



MEMORANDUM

TO: Miguel Márquez, City Manager

FROM: Jennifer Paige, AICP, Director of Planning & Community Development

DATE: May 18, 2023

SUBJECT: Monthly Activity Reports: April 2023

Attached are the following reports:

Planning:

- 1) New Zoning Cases – Eleven current planning (zoning) projects were submitted in April 2023.
- 2) Zoning Cases Major Construction – Two ongoing Major Construction projects as of April 1, 2023. 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:

180 new cases were opened, 641 inspections were completed and 136 cases were closed; the average response time for an initial inspection was approximately 2 days. There were 81 Presale certificates issued and 641 Quadrennial rental units inspected.

Building and Safety:

655 building and subtrade permits were issued with a valuation of \$6,283,665; 16 ADU permits were issued; and 3,228 building inspections were completed.

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 #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	REVIEW BODY
410	COC2023-00002	861	E	Walnut St.	5	CC for CE #409.	Katherine Moran (626) 744-6740 kmoran@cityofpasadena.net	04/03/23	Staff
409	ZENT2023-00030	861	E	Walnut St.	5	Certificate of Exception to combine three parcels. Concurrent with CUP #7112.	Katherine Moran (626) 744-6740 kmoran@cityofpasadena.net	04/03/23	HO
7112	ZENT2023-00030	861	E	Walnut St.	5	CUP#7112: CUP to establish a 'Residential Care, General' facility (senior assisted living), MCUP for tandem parking for a nonresidential use, and Certificate of Exception to combine three parcels.	Katherine Moran (626) 744-6740 kmoran@cityofpasadena.net	04/03/23	HO
7114	ZENT2023-00033	55	S	Grand Ave.	6	CUP to allow special events at The Maxwell House (Western Justice Center) in the PS-1 district	Joseph Weaver (626) 744-3813 joweaver@cityofpasadena.net	04/07/23	HO
7113	ZENT2023-00031	1080		Riviera Dr	4	HDP for the construction of a 790 square-foot second-story within the HD-1 overlay	Alison Walker (626) 744-6742 awalker@cityofpasadena.net	04/04/23	HO
7115	ZENT2023-00036	1605		Hastings Heights Ln	4	To construct a 1,148 SF second story addition at the rear of an existing 4,950 SF home.	Jennifer Driver (626) 744-6756 jdriver@cityofpasadena.net	04/18/23	HO
7116	ZENT2023-00039	169	W	Colorado Blvd.	3	MCUP for vehicles services - sales and leasing limited land use (Rivian)	Philip Coronel (626) 744-7123 pcoronel@cityofpasadena.net	04/24/23	HO
11969	ZENT2023-00035	902	N	Los Robles Ave.	5	Minor Variance for a covered outdoor grill and seating area within the side yard setback	Philip Coronel (626) 744-7123 pcoronel@cityofpasadena.net	04/12/23	HO

Planning and Community Development - New Zoning Cases

CASE #	CASE #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	REVIEW BODY
2023-00005	PPR2023-00005	1259		La Pintoresca Dr.	3	PPR to expand an existing multifamily use from 62 units and 40 parking spaces to 107 units and 109 parking spaces. Two of the 11 existing buildings on-site (13 units demo) and 26 existing parking spaces will be demolished. New construction includes a new 83,802 sf, 2 and 3 story building with 58 units (rental; all low income) and two levels of subterranean parking. Of the 107 total units proposed, 58 are new, and 49 are existing and will remain.	Jason Van Patten (626) 744-6760 jvanpatten@cityofpasadena.net	04/05/23	CC
2023-00006	PPR2023-00006	1041		Paso Alto Rd.	6	PPR to construct a new single-family residence in the HD Overlay	Robert Keatinge (626) 744-7379 rkeatinge@cityofpasadena.net	04/12/23	Staff
84079	ZENT2023-00037	2438		Oswego St.	4	TTM for five unit condominium project.	Ivan Galeazzi (626)744-7124 igaleazzi@cityofpasadena.net	04/19/23	HO

Planning and Community Development - Major Zoning Cases

CASE TYPE	CASE #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	REVIEW BODY
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	HO
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	-	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				Citywide	-	Multifamily Objective Design Guidelines	Martin Potter (626) 744-6710 mpotter@cityofpasadena.net	-	PC/CC
OTHER				Citywide	-	Accessory Dwelling Unit Zoning Code Amendment	Guille Nunez (626) 744-7634 gnunez@cityofpasadena.net	-	PC/CC
OTHER				Citywide	-	Emergency Shelter Zoning Code Amendment	Martin Potter (626) 744-6710 mpotter@cityofpasadena.net		PC/CC
GPA	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
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

Planning and Community Development - Community Planning Cases

CASE TYPE	CASE #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	REVIEW BODY
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.	Melanie Hall (626) 744-7101 mhall@cityofpasadena.net	04/11/22	PC
PPR	2022-00008	861	E	Walnut	5	Demolition of existing building and construction of a six-story assisted living/memory care facility and 60 subterranean parking spaces	Steven Counts (626) 744-7096 scounts@cityofpasadena.net	09/15/22	CC
MP	2022-00008	169	S	St. John	6	Amendment to Maranatha Master Plan to incorporate Fowler Gardens parcel.	Martin Potter (626) 744-6710 mpotter@cityofpasadena.net	11/29/22	CC
PPR	2023-00005	1259		La Pintoresca	3	PPR to expand an existing multifamily use from 62 units and 40 parking spaces to 107 units and 109 parking spaces. Two of the 11 existing buildings on-site (13 units demo) and 26 existing parking spaces will be demolished. New construction includes a new 83,802 sf, 2 and 3 story building with 58 units (rental; all low income) and two levels of subterranean parking. Of the 107 total units proposed, 58 are new, and 49 are existing to remain.	Steven Counts (626) 744-7096 scounts@cityofpasadena.net	04/05/23	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
DHP2023-00100	PRELIMINARY CONSULTATION	170	NORTH	HALSTEAD ST	4	NEW 48-UNIT SEVEN-STORY 100% AFFORDABLE MULTI-FAMILY RESIDENTIAL BUILDING	R. DUONG (626)744-7346 rduong@cityofpasadena.net	4/3/2023	DC
DHP2023-00102	HISTORIC RESOURCE EVALUATION	430		LAGUNA RD	6	HRE FOR SFR BUILT IN 1938	K. Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	4/4/2023	STAFF
DHP2023-00103	CONSOLIDATED DESIGN REVIEW	24	NORTH	MARENGO AVE	3	INSTALLATION OF ONE NEW MULTI-TENANT BLADE SIGN	B. KEATINGE (626)744-7309 rkeatinge@cityofpasadena.net	4/6/2023	STAFF
DHP2023-00104	CERTIFICATE OF APPROPRIATENESS	981		ARDEN RD	7	DEMO EXISTING REAR ENCLOSED PATIO AND ADD NEW DINING ROOM, WINDOW AND DOOR REPLACEMENTS, NEW COPPER ROOF OVER ENTRY PORTICO (REPLACEMENT OF EXISTING SECOND FLOOR BALCONETTE)	S. CISNEROS (626)744-7219 scisneros@cityofpasadena.net	4/6/2023	HPC
DHP2023-00105	CERTIFICATE OF APPROPRIATENESS	918	NORTH	MARENGO AVE	3	NEW WOOD FENCE IN GARFIELD HEIGHTS	B. KEATINGE (626)744-7309 rkeatinge@cityofpasadena.net	4/10/2023	STAFF
DHP2023-00106	CERTIFICATE OF APPROPRIATENESS	1224	NORTH	WILSON AVE	2	NEW WINDOWS AND FENCE	E. SISSI (626) 744-6738 esissi@cityofpasadena.net	4/10/2023	STAFF
DHP2023-00107	CERTIFICATE OF APPROPRIATENESS	1085		SUNSET AVE	3	COA FOR ADDITION	R. DUONG (626)744-7346 rduong@cityofpasadena.net	4/10/2023	STAFF
DHP2023-00108	HISTORIC RESOURCE EVALUATION	1470	SOUTH	MARENGO AVE	7	FOR SFR BUILT IN 1952	K. Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	4/11/2023	STAFF
DHP2023-00109	MINOR CHANGE TO APPROVED PROJECT	709	EAST	WALNUT ST	3	MINOR CHANGE TO FDR (PLN2018-00364) FOR THE INSTALLATION OF TRESPA PANELS WITH A FUAX WOOD GRAIN FINISH	R. DUONG (626)744-7346 rduong@cityofpasadena.net	4/13/2023	STAFF
DHP2023-00110	CONSOLIDATED DESIGN REVIEW	119	EAST	COLORADO BLVD	3	NEW SIGNAGE FOR HAWG HEAVEN	B. KEATINGE (626)744-7309 rkeatinge@cityofpasadena.net	4/13/2023	STAFF
DHP2023-00111	FINAL DESIGN REVIEW	86	SOUTH	FAIR OAKS AVE	6	NEW CONSTRUCTION OF A SIX-STORY, WITH-MEZANNINE, 93,355-SQUARE-FOOT MIXED-USE BUILDING WITH 11,617 SQUARE FEET OF COMMERCIAL SPACE INCLUDING FOUR WORK/LIVE UNITS AND 84 RESIDENTIAL UNITS	S. CISNEROS (626)744-7219 scisneros@cityofpasadena.net	4/17/2023	DC
DHP2023-00112	HISTORIC RESOURCE EVALUATION	741		DEL MONTE ST	1	SFR BUILT IN 1974	K. Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	4/17/2023	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
DHP2023-00113	CERTIFICATE OF APPROPRIATENESS	1045	NORTH	WILSON AVE	2	NEW GATES ACROSS DRIVEWAY AND ALONG SIDE OF HOUSE IN BUNGALOW HEAVEN.	B. KEATINGE (626)744-7309 rkeatinge@cityofpasadena.net	4/18/2023	STAFF
DHP2023-00114	CONSOLIDATED DESIGN REVIEW	280	EAST	COLORADO BLVD	6	LIGHTING UPGRADE TO INCLUDE 9 NEW EXTERIOR LIGHT FIXTURES AND REPLACING 17 EXISTING FIXTURES (BLDG IN PASEO COLORADO)	S. CISNEROS (626)744-7219 scisneros@cityofpasadena.net	4/18/2023	STAFF
DHP2023-00115	CERTIFICATE OF APPROPRIATENESS	851		FAIRFIELD CIR	7	ADDITION TO/REMODEL CARRIAGE HOUSE, NEW GATE, ARBOR AND LANDSCAPE/ HARDSCAPE, NEW DRIVEWAY AND CURB CUT	R. DUONG (626)744-7346 rduong@cityofpasadena.net	4/18/2023	STAFF
DHP2023-00116	CERTIFICATE OF APPROPRIATENESS	500	SOUTH	EL MOLINO AVE	7	AFTER THE FACT WINDOW REPLACEMENT AND NEW WINDOW REPLACEMENTS	B. KEATINGE (626)744-7309 rkeatinge@cityofpasadena.net	4/19/2023	STAFF
DHP2023-00118	LANDMARK DESIGNATION	1118		SUNSET AVE	3	ADDITION OF THREE ADJOINING PROPERTIES TO THE EXISTING BANBURY OAKS LANDMARK DISTRICT	S. CISNEROS (626)744-7219 scisneros@cityofpasadena.net	4/24/2023	CC
DHP2023-00119	HISTORIC RESOURCE EVALUATION	2650		PALOMA ST	4	FOR AN UNSURVEYED SFR (1927)	K. Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	4/24/2023	STAFF
DHP2023-00120	MAJOR CHANGE TO APPROVED PROJECT	58	SOUTH	SAN MARINO AVE	7	MAJOR CHANGE TO APPROVED CONSOLIDATED (DHP2022-00383) TO REMOVE TWO PROTECTED TREES	E. SISSI (626) 744-6738 esissi@cityofpasadena.net	4/25/2023	STAFF
DHP2023-00121	LANDMARK DESIGNATION	1118		SUNSET AVE	3	APPLICATION TO DESIGNATE THE PROPERTY AT 1118 SUNSET AVENUE AS A LANDMARK	S. CISNEROS (626)744-7219 scisneros@cityofpasadena.net	4/25/2023	CC
DHP2023-00122	HISTORIC RESOURCE EVALUATION	1181		CHURCH ST	6	FOR AN UNSURVEYED SFR (1954)	K. Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	4/25/2023	STAFF
DHP2023-00123	TIME EXTENSION	350		CORDOVA ST	6	TIME EXTENSION FOR DHP2021-00204 (CONCEPT DESIGN REVIEW)	S. CISNEROS (626)744-7219 scisneros@cityofpasadena.net	4/25/2023	STAFF
DHP2023-00124	CERTIFICATE OF APPROPRIATENESS	141	NORTH	GRAND AVE	1	REPLACEMENT OF TWO WINDOWS - WINDOW #1 IS AFTER-THE-FACT	S. CISNEROS (626)744-7219 scisneros@cityofpasadena.net	4/25/2023	STAFF
DHP2023-00125	CONSOLIDATED DESIGN REVIEW	472	EAST	COLORADO BLVD	7	TWO NEW SIGNS	B. KEATINGE (626)744-7309 rkeatinge@cityofpasadena.net	4/26/2023	STAFF
DHP2023-00126	CONCEPT DESIGN REVIEW	465	SOUTH	ARROYO PKWY	6	CONSTRUCTION OF A NEW DETACHED MEDICAL OFFICE BUILDING AND ASSISTED LIVING FACILITY, THE DEMOLITION OF 6 COMMERCIAL BUILDINGS, AND THE RETENTION OF TWO HISTORICALLY ELIGIBLE COMMERCIAL BUILDINGS.	R. DUONG (626)744-7346 rduong@cityofpasadena.net	4/27/2023	DC
DHP2023-00127	TIME EXTENSION	97	NORTH	CRAIG AVE	2	TIME EXTENSION REQUEST FOR CONCEPT DESIGN REVIEW APPROVED 6-UNIT MFR, SET TO EXPIRE ON JUNE 24, 2023 (DHP2020-10063)	B. KEATINGE (626)744-7309 rkeatinge@cityofpasadena.net	4/27/2023	STAFF
DHP2023-00128	MINOR CHANGE TO APPROVED PROJECT	63	WEST	COLORADO BLVD	3	AMENDMENT TO AN APPROVED MASTER SIGN PLAN TO INCLUDE A PROPOSED WALL MURAL	E. SISSI (626) 744-6738 esissi@cityofpasadena.net	4/27/2023	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
DHP2023-00129	MINOR CHANGE TO APPROVED PROJECT	20	EAST	UNION ST	3	AMENDMENT TO AN APPROVED MSP TO INCLUDE A NEW WALL MURAL	E. SISSI (626) 744-6738 esissi@cityofpasadena.net	4/27/2023	STAFF
DHP2023-00130	HISTORIC RESOURCE EVALUATION	1771		DEVON RD	6	NON-SURVEYED SFR CONSTRUCTED IN 1952	K. Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	4/27/2023	STAFF
DHP2023-00131	HISTORIC RESOURCE EVALUATION	1195		PINE BLUFF DR	4	HRE FOR AN UNSUREVEY SFR (1954)	K. Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	4/28/2023	STAFF
DHP2023-00132	HISTORIC RESOURCE EVALUATION	1545		RIVIERA DR	4	HRE FOR AN UNSURVEYED SFR (1958)	K. Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	4/28/2023	STAFF
DHP2023-00133	CERTIFICATE OF APPROPRIATENESS	630		DOUGLAS ST	3	REPLACE 11 WINDOWS AND 1 DOOR (CRAFTSMAN HEIGHTS LANDMARK DISTRICT)	S. CISNEROS (626)744-7219 scisneros@cityofpasadena.net	4/28/2023	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.

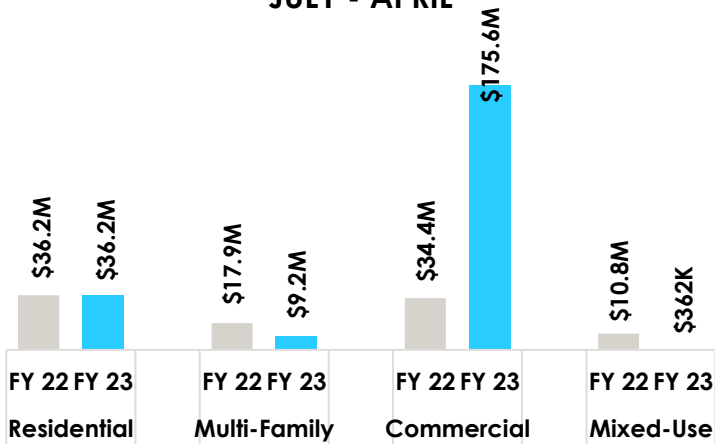
Acronym	Review Body
CC	City Council
DC	Design Commission
HO	Hearing Officer
PC	Planning Commission
BZA	Board of Zoning Appeals

MONTHLY ACTIVITY REPORT

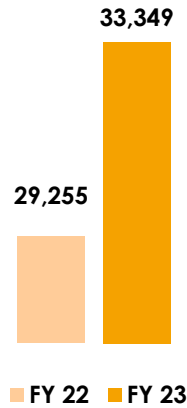


DEVELOPMENT ACTIVITY (Year Over Year Comparison)

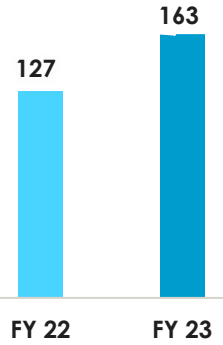
**BUILDING PERMITS ISSUED (VALUATION)
JULY - APRIL**



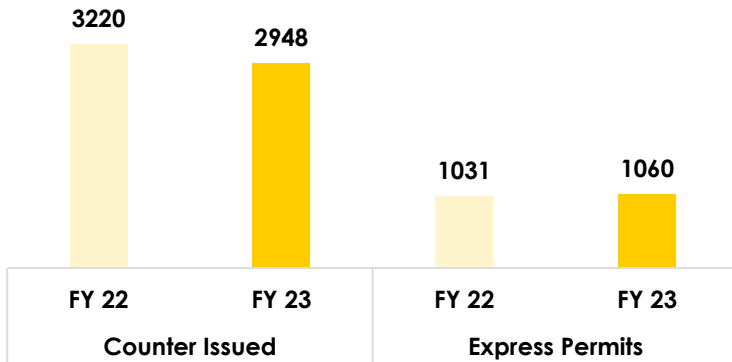
**BLD. INSPECTIONS
JULY - APRIL**



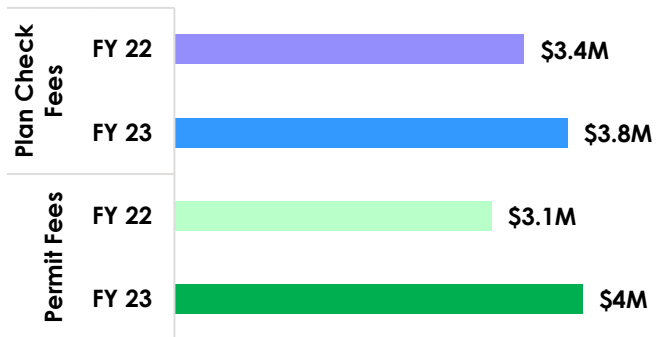
**ADU PERMITS
ISSUED
JULY - APRIL**



SUB-TRADE PERMITS ISSUED, JULY - APRIL



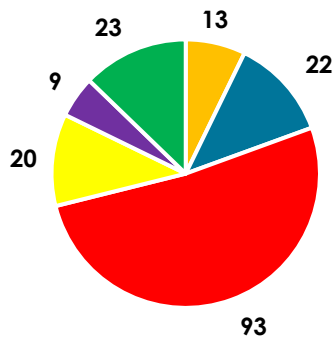
PERMIT REVENUES, JULY - APRIL



CODE COMPLIANCE ACTIVITY (APRIL ACTIVITY)

NEW CODE COMPLIANCE CASES - 180

- Building & Safety
- Noise
- Property
- Maintenance Housing
- Tree
- Zoning



Presale Certificates Issued:	81
Quadrennial Units Inspected:	89
Zoning/Property Maintenance Inspections:	641
Average Response Time for Initial Inspection:	2
Cases Resolved (Closed):	136