




MEMORANDUM

TO: Steve Mermell, City Manager
FROM:  David M. Reyes, Director of Planning & Community Development
DATE: June 3 2021
SUBJECT: Monthly Activity Reports: April 2021

Attached are the following reports:

Planning:

- 1) New Zoning Cases – Six current planning (zoning) projects were submitted in April 2021.
- 2) Zoning Cases of Communitywide Significance – Six ongoing Major Construction projects as of April 1, 2021. 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.

Code Compliance:

For the month of April, a total of 116 new cases were opened, and 392 inspections were completed. A total of 131 cases have been closed. The average response time for an initial inspection was approximately 3 calendar days. Code Compliance is responding to COVID19 complaints for businesses and construction sites, 6 complaints were received in the month of April.

Reports can also be found here at this link:

<https://www.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
Minor Conditional Use Permit	6890	409		Plumosa Dr.	4	To allow a metal roof on a new front porch attached to a single-family home.	Emma Carrico (626)744-7361 ecarrico@cityofpasadena.net	04/06/21	HO
Vesting Tentative Tract Map	74985	737	E	Walnut St	3	VTTM #74985 to allow the creation of 43 air parcels (one commercial and 42 residential) for condominium purposes.	Ivan Galeazzi (626)744-7124 igaleazzi@cityofpasadena.net	04/13/21	HO
Minor Variance	11942	285		Marguerita Ln	7	MV#11942 - to encroach 17-feet into the required 25-foot setback.	Emma Carrico (626)744-7361 ecarrico@cityofpasadena.net	04/12/21	HO
Minor Conditional Use Permit	6892	500	E	Colorado Blvd.	7	MCUP#6892 To allow a temporary homeless shelter on a religious facility site	Alison Walker (626) 744-6742 awalker@cityofpasadena.net	04/14/21	HO
Predevelopment Plan Review	2021-00004	100	E	Green St.	6	PPR for construction of a 123 Unit Single Room Occupancy/Mixed Use Development	David Sinclair (626) 744-6766 dsinclair@cityofpasadena.net	04/29/21	CC
Hillside Development Permit	6895	1444		Wicks Rd.	6	HDP #6895 to allow additions to the first floor (223 SF) and second floor (828 SF) to an existing two-story single-family residence (1723 SF) with an existing detached garage (600 SF).	Jason Van Patten (626) 744-6760 jvanpatten@cityofpasadena.net	04/27/21	HO

Planning and Community Development - Major Zoning Cases

CASE TYPE	CASE #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	REVIEW BODY
Planned Development	37	740	E	Green St	7	PD for mixed-use project with 273 units; AHCP to exceed FAR and height	David Sinclair (626) 744-6766 dsinclair@cityofpasadena.net	07/24/18	CC
Planned Development	39	491-577	S	Arroyo Pkwy	6	Application for a new Planned Development, a Certificate of Exception, and a Variance for Historic Resources.	Jason Van Patten (626) 744-6760 jvanpatten@cityofpasadena.net	03/26/20	CC
Planned Development	40	444	N	Fair oaks Avenue	5	PD to allow 206 residential units	Beilin Yu (626) 744-6726 byu@cityofpasadena.net	06/12/20	CC
Conditional Use Permit	6737	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
Conditional Use Permit	6855	550	E	Colorado Blvd.	7	CUP for 6 story, 195 room hotel with 5,000 square feet of retail and CUP for on-site sale and consumption of full alcohol.	David Sinclair (626) 744-6766 dsinclair@cityofpasadena.net	09/10/20	PC

Planning and Community Development - Community Planning Cases

CASE TYPE	CASE #		ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	REVIEW BODY
OTHER			Citywide		Housing Element: 2022-2029 Cycle Development	Arlene Granadosin-Jones (626) 744-6743 agranadosin-jones@cityofpasadena.net		
OTHER			Citywide	-	Housing Element: 2014-2021 Cycle Implementation Process	Arlene Granadosin-Jones (626) 744-6743 agranadosin-jones@cityofpasadena.net	-	Other
OTHER			Citywide	-	SCAG Coordination	Arlene Granadosin-Jones (626) 744-6743 agranadosin-jones@cityofpasadena.net	-	
OTHER			Citywide		METRO Grant Administration	Anita Cerna (626) 744-6767 acerna@cityofpasadena.net	-	
OTHER			Citywide	-	Climate Action Plan Implementation	Martin Potter (626) 744-6710 mpotter@cityofpasadena.net	-	-
SP			Citywide	-	General Plan Implementation/Specific Plan Updates	Anita Cerna (626) 744-6767 acerna@cityofpasadena.net	-	PC/CC
ZCA			Citywide	-	Updates to Residential Regulations regarding basement excavations in single-family zones and placemetrn of detached garages in Hillside Overlay Districts.	Andre Sahakian (626) 744-6916 asahakian@cityofpasadena.net	-	
ZCA	2019-00356	351	S Hudson Avenue	7	Zoning Map Amendment: Planned Development (PUSD)	David Sinclair (626) 744-6766 dsinclair@cityofpasadena.net	06/03/19	CC
ZCA			Citywide	-	Housing on Religious Institution Sites	Martin Potter (626) 744-6710 mpotter@cityofpasadena.net	07/08/20	PC/CC
ZCA			Citywide	-	Parking Requirements for Additions to Single Family Dwellings	Andre Sahakian (626) 744-6916 asahakian@cityofpasadena.net	04/13/21	PC/CC

Planning and Community Development - Community Planning Cases

CASE TYPE	CASE #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	REVIEW BODY
MP	2020-01-MPA	135	N	Oakland Avenue	3	Fuller Theological Seminary: Master Plan Amendment, General Plan Land Use Diagram Amendment, Zoning Map Amendment, Planned Development 21 Amendment, and Development Agreement Amendment/Elimination.	David Sinclair (626) 744-6766 dsinclair@cityofpasadena.net	03/02/20	CC
PPR	2021-00001	3333	E	Foothill	4	PPR for new drive-thru restaurant of 2,380 SF in existing parking lot at Hastings Ranch shopping center.	Martin Potter (626) 744-6710 mpotter@cityofpasadena.net	01/06/21	

Planning and Community Development - New Design and Historic Preservation Cases

CASE #	CASE TYPE	ADDRESS			CC District	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	REVIEW BODY
DHP2021-00063	CERTIFICATE OF APPROPRIATENESS	599	NORTH	FAIR OAKS AVE	3	FULL ENCLOSURE OF EXISTING, PARTIALLY ENCLOSED FRONT PORCH ON CATEGORY 2 BUILDING.	E. SISSI (626) 744-6738 esissi@cityofpasadena.net	4/2/2021	STAFF
DHP2021-00064	CERTIFICATE OF APPROPRIATENESS	1445		PALOMA ST	2	495 S.F. REAR ADDITION FOR PRIMARY BEDROOM	C.WENDT cwen-contractor@cityofpasadena.net	4/2/2021	STAFF
DHP2021-00066	CERTIFICATE OF APPROPRIATENESS	920		SECO ST	1	NEW 367 SF DETACHED GARAGE	C.WENDT cwen-contractor@cityofpasadena.net	4/7/2021	STAFF
DHP2021-00068	CERTIFICATE OF APPROPRIATENESS	224		MARGUERITA LN	7	REPLACE AND REPAIR 11 WINDOWS	K.JOHNSON (626) 744-7806 kevinjohnson@cityofpasadena.net	4/8/2021	STAFF
DHP2021-00069	CONCEPT DESIGN REVIEW	1870	EAST	WALNUT ST	2	NEW 58-UNIT MULTI-FAMILY RESIDENTIAL PROJECT	K.JOHNSON (626) 744-7806 kevinjohnson@cityofpasadena.net	4/12/2021	DC
DHP2021-00070	CONCEPT DESIGN REVIEW	130-140	NORTH	MAR VISTA AVE	5	NEW 23-UNIT, THREE-STORY MFR TOTTALLING 17,655 SQUARE FEET WITH ONE-LEVEL OF SUBTERRANEAN PARKING.	E. SISSI (626) 744-6738 esissi@cityofpasadena.net	4/13/2021	DC
DHP2021-00071	CERTIFICATE OF APPROPRIATENESS	1060	NORTH	HILL AVE	2	NEW FENCING AND GATE	C.WENDT cwen-contractor@cityofpasadena.net	4/14/2021	STAFF
DHP2021-00072	MINOR CHANGE TO APPROVED PROJECT	3405	EAST	FOOTHILL BLVD	4	ADDITION OF TWO SIGNS TO HASTINGS VILLAGE MASTER SIGN PLAN	K.JOHNSON (626) 744-7806 kevinjohnson@cityofpasadena.net	4/15/2021	STAFF
DHP2021-00073	CONSOLIDATED DESIGN REVIEW	80	NORTH	EUCLID AVE	3	RE-PAINT ENTIRE BUILDING	C.WENDT cwen-contractor@cityofpasadena.net	4/19/2021	STAFF
DHP2021-00074	CERTIFICATE OF APPROPRIATENESS	899	NORTH	MICHIGAN AVE	5	REAR ADDITION TO A STREET FACING SIDE YARD ELEVATION	A. LANDRY(626)744-7137 alandry@cityofpasadena.net	4/19/2021	STAFF
DHP2021-00075	CONSOLIDATED DESIGN REVIEW	70	SOUTH	LAKE AVE	7	NEW ILLUMINATED CHANNEL LETTER WALL SIGN TO REPLACE EXISTING SIGN	C.WENDT cwen-contractor@cityofpasadena.net	4/19/2021	STAFF
DHP2021-00076	CONSOLIDATED DESIGN REVIEW	70	SOUTH	LAKE AVE	7	REPLACE SOLID GLAZING IN EXISTING STOREFRONT WITH AN OPERABLE DOOR WITH TRANSOM.	c.WENDT cwen-contractor@cityofpasadena.net	4/19/2021	STAFF
DHP2021-00077	PROPERTY RESEACH AND EVALUATION	378	SOUTH	MADISON AVE	7	HISTORIC RESOURCE EVALUATION - CULTURAL LANDSCAPE/HISTORIC DESIGNED GARDEN	A. LANDRY(626)744-7137 alandry@cityofpasadena.net	4/19/2021	STAFF
DHP2021-00078	PRELIMINARY CONSULTATION	100	EAST	GREEN ST	6	NEW MIXED-USE PROJECT WITH 2,500 SF COMMERCIAL & 123 RESIDENTIAL UNITS	K.JOHNSON (626) 744-7806 kevinjohnson@cityofpasadena.net	4/22/2021	DC

Planning and Community Development - New Design and Historic Preservation Cases

CASE #	CASE TYPE	ADDRESS			CC District	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	REVIEW BODY
DHP2021-00079	PROPERTY RESEACH AND EVALUATION	271		CALIFORNIA TER	6	HISTORIC RESOURCE EVALUATION	A. LANDRY(626)744-7137 alandry@cityofpasadena.net	4/22/2021	STAFF
DHP2021-00080	CERTIFICATE OF APPROPRIATENESS	808	SOUTH	MADISON AVE	7	CATEGORY 2 COA FOR ALTERATIONS TO WINDOWS ON A STREET FACING ELEVATION	E. SISSI (626) 744-6738 esissi@cityofpasadena.net	4/22/2021	STAFF
DHP2021-00081	PROPERTY RESEACH AND EVALUATION	1834	EAST	ORANGE GROVE BLVD	2	PROPERTY EVALUATION ON A STRUCTURE CONSTRUCTED IN 1924, WITH A PROPOSAL TO REPLACE ALL THE WINDOWS.	A. LANDRY(626)744-7137 alandry@cityofpasadena.net	4/22/2021	STAFF
DHP2021-00082	PROPERTY RESEACH AND EVALUATION	980		MESA VERDE RD	6	HISTORICAL EVALUATION ON A SINGLE-FAMILY STRUCTURE CONSTRUCTED IN 1957, AND PROPOSED FOR MAJOR ALTERATIONS.	E. SISSI (626) 744-6738 esissi@cityofpasadena.net	4/22/2021	STAFF
DHP2021-00083	RELIEF OF REPLACEMENT BUILDING PERMIT	1200	EAST	CALIFORNIA BLVD	7	REQUEST TO DEMOLISH THE MEAD LAB BUILDING PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR A REPLACEMENT PROJECT	K.JOHNSON (626) 744-7806 kevinjohnson@cityofpasadena.net	4/26/2021	STAFF
DH{2021-00084	MINOR CHANGE TO APPROVED PROJECT	1100	SOUTH	GRAND AVE	6	REVISED POOL CABANA DESIGN	K.JOHNSON (626) 744-7806 kevinjohnson@cityofpasadena.net	4/26/2021	STAFF
DHP2021-00085	CERTIFICATE OF APPROPRIATENESS	2237		LAMBERT DR	4	REPLACEMENT OF ORIGINAL WOOD WINDOWS WITH VINYL ON CATEGORY 2 PROPERTY.	C.WENDT cwen-contractor@cityofpasadena.net	4/27/2021	STAFF
DHP2021-00086	CERTIFICATE OF APPROPRIATENESS	1004		TOPEKA ST	2	RESTORATION OF NON-ORIGINAL 4 ALUMINUM AND 2 JALOUSIE WINDOWS WITH WOOD CASEMENTS.	C.WENDT cwen-contractor@cityofpasadena.net	4/29/2021	STAFF

New Code Compliance Cases – April 2021

Complaint Type	Number of New Cases
Building and Safety	7
Noise	11
Property Maintenance	64
Tree	9
Zoning	19
COVID19 – Businesses in Violation of Order	6

Total New Cases Opened	116
Number of Cases Closed	131