



MEMORANDUM

TO: Steve Mermell, City Manager
FROM: David M. Reyes, Director of Planning & Community Development
DATE: June 29, 2017
SUBJECT: Monthly Activity Reports

DMR

Attached are the following reports:

Planning:

- 1) New Zoning Cases - Two current planning (zoning) projects submitted in May 2017.
- 2) Zoning Cases of Communitywide Significance - Three Major Construction projects as of May 1, 2017. 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) In May 2017, 187 new cases were opened. Staff closed 133 cases and 54 remain open. The average time from the received date to the date of inspection is 1 calendar day.

Reports can also be found here at this link:

<http://www.cityofpasadena.net/PlanningandDevelopment/>

CASE TYPE	CASE #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER & PHONE #	RECEIVED DATE	CURRENT STATUS	MEETING DATE	REVIEW BODY
CC	82	626-636		Bellefontaine St	6	CC to legalize two lots	Kent Lin (626) 744-6817	05/25/17	New Case: assigned		Staff
PPC	2017-00253	244	W	Howard St	1	PPC to review a seven-unit City of Garden residential development	Kent Lin (626) 744-6817	05/18/17	New Case: assigned		Staff

PASADENA - MAJOR ZONING CASES

May 2017

CASE TYPE	CASE #	ADDRESS		CC DIST	BRIEF DESCRIPTION	CASE PLANNER & PHONE #	RECEIVED DATE	CURRENT STATUS	MEETING DATE	REVIEW BODY	
CUP	6172	922-936	E	Green St.	7	Mixed-Use Project - Demo existing buildings and construct a mixed-use project with 14,791 sf of commercial and 45 residential units.	Luis Rocha (626) 744-6747	03/05/14	Incomplete	-	HO
CUP	6294	262	N	Los Robles Ave.	3	Mirador - Demolish 173 units and construct 291 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	01/29/15	Completing environmental	-	HO
CUP	6421	33	E	Walnut	3	Ayzenberg - CUP for new project greater than 25K in CD zone. Ayzenberg Group Expansion Phase II Office Project.	Jason Killebrew (626) 744-7096	02/08/16	Completing environmental		HO

PASADENA - COMMUNITY PLANNING CASES

May 2017

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: The Hospital is proposing to amend its master plan which includes the reconfiguration of the plan's boundary area, rehabilitation, demolition, and new construction that will occur in phases over the next 20 years.	Joanne Hwang	12/03/09	Continued at hearing	TBD	PC/CC
MP	2014-00157	135	N	Oakland Ave.	3	Fuller Seminary: Amend the boundaries of the previously approved Master Plan 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 will also have to be modified.	David Sinclair	04/20/14	Continued at hearing	TBD	PC/CC
MP	2015-00341	1700		Lida St.	6	Art Center College of Design: 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	06/23/15	Completing environmental	TBD	PC/CC
MP	2015-00562	1030	E	California Blvd.	7	Polytechnic School: Demolition of two existing gyms and construction of two new gyms (net increase 38,214 s.f.) and increase of student enrollment by 80 students from 861 to 941 students.	Joanne Hwang	10/15/15	Developing Recommendation	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	09/21/16	Incomplete	TBD	PC/CC
OTHER				Citywide	-	Housing Element: Implementation Process	Joanne Hwang	-	On-going	-	Other
OTHER				Citywide	-	Climate Action Plan	Anita Cerna	-	Developing Recommendation	TBD	PC/CC
SP				Citywide	-	General Plan Implementation/Specific Plan Updates	Anita Cerna	-	On-going	TBD	PC/CC

PASADENA - COMMUNITY PLANNING CASES

May 2017

CASE TYPE	CASE #	Column 3	Column 4	ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	CURRENT STATUS	MEETING DATE	REVIEW BODY
ZCA				Citywide	-	Interim Development Process / PD Policy Amendment	Anita Cerna	-	Developing Recommendation	TBD	PC/CC
ZCA				Citywide	-	Mansionization: Phase 2	Martin Potter	-	Developing Recommendation	TBD	PC/CC
ZCA				Citywide	-	Mansionization: Phase 3 (HD, HDSR, HD-1)	Martin Potter	-	Approved	06/19/17	CC
ZCA				Citywide	-	Accessory Dwelling Units	Joanne Hwang	-	Continued at hearing	TBD	CC

PASADENA - NEW DESIGN HISTORIC PRESERVATION CASES

APRIL 2017

CASE TYPE	CASE #	ADDRESS	CC District	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	CURRENT STATUS	MEETING DATE	REVIEW BODY
LANDMARK DESIGNATION	PLN2017-00210	545 WESTGATE ST	1	Landmark designation (also applied for Mills Act concurrently).	Kevin Johnson	5/1/2017	ACTIVE	8/15/2017	HPC
COA	PLN2017-00219	1085 SUNSET AVE	3	CERT OF APPR FOR WINDOW REPLACEMENT ON THE FRONT FACADE	Kevin Johnson	5/3/2017	ACTIVE	NA	Staff
COA	PLN2017-00221	1611 PALOMA ST	2	CERT. OF APPR. FOR THE REPLACEMENT OF NINE WINDOWS AT THE FRONT OF THE HOUSE	Kevin Johnson	5/3/2017	ACTIVE	NA	Staff
FINAL DESIGN REVIEW	PLN2017-00214	380 EAST UNION STREET	3	FINAL DESIGN REVIEW FOR 82,000 SF OFFICE BUILDING (ALEXANDRIA REAL ESTATE HEADQUARTERS)	Kevin Johnson	5/2/2017	ACTIVE	6/27/2017	DC
LANDMARK DESIGNATION	PLN2017-00217	1500 NORMANDY DR	6	APPLICATION FOR HISTORIC DESIGNATION	Kevin Johnson	5/2/2017	ACTIVE	8/15/2017	HPC
LANDMARK DESIGNATION	PLN2017-00216	851 FAIRFIELD CIR	7	APPLICATION FOR HISTORIC DESIGNATION	Kevin Johnson	5/2/2017	ACTIVE	8/1/2017	HPC
LANDMARK DESIGNATION	PLN2017-00215	95 TUSTIN RD	6	APPLICATION FOR HISTORIC DESIGNATION	Kevin Johnson	5/2/2017	ACTIVE	8/15/2017	HPC
DESIGN REVIEW	PLN2017-00211	54-56 SOUTH SAN MARINO AVE	7	NEW 3-UNIT CONDO WITH SUBTERRANEAN PARKING	Kevin Johnson	5/2/2017	ACTIVE	NA	Staff
MASTER SIGN PLAN	PLN2017-00222	585 EAST COLORADO BLVD	3	Master Sign Plan for Pasadena Presbyterian Church	Martin Potter	5/4/2017	ACTIVE	NA	Staff
CONCEPT DESIGN REVIEW	PLN2017-00228	1336 & 1347 EAST COLORADO BLVD	7	NEW 375-ROOM HOTEL WITH SUBTERRANEAN PARKING AND ANCILLARY RETAIL	Kevin Johnson	5/5/2017	ACTIVE	7/11/2017	DC
COA	PLN2017-00227	841 EAST MOUNTAIN ST	5	CERT OF APPR FOR NEW FRONT YARD FENCE AT FOUR FEET AND 50 PERCENT TRANSPARENT	Ana Espanola	5/5/2017	ACTIVE	8/1/2017	HPC
CONSOLIDATED DESIGN REVIEW	PLN2017-00223	270 ALPINE ST	7	CONSOLIDATED DESIGN REVIEW FOR FIVE UNIT COG	Kevin Johnson	5/4/2017	ACTIVE	NA	DC
CONSOLIDATED DESIGN REVIEW	PLN2017-00230	36 WEST COLORADO BLVD	6	NEW SIGNAGE FOR "FEEL" BURGERS AND FRIES	Kevin Johnson	5/8/2017	ACTIVE	NA	Staff
COA	PLN2017-00235	1260 ELIZABETH ST	2	CERTIFICATE OF APPROPRIATENESS	Kevin Johnson	5/9/2017	ACTIVE	NA	Staff
TREE REMOVAL	PLN2017-00229	1435 AFTON ST	6	TREE REMOVAL PERMIT TO REMOVE (1) ITALIAN STONE PONE (PINUS PINEA) LOCATED IN SIDE SETBACK. TREE DBH IS 33"	Martin Potter	5/8/2017	ACTIVE	NA	Staff
CONSOLIDATED DESIGN REVIEW	PLN2017-00239	1030 EAST GREEN STREET	7	NEW BLADE SIGN FOR ALL STATE	Kevin Johnson	5/11/2017	ACTIVE	NA	Staff
PRELIMINARY CONSULTATION	PLN2017-00251	39 & 45 NORTH BERKELEY AVE	2	PRELIMINARY CONSULTATION FOR NEW 6-UNIT MULTI-FAMILY RESIDENTIAL PROJECT	Kevin Johnson	5/17/2017	ACTIVE	Na	Staff
RFC	PLN2017-00237	361 LINDA VISTA AVENUE	6	HDP FOR NEW CONSTRUCTION OF SINGLE-FAMILY RESIDENCE	Kevin Johnson	5/10/2017	ACTIVE	NA	Staff
PRELIMINARY CONSULTATION	PLN2017-00252	171 SOUTH LOS ROBLES AVE	6	C OF A FOR THE REMOVAL OF EXISTING AC UNITS & ROOF PATCH. CONSTRUCT FIVE RESIDENTIAL UNITS BUILT OVER EXISTING BUILDING. DEMO ONLY AC AND STAIRWAYS.	Martin Potter	5/18/2017	ACTIVE	NA	Staff
COA	PLN2017-00255	1245 EAST HOWARD ST	2	C OF A FOR REMODEL OF NON-CONTRIBUTING HOUSE IN A LD	Kevin Johnson	5/18/2017	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
MAY, 2017
Permits & Fees

Permits & Valuation

	<u>Month May-17</u>	<u>Month May-16</u>	<u>YTD FY 2017</u>	<u>YTD FY 2016</u>
Total Value	\$ 71,222,655	\$ 10,665,736	\$ 188,034,536	\$ 225,070,982
Total Permits	377	313	2718	3155
Residential - New				
Valuation	\$ 38,094,572	\$ 1,495,880	\$ 71,704,931	\$ 118,488,927
Permits	7	2	42	37
Residential - Rehab				
Valuation	\$ (8,852,516)	\$ 3,886,096	\$ 18,923,841	\$ 43,903,071
Permits	295	279	2143	2597
Non-Residential - New				
Valuation	\$ 35,679,157	\$ -	\$ 40,275,688	\$ 13,020,306
Permits	3	0	8	4
Non-Residential - Rehab				
* Valuation	\$ 6,301,442	\$ 5,283,760	\$ 57,130,076	\$ 49,658,678
Permits	72	32	525	517

Fees Collected

Permit and Plan Check	\$ 702,906	\$ 550,193	\$ 4,317,991	\$ 5,873,926
Residential Development Impact	\$ 1,663,604	\$ 82,252	\$ 3,184,671	\$ 4,335,746
Transportation Improvement Fee	\$ 303,517	\$ 10,978	\$ 581,486	\$ 1,202,035
Construction Tax	\$ 1,333,626	\$ 187,099	\$ 3,382,442	\$ 4,136,539

Fees Waived

Northwest Enterprise Zone	\$ -	\$ -	\$ -	\$ -
Research and Development	\$ -	\$ -	\$ -	\$ -
Affordable Housing	\$ 14,670	\$ -	\$ 39,177	\$ -

Other

Inspections	2,274	2,523	25,535	25,113
-------------	-------	-------	--------	--------



**PLANNING &
COMMUNITY DEVELOPMENT
DEPARTMENT**

Monthly Activity Report
MAY, 2017

Development Processing Section

PLAN CHECK OVER \$ 500,000

55 S LAKE AVE

Interior tenant improvement of existing office space @ 9,500 square feet (ADP)
Project value \$ 516,192

799 N LAKE AVE

New construction of fast food restaurant @ 4,351 square feet (McDonald's)
Project value \$ 712,746

1138 HILLCREST AVE

Addition and remodel of a single-family residence @ a total of 6,726 square feet
Project value \$ 500,000

1105 E VILLA ST

New construction of a 3-story, 16-unit condominium building @ 24,428 square feet with subterranean parking @ 22,020 square feet
Project value \$ 4,703,892

262 OHIO ST

New construction of a 3-story, 5-unit townhome building @ 7,950 square feet with subterranean garage @ 4,588 square feet
Project value \$ 1,273,006

100 W WALNUT ST

Tenant improvement of vacant suite @ 13,000 square feet (HKG LLP)
Project value \$ 706,368

BUILDING PERMITS OVER \$ 500,000

399 E GREEN ST

New construction of a 6-story 186-room hotel @ 119,629 square feet with retail space @ 2,144 square feet (Hyatt Place Hotel)
Project value \$ 18,276,441

318 ALPINE ST

New construction of a 6-unit condominium building @ 8,117 square feet with subterranean parking garage @ 3,108 square feet
Project value \$ 1,142,093

940 AVENUE 64

New construction of a 1-story multi-use building @ 12,806 square feet with subterranean parking garage and office @ 16,035 square feet (Hillside Home for Children)
Project value \$ 3,984,431

388 S OAKLAND AVE

New construction of 3-story, 5-unit townhomes @ 9,112 square feet with subterranean parking @ 6,096 square feet
Project value \$ 1,549,171

289 N EL MOLINO AVE

New construction of a 105-unit apartment building @ 121,068 square feet with subterranean parking @ 53,994 square feet
Project value \$ 20,659,929

1200 E CALIFORNIA BLVD

New construction of a 3-story dormitory building @ 95,570 square feet (Caltech)
Project value \$ 13,418,285

800 LINDA VISTA AVE

New construction of a single-family residence @ 5,502 square feet, new pool house @ 434 square feet, attached patio cover @ 191 square feet, with 3-car garage @ 699 square feet
Project value \$ 772,384

1200 E CALIFORNIA BLVD

Tenant improvement of a lab on 2nd floor @ 12,325 square feet (Caltech)
Project value \$ 749,954

3415 E FOOTHILL BLVD

Interior remodel @ 42,505 square feet (Best Buy)
Project value \$ 850,100

New Code Compliance Cases – May 2017

Complaint Type	Number of Complaints
General Property Maintenance	74
Signage	6
Zoning Violations	20
Overgrown Vegetation	24
Improper Occupancy	5
CUP Violation	1
Tree Maintenance	10
Noise	8
Construction (Hours, Illegal)	8
Junk and Debris	7
Bulky Items	1
Trash Cans	8
Other	5
Yard Sales W/O Permit	10

Total New Cases Opened	187
Average Time for 1st Inspection	1 (0.8) Calendar Days
Number of May Cases Closed	133
May Cases Remaining Open	54
Percentage of Cases Closed in May	71%