



MEMORANDUM

TO: Cynthia Kurtz, Interim City Manager
FROM:  David M. Reyes, Director of Planning & Community Development
DATE: June 2, 2022
SUBJECT: Monthly Activity Reports: April 2022

Attached are the following reports:

Planning:

- 1) New Zoning Cases – Six current planning (zoning) projects were submitted in April 2022.
- 2) Zoning Cases of Communitywide Significance – Six ongoing Major Construction projects as of April 1, 2022. 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 154 new cases were opened, and 289 inspections were completed. A total of 109 cases have been closed. The average response time for an initial inspection was approximately 3 calendar days.

Building and Safety:

Building Permits Issued and Valuation: 757 building permits and sub trade permits were issued; 2,669 building inspections completed; and, 15 ADU permits issued.

All Reports can be found at this link:

<https://www.cityofpasadena.net/planning/monthly-activity-reports/>

Planning and Community Development - New Zoning Cases

CASE #	CASE TYPE			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	REVIEW BODY
ZENT2022-00044	Hillside Development Permit	980		Mesa Verde Rd.	6	78 square foot addition to the upper level (main level) and new stairwell both located at the rear of the single-family dwelling.	Ivan Galeazzi (626)744-7124 igaleazzi@cityofpasadena.net	04/01/22	HO
ZENT2022-00045	Certificate of Exception	1577	N	Fair Oaks Avenue	1	Certificate of exception to merge two lots into one (1577 N Fair Oaks and 25 W Howard)	Joseph Weaver (626) 744-3813 joweaver@cityofpasadena.net	04/05/22	HO
COC2022-00001	Certificate of Compliance	1577	N	Fair Oaks Avenue	1	Certificate of Compliance to merge two lots into one	Joseph Weaver (626) 744-3813 joweaver@cityofpasadena.net	04/05/22	Staff
ZENT2022-00047	Hillside Development Permit	1260		Wellington Ave	6	HDP to allow 636 square foot second-story addition and MV to allow a rooftop deck encroachment into rear setback	Ivan Galeazzi (626)744-7124 igaleazzi@cityofpasadena.net	04/12/22	HO
ZENT2022-00049	Tentative Parcel Map	440	N	Oak Ave	2	Tentative Parcel Map No. 83241 for the construction of a three unit condo project	Fatima Benitez (626) 744-6754 fbenitez@cityofpasadena.net	04/13/22	HO
PPC2022-00006	Preliminary Plan Check	1745		Orlando Rd	7	Construct covered patio & porch (597 sf); second story addition (3,595 sf) & basement (2,290); construct secondary structure - pool house, garage, ADU (2,913); swimming pool (558 sf) & spa (42 sf); tennis court (4,752 sf)	Joseph Weaver (626) 744-3813 joweaver@cityofpasadena.net	04/14/22	Staff

Planning and Community Development - Major Zoning Cases

CASE TYPE	CASE #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	REVIEW BODY
Planned Development	39	465-577	S	Arroyo Pkwy	6	Planned Development to rezone the site from CD-6 to PD-39, and allow construction of two new buildings: A) a 154,000-sf, 7-story (aboveground) medical office building with ground-floor commercial uses; and B) 184,376-sf, 7-story (aboveground) assisted living building with 85,800 sf of assisted living uses and 98,576 sf of independent living uses including up to 95 senior housing units. Includes a Variance for Historic Resources to allow an increase in allowable building height of the two new buildings to preserving two historic structures on the project site.	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	Seven-story mixed-use project consisting of 191,250 gross square feet (14,000 sf retail; 29,000 sf restaurant), 98 residential units, and 401 parking spaces. Approvals requested include: 1) CUP (major construction >25k); 2) Variance for building height; 3) Variance to reduce minimum commercial depth; 4) MCUP for shard parking (reduced parking); 5) MCUP for tandem parking (nonresidential); 6) MCUP for triple stack parking (nonresidential); and 7) Private tree removal permit to remove one protected tree.	Jason Van Patten (626) 744-6760 jvanpatten@cityofpasadena.net	03/18/19	PC

Planning and Community Development - Major Zoning Cases

CASE TYPE	CASE #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	REVIEW BODY
Conditional Use Permit	6926	2915	E	Colorado Blvd.	4	CUP#6926 - CUP to allow the construction of a new 135,064 square-foot vehicle sales structure. A CUP is required for Major Project exceeding 25,000 square feet of gross floor area & CUP for Vehicle Services - Sales and Leasing use. The application includes a Minor Variance to deviate from setback requirement along Colorado Boulevard & a Minor Variance to deviate from the setback requirement along Sunnyslope Ave. The project proposes to vacate the dead-end section of Nina Street.	Beilin Yu (626) 744-6726 byu@cityofpasadena.net	09/16/21	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	David Sanchez (626) 744-6707 dasanchez@cityofpasadena.net		PC/CC
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	-	-
OTHER	2021-00001			No Address. APN: 5825-018-048	1	General Plan Land Use Diagram Amendment and Zoning Map Amendment to allow construction of 3 detached single-family homes on a single parcel.	Steven Counts (626) 744-7096 scounts@cityofpasadena.net	09/15/21	PC/CC
SP				Citywide	-	General Plan Implementation/Specific Plan Updates	Anita Cerna (626) 744-6767 acerna@cityofpasadena.net	-	PC/CC
ZCA				Citywide	-	Housing on Religious Institution Sites	Martin Potter (626) 744-6710 mpotter@cityofpasadena.net	07/08/20	PC/CC
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.	Martin Potter (626) 744-6710 mpotter@cityofpasadena.net	03/02/20	CC
MP	MP2021-00003	405	S	Euclid	6	Master Plan for Mayfield Junior High School of the Holy Child Jesus.	Natsue Sheppard (626) 744-7527 nshppard@cityofpasadena.net	05/11/21	PC

Planning and Community Development - Community Planning Cases

CASE TYPE	CASE #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	REVIEW BODY
PPR	2022-00001	1577	N	Fair Oaks	1	PPR for conversion of existing nursing home into 15 unit apartment building with 2 affordable units (very low income) at ground level.	Steven Counts (626) 744-7096 scounts@cityofpasadena.net	01/20/22	-
PPR	2022-00002	1105	E	Villa	5	PPR to construct 22 new residential condominium units with subterranean parking	Martin Potter (626) 744-6710 mpotter@cityofpasadena.net	01/27/22	-
OTHER	2022-00050	250	N	Madison Avenue	3	Amend PD-21 to remove language restricting use of office building for college/university purposes only.	Martin Potter (626) 744-6710 mpotter@cityofpasadena.net	04/11/22	-
MP	2022-00006	324		Madeline	6	Incorporation of Merwin Property (267 W. State St.) into Westridge Campus by changing zoning from RS-4 to PS zone, as well as installation of new accessory structures, shade structures, cold food storage, and master plan time extension.	Natsue Sheppard (626) 744-7527 nsheppard@cityofpasadena.net	04/11/22	-

Planning and Community Development - New Design and Historic Preservation Cases

CASE #	CASE TYPE	ADDRESS			CC District	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	REVIEW BODY
DHP2022-00131	CONSOLIDATED DESIGN REVIEW	400	SOUTH	ARROYO PARKWAY	6	TWO NEW SIGNS "AKBAR"	B. KEATING (626)744-7309 rkeatinge@cityofpasadena.net	4/1/2022	STAFF
DHP2022-00132	HISTORIC RESOURCE EVALUATION	1290		CORONET AVE	4	HISTORIC RESOURCE EVALUATION OF SFR BUILT IN 1953 DUE TO NEW ADDITION AND ROOF ALTERATION	Michelle Van Meter mvan-contractor@cityofpasadena.net	4/5/2022	STAFF
DHP2022-00133	HISTORIC RESOURCE EVALUATION	731	EAST	WASHINGTON BLVD	5	HISTORIC RESOURCE EVALUATION OF COMMERCIAL BUILDING BUILT IN 1936 DUE TO ALTERATION OF EXISTING WINDOWS AND GARAGE DOORS	Michelle Van Meter mvan-contractor@cityofpasadena.net	4/6/2022	STAFF
DHP2022-00134	CERTIFICATE OF APPROPRIATENESS	535		LINCOLN AVE	3	CONSTRUCTION OF ONE DETACHED ACCESSORY STORAGE SHED STRUCTURE AT THE NATIONAL REGISTER LISTED BUNGALOW COURT	B. KEATING (626)744-7309 rkeatinge@cityofpasadena.net	4/6/2022	STAFF
DHP2022-00135	HISTORIC RESOURCE EVALUATION	2480		VISTA LAGUNA TER	1	HISTORIC RESOURCE EVALUATION OF NON-SURVEYED SFR CONSTRUCTED IN 1923 AND PROPOSED FOR A NEW FRONT PORCH ADDITION	Michelle Van Meter mvan-contractor@cityofpasadena.net	4/6/2022	STAFF
DHP2022-00136	HISTORIC RESOURCE EVALUATION	500	SOUTH	OAKLAND AVE	7	HISTORIC RESOURCE EVALUATION OF SFR CONSTRUCTED IN 1911 AND PROPOSED FOR DEMOLITION.	Michelle Van Meter mvan-contractor@cityofpasadena.net	4/6/2022	STAFF
DHP2022-00137	HISTORIC RESOURCE EVALUATION	264	EAST	BELLEVUE ST	6	HISTORIC RESOURCE EVALUATION OF SFR CONSTRUCTED IN 1923 AND CURRENTLY LISTED UNDER AN OUT-DATED SURVEY WITH A '6L' DESIGNATION, AND PROPOSED FOR DEMOLITION.	Michelle Van Meter mvan-contractor@cityofpasadena.net	4/6/2022	STAFF
DHP2022-00138	HISTORIC RESOURCE EVALUATION	390		CLIFF DR	4	HISTORIC RESOURCE EVALUATION OF MFR CONDO COMPLEX CONSTRUCTED IN 1968 AND PROPOSED FOR REPLACEMENT OF ORIGINAL WINDOWS.	Michelle Van Meter mvan-contractor@cityofpasadena.net	4/7/2022	STAFF
DHP2022-00140	HISTORIC RESOURCE EVALUATION	1155		ARDEN RD	7	HISTORIC RESOURCE EVALUATION OF SINGLE-STORY SFR CONSTRUCTED IN 1951 AND PROPOSED FOR NEW 2ND STORY ADDITION	Michelle Van Meter mvan-contractor@cityofpasadena.net	4/12/2022	STAFF
DHP2022-00141	CONSOLIDATED DESIGN REVIEW	1045	EAST	GREEN ST	7	CDR FOR NEW PAINT IN CENTRAL DISTRICT, "L'MOON CREAMERY"	S. CISNEROS (626)744-7219 scisneros@cityofpasadena.net	4/12/2022	STAFF
DHP2022-00142	CONSOLIDATED DESIGN REVIEW	155	NORTH	LAKE AVE	3	ONE NEW ILLUMINATED BUILDING IDENTIFICATION SIGN FOR 'LAGERLOF'	B. KEATING (626)744-7309 rkeatinge@cityofpasadena.net	4/12/2022	DC
DHP2022-00143	HISTORIC RESOURCE EVALUATION	1260		WELLINGTON AVE	6	HISTORIC RESOURCE EVALUATION OF NON-SURVEYED SINGLE-STORY SFR CONSTRUCTED IN 1961 AND PROPOSED FOR A SECOND-STORY ADDITION	Michelle Van Meter mvan-contractor@cityofpasadena.net	4/14/2022	STAFF
DHP2022-00144	HISTORIC RESOURCE EVALUATION	1645	NORTH	LAKE AVE	1	HISTORIC RESOURCE EVALUATION OF NON-SURVEYED DETACHED DUPLEX CONSTRUCTED IN 1908 AND PROPOSED FOR DEMOLITION.	Michelle Van Meter mvan-contractor@cityofpasadena.net	4/14/2022	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
DHP2022-00145	CERTIFICATE OF APPROPRIATENESS	1532	EAST	MOUNTAIN ST	2	FENCE REPLACEMENT FOR NC IN n PASADENA HEIGHTS	S. CISNEROS (626)744-7219 scisneros@cityofpasadena.net	4/15/2022	STAFF
DHP2022-00146	CONSOLIDATED DESIGN REVIEW	370	SOUTH	LAKE AVE	7	CDR FOR NEW SIGN "MATTRESS STORE PASADENA"	B. KEATING (626)744-7309 rkeatinge@cityofpasadena.net	4/18/2022	STAFF
DHP2022-00147	LANDMARK DESIGNATION	1118	NORTH	ALLEN AVE	2	LANDMARK DESIGNATION FOR MT OLIVE LUTHERAN CHURCH BUILT IN 1930 BY FREDERICK KENNEDY JR	S. CISNEROS (626)744-7219 scisneros@cityofpasadena.net	4/18/2022	HPC
DHP2022-00149	HISTORIC RESOURCE EVALUATION	830		RIM RD	4	HISTORIC RESOURCE EVALUATION OF SFR BUILT IN 1951 DUE TO PROPOSED DEMO	Michelle Van Meter mvan-contractor@cityofpasadena.net	4/18/2022	STAFF
DHP2022-00150	MINOR CHANGE TO APPROVED PROJECT	67	SOUTH	CRAIG AVE	2	PROPOSED EXTERIOR FINISH CHANGES TO PREVIOUSLY-APPROVED NEW 5-UNIT MULTI-FAMILY DEVELOPMENT	E. SISSI (626) 744-6738 esissi@cityofpasadena.net	4/19/2022	STAFF
DHP2022-00151	CERTIFICATE OF APPROPRIATENESS	1700		ROSE VILLA ST	7	REAR ADDITION, ALTERATION TO SECONDARY ELEVATION, AND NEW GARAGE DOOR	S. CISNEROS (626)744-7219 scisneros@cityofpasadena.net	4/19/2022	STAFF
DHP2022-00152	CERTIFICATE OF APPROPRIATENESS	1091		ARDEN RD	7	NEW FENCING, SITE WALLS, FRONT TERRACE, ENCLOSURE OF SCREENED FRONT PORCH, REAR YARD TRELIS ACCESSORY STRUCTURE, AND MINOR ALTERATIONS TO DETACHED GARAGE.	S. CISNEROS (626)744-7219 scisneros@cityofpasadena.net	4/19/2022	HPC
DHP2022-00153	CONSOLIDATED DESIGN REVIEW	30	WEST	COLORADO BLVD	6	NEW SIGNAGE - "LUCID"	B. KEATING (626)744-7309 rkeatinge@cityofpasadena.net	4/19/2022	STAFF
DHP2022-00154	HISTORIC RESOURCE EVALUATION	1155		RIVIERA DR	4	HISTORIC RESOURCE EVALUATION OF SFR BUILT IN 1954 FOR EXTERIOR ALTERATIONS	Michelle Van Meter mvan-contractor@cityofpasadena.net	4/19/2022	STAFF
DHP2022-00156	HISTORIC RESOURCE EVALUATION	296		REDWOOD DR	6	HISTORIC RESOURCE EVALUATION OF NON-SURVEYED SFR CONSTRUCTED IN 1950 AND PROPOSED FOR WINDOW ALTERATIONS.	Michelle Van Meter mvan-contractor@cityofpasadena.net	4/22/2022	STAFF
DHP2022-00157	HISTORIC RESOURCE EVALUATION	395	NORTH	ROSEMEAD BLVD	4	HISTORIC RESOURCE EVALUATION OF NON-SURVEYED COMMERCIAL BUILDING CONSTRUED IN 1971 AND PROPOSED FOR WINDOW ALTERATIONS	Michelle Van Meter mvan-contractor@cityofpasadena.net	4/22/2022	STAFF
DHP2022-00158	HISTORIC RESOURCE EVALUATION	1034		NITHSDALE RD	6	HISTORIC RESOURCE EVALUATION OF NON-SURVEYED SFR CONSTRUCTED IN 1955 AND PROPOSED FOR NEW WINDOW REPLACEMENTS	Michelle Van Meter mvan-contractor@cityofpasadena.net	4/22/2022	STAFF
DHP2022-00159	HISTORIC RESOURCE EVALUATION	2655		MORNINGSIDE ST	4	HISTORIC RESOURCE EVALUATION OF NON-SURVEYED SFR CONSTRUCTED IN 1941 AND PROPOSED FOR A SECOND-STORY ADDITION AND FRONT PORCH	Michelle Van Meter mvan-contractor@cityofpasadena.net	4/22/2022	STAFF
DHP2022-00160	CONSOLIDATED DESIGN REVIEW	921	EAST	GREEN ST	7	ONE NEW ILLUMINATED WALL SIGN FOR 'KONDO WEALTH ADVISORS'	B. KEATING (626)744-7309 rkeatinge@cityofpasadena.net	4/22/2022	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
DHP2022-00161	RELEIF OF REPLACEMENT BUILDING PERMIT	590	SOUTH	FAIR OAKS AVE	6	PROPOSED DEMOLITION OF NON-HISTORIC COMMERCIAL BUILDING CONSTRUCTED IN 1940.	S. CISNEROS (626)744-7219 scisneros@cityofpasadena.net	4/22/2022	STAFF
DHP2022-00162	CONSOLIDATED DESIGN REVIEW	766	EAST	COLORADO BLVD	7	NEW SUSPENDED SIGN FOR 'NAILS SPA & LASHES BY TAMMY'	B. KEATING (626)744-7309 rkeatinge@cityofpasadena.net	4/22/2022	STAFF
DHP2022-00163	HISTORIC RESOURCE EVALUATION	710		MIRA MONTE PL	7	HISTORIC RESOURCE EVALUATION OF CONVERTED SFR PREVIOUSLY EVALUATED WITH A 6Z STATUS (OVER 5 YEARS AGO) AND PROPOSED FOR A 2ND FLOOR ADDITION	Michelle Van Meter mvan-contractor@cityofpasadena.net	4/22/2022	STAFF
DHP2022-00164	PRELIMINARY CONSULTATION	710		MIRA MONTE PL	7	SECOND FLOOR ADDITION TO EXISTING SINGLE-STORY CONVERTED SFR STRUCTURE	S. CISNEROS (626)744-7219 scisneros@cityofpasadena.net	4/22/2022	STAFF
DHP2022-00165	CONSOLIDATED DESIGN REVIEW	921	EAST	GREEN ST	7	CDR FOR NEW AWNINGS ON FRONT AND REAR ELEVATIONS	B. KEATING (626)744-7309 rkeatinge@cityofpasadena.net	4/22/2022	STAFF
DHP2022-00166	CERTIFICATE OF APPROPRIATENESS	1795		OAKDALE ST	7	REPLACEMENT WINDOWS AND DOOR IN ROSE VILLA-OAKDALE LANDMARK DISTRICT	E. SISSI (626) 744-6738 esissi@cityofpasadena.net	4/25/2022	STAFF
ZENT2022-00052	TREE REMOVAL	149	SOUTH	LOS ROBLES AVE	6	REMOVAL OF ONE PROTECTED CAMPHOR TREE	B. KEATING (626)744-7309 rkeatinge@cityofpasadena.net	4/22/2022	STAFF
DHP2022-00167	PRELIMINARY CONSULTATION	2915	EAST	* COLORADO BLVD	4	PRELIMINARY CONSULTATION FOR NEW AUTO SALES AND SERVICE BUILDINGS AT 135,064 AND 4,814 SQUARE FEET	S. CISNEROS (626)744-7219 scisneros@cityofpasadena.net	4/26/2022	DC
DHP2022-00168	CERTIFICATE OF APPROPRIATENESS	831	EAST	MOUNTAIN ST	5	FOR NEW REAR ADDITION TO CONTRIBUTING SFR	S. CISNEROS (626)744-7219 scisneros@cityofpasadena.net	4/26/2022	STAFF
DHP2022-00169	MASTER SIGN PLAN	709	EAST	WALNUT ST	3	MASTER SIGN PLAN FOR NEW MIXED-USE BUILDING	B. KEATING (626)744-7309 rkeatinge@cityofpasadena.net	4/27/2022	STAFF
DHP2022-00170	HISTORIC RESOURCE EVALUATION	141		SIERRA VIEW RD	6	REQUEST FOR PRELIMINARY EVALUATION OF HISTORIC SIGNIFICANCE FOR TWO-STORY SINGLE FAMILY RESIDENCE DUE TO PROPOSED ADDITION OF FRONT PORCH AND REPLACEMENT OF WINDOWS	Michelle Van Meter mvan-contractor@cityofpasadena.net	4/27/2022	STAFF
DHP2022-00171	HISTORIC RESOURCE EVALUATION	2717	EAST	DEL MAR BLVD	4	REQUEST FOR PRELIMINARY EVALUATION OF HISTORIC SIGNIFICANCE FOR ONE-STORY SINGLE FAMILY RESIDENCE DUE TO PROPOSED FRONT PORCH ADDITION	Michelle Van Meter mvan-contractor@cityofpasadena.net	4/27/2022	STAFF
DHP2022-00172	CREATIVE SIGN PERMIT	84	NORTH	LOS ROBLES AVE	3	CREATIVE SIGN PERMIT FOR NEW MURAL ON BLANK WALL FRONTING UNION STREET	R. DUONG (626)744-7346 rduong@cityofpasadena.net	4/27/2022	STAFF
DHP2022-00173	FINAL DESIGN REVIEW	550	EAST	COLORADO BLVD	7	NEW CONSTRUCTION OF 6-STORY, 195 ROOM HOTEL WITH 5,000 S.F. RETAIL.	R. DUONG (626)744-7346 rduong@cityofpasadena.net	4/28/2022	DC
DHP2022-00174	CERTIFICATE OF APPROPRIATENESS	1014		PALM TERR	5	NEW REAR ADDITION (558 SF) AND NEW CHIMNEY AT SOUTH ELEVATION	S. CISNEROS (626)744-7219 scisneros@cityofpasadena.net	4/28/2022	STAFF
DHP2022-00175	CERTIFICATE OF APPROPRIATENESS	1286	NORTH	LOS ROBLES AVE	3	INSTALLATION OF NEW DRIVEWAY GATE	B. KEATING (626)744-7309 rkeatinge@cityofpasadena.net	4/28/2022	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
SCP	Single-Family Compatibility Permit	Staff
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

New Code Compliance Cases – April 2022

Complaint Type	Number of New Cases
Building and Safety	13
Noise	11
Property Maintenance	99
Tree	14
Zoning	17

Total New Cases Opened **154**

Number of Cases Closed **109**



Monthly Activity Report

APRIL, 2022

Permits & Fees

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

Building Permits Issued and Valuation

	Year over Year Comparison - Monthly			
	April, 2022		April, 2021	
	# of Permits	Valuation	# of Permits	Valuation
Building Permits				
Residential*	206	\$ 3,677,515	212	\$ 2,589,125
Multi-Family*	38	\$ 3,934,401	25	\$ 1,714,497
Commercial*	45	\$ 3,051,130	32	\$ 2,353,430
Building Temporary Structure	0	\$ -	0	\$ -
Building Mixed Use	0	\$ -	0	\$ -
Subtrade Permits				
Electrical	166	\$ -	156	\$ -
Electrical - Express ePermit	40	\$ -	0	\$ -
Mechanical	90	\$ -	116	\$ -
Mechanical - Express ePermit	41	\$ -	0	\$ -
Plumbing	101	\$ -	119	\$ -
Plumbing - Express ePermit	30	\$ -	0	\$ -
Totals	757	\$ 10,663,046	660	\$ 6,657,052

	Year over Year Comparison - Year To Date			
	July - April, 2022		July - April, 2021	
	# of Permits	Valuation	# of Permits	Valuation
Building Permits				
Residential*	1830	\$ 36,462,435	1909	\$ 24,811,688
Multi-Family*	305	\$ 17,907,237	262	\$ 22,540,341
Commercial*	405	\$ 34,256,724	392	\$ 50,391,779
Building Temporary Structure	79	\$ 98,097	10	\$ 8
Building Mixed Use	5	\$ 10,857,989	2	\$ 62,800
Subtrade Permits				
Electrical	1456	\$ -	1429	\$ -
Electrical - Express ePermit	321	\$ -	0	\$ -
Mechanical	789	\$ -	992	\$ -
Mechanical - Express ePermit	431	\$ -	0	\$ -
Plumbing	992	\$ -	957	\$ -
Plumbing - Express ePermit	276	\$ -	0	\$ -
Totals	6889	\$ 99,582,482	5953	\$ 97,806,616

Fees Collected

	April, 2022	April, 2021	July-Apr, 2022	July-Apr, 2021
Permit Fees	\$ 372,360	\$ 253,551	\$ 3,113,674.09	\$ 2,675,280.36
Plan Check Fees - Building	\$ 248,636	\$ 369,781	\$ 3,431,620.90	\$ 2,208,525.20
Construction Tax	\$ 192,563	\$ 114,876	\$ 1,551,784.53	\$ 1,709,205.28
Residential Dev. Impact	\$ 213,153	\$ 157,409	\$ 1,094,871.92	\$ 677,043.68
Transportation Improvement	\$ 27,900	\$ 21,975	\$ 72,618.79	\$ 84,823.18
Totals	\$ 1,054,611	\$ 917,592	\$ 9,264,570	\$ 7,354,878

Building Inspections Completed

	April, 2022	April, 2021	July-Apr, 2022	July-Apr, 2021
Totals	2669	2904	20469	18843

ADU Permits Issued

	April, 2022	April, 2021	July-Apr, 2022	July-Apr, 2021
Totals	15	8	126	32