUTH HILL AVENUE	7	NEW CONSTRUCTION OF A 3,274 SQUARE FOOT RECTORY BUILDING FOR ST PHILLIP APOSTLE CHURCH	Rodrigo Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	4/18/2019	Staff	-
PLN2019-00209	REQUEST FOR COMMENTS	325	SEQUOIA DRIVE	6	HILLSIDE DEVELOPMENT PERMIT FOR A SECOND FLOOR ADDITION 738 SQUARE FEET AND A REMODEL OF THE FIRST FLOOR.	Amanda Landry (626)744-7137 alandry@cityofpasadena.net	4/22/2019	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, 2019
Permits & Fees

Permits & Valuation

	<i>Month Apr-19</i>	<i>Month Apr-18</i>	<i>YTD FY 2019</i>	<i>YTD FY 2018</i>
Total Value	\$ 8,324,654	\$ 23,378,726	\$ 248,012,871	\$ 141,986,835
Total Permits	287	313	2514	2635
Residential - New				
Valuation	\$ 1,002,718	\$ 13,857,973	\$ 91,280,422	\$ 29,222,199
Permits	2	5	38	29
Residential - Rehab				
Valuation	\$ 4,050,224	\$ 7,611,811	\$ 29,105,660	\$ 57,725,583
Permits	244	272	2045	2100
Non-Residential - New				
Valuation	\$ -	\$ -	\$ 81,988,640	\$ 43,581,736
Permits	0	0	2	5
Non-Residential - Rehab				
* Valuation	\$ 3,271,712	\$ 1,908,942	\$ 45,638,149	\$ 11,457,317
Permits	41	36	429	501

Fees Collected

Permit and Plan Check	\$ 603,786	\$ 549,779	\$ 5,022,299	\$ 5,199,983
Residential Development Impact	\$ 239,242	\$ 1,687,020	\$ 10,520,635	\$ 2,894,389
Transportation Improvement Fee	\$ 33,243	\$ 171,124	\$ 3,726,282	\$ 1,239,664
Construction Tax	\$ 136,556	\$ 425,676	\$ 4,606,578	\$ 2,543,494

Fees Waived

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

Other

Inspections	2,602	2,252	22,408	21,998
-------------	-------	-------	--------	--------



**PLANNING &
COMMUNITY DEVELOPMENT
DEPARTMENT**

Monthly Activity Report
APRIL, 2019

PLAN CHECK OVER \$ 500,000

1539 E HOWARD ST

New construction of a student dormitory @
46,770 square feet (EF Academy)
Project value \$ 7,020,177

1539 E HOWARD ST

New construction of a student dormitory with
administration wing @ 27,225 square feet (EF
Academy)
Project value \$ 4,185,023

1539 E HOWARD ST

Tenant improvement of classrooms and office
spaces @ 22,762 square feet (EF Academy)
Project value \$ 1,072,498

1539 E HOWARD ST

New construction of a student dormitory @
24,050 square feet (EF Academy)
Project value \$ 3,609,905

1539 E HOWARD ST

Tenant improvement of classrooms and office
spaces @ 36,790 square feet (EF Academy)
Project value \$ 1,732,478

1539 E HOWARD ST

New construction of a student dormitory @
32,370 square feet (EF Academy)
Project value \$ 4,858,737

407 BELLMORE WAY

New construction of a 2-story single-family
residence @ 6,126 square feet, basement @
2,643 square feet, and new 3-car garage @
724 square feet
Project value \$ 758,784

2875 SIERRA GRANDE ST

Renovation of an existing distribution center (Avon) into Home Depot @ 139,150 square feet
Project value \$ 7,650,092

BUILDING PERMITS OVER \$ 500,000

834 N FAIR OAKS AVE

New construction of a 3-story, 5-unit town home building @ 6,362 square feet, with garages and covered parking @ 3,587 square feet
Project value \$ 875,918

177 E COLORADO BLVD

Tenant improvement of office space @ 9,076 square feet of 10th floor (Primecap Management)
Project value \$ 522,832

680 E COLORADO BLVD

Tenant improvement of offices on 4th floor @ 17,617 square feet
Project value \$ 1,145,105

New Code Compliance Cases – April 2019

Complaint Type	Number of New Cases
Construction – Incomplete/Illegal/Hrs	11
Junk and Debris	9
Vacant BLD/ Vacant Lot	16
Noise	10
Property Maintenance	74
Trees- Damaged/Hazardous/Protected	7
Overgrown Vegetation	46
Zoning Code Violations	46
Certificate of Occupancy/ Compliance Certificate Required	2

Total New Cases Opened	221
Average Time for 1st Inspection	3 Calendar Days
Number of Cases Closed	92
Number of Cases Remaining Open	129