



MEMORANDUM

TO: Steve Mermell, City Manager
FROM: David M. Reyes, Director of Planning & Community Development
DATE: June 28, 2018
SUBJECT: Monthly Activity Reports: May 2018

Attached are the following reports:

Planning:

- 1) New Zoning Cases – Thirteen current planning (zoning) projects were submitted in May 2018.
- 2) Zoning Cases of Communitywide Significance – Thirteen ongoing Major Construction projects as of May 1, 2018. 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 May, a total of 209 new cases were opened, and 529 inspections were completed. Of the 209 new cases opened, 74 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	CURRENT STATUS	MEETING DATE	REVIEW BODY
Vesting Tentative Parcel Map	81340	54	S	San Marino Ave	7	Vesting Tentative Parcel Map to allow the creation of 3 air parcels for residential condominium purposes.	Carlos Chacon (626) 744-7123 cchacon@cityofpasadena.net	05/03/18	New Case: assigned		HO
Conditional Use Permit	1540	169		Arlington Dr	6	Modification of CUP #5471 to modify conditions of approval related to hours of operation and enrollment.	Beilin Yu (626) 744-6726 byu@cityofpasadena.net	05/04/18	Incomplete		HO
Conditional Use Permit	5471	96	E	Colorado Blvd.	6	Modification of CUP #5471 to modify conditions of approval and add EUP for Live Entertainment and Dancing.	Beilin Yu (626) 744-6726 byu@cityofpasadena.net	05/04/18	Incomplete		HO
Sign Exception	11889	301	N	Lake Ave.	5	Sign Exception for a Building Identification sign to exceed sign area and height.	Jamie Peltier (626) 744-7096 jpeltier@cityofpasadena.net	05/09/18	New Case: assigned		HO
Tentative Tract Map	76048	913		Boston Ct	5	Tentative Tract Map for the creation of 12 new air parcels for residential condominium purposes.	Kent Lin (626) 744-6817 klin@cityofpasadena.net	05/15/18	New Case: assigned		HO
Minor Conditional Use Permit	6646	1311		Hillcrest Ave	7	MCUP to modify the max allowed height of an accessory structure to architecturally match the home.	Robert Avila (626) 744-6776 ravila@cityofpasadena.net	05/15/18	Incomplete		HO
Minor Conditional Use Permit	6647	85	W	Green St	6	MCUP for nonresidential development of greater than 15,000 sf in the TOD.	Beilin Yu (626) 744-6726 byu@cityofpasadena.net	05/24/18	New Case: assigned		HO
Preliminary Plan Check	2018-00286	597		Mar Vista Ave	5	Preliminary Plan Check to review a five-unit City of Gardens residential development	Jamie Peltier (626) 744-7096 jpeltier@cityofpasadena.net	05/18/18	New Case: assigned		Staff

Planning and Community Development - New Zoning Cases

CASE TYPE	CASE #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	CURRENT STATUS	MEETING DATE	REVIEW BODY
Preliminary Plan Check	2018-00288	810	N	Marengo Ave	5	PPC for construction of a new twenty-seven unit City of Gardens project.	Carlos Chacon (626) 744-7123 cchacon@cityofpasadena.net	05/18/18	New Case: assigned		Staff
Variance	11890	180	S	San Rafael Ave	6	VAR to allow accessory structures to be located in front of a main structure and a MV for fence height.	Kristen Johnston (626) 744-6709 kjohnston@cityofpasadena.net	05/23/18	New Case: assigned		HO
Conditional Use Permit	4530	727	S	Arroyo Parkway	6	Modification of CUP #4530 to extend hours of operation for the CVS retail store.	Jennifer Driver (626) 744-6756 jdriver@cityofpasadena.net	05/29/18	Complete: scheduled	06/20/18	HO
Conditional Use Permit	PLN2018-00304	1813	E	Colorado Blvd.	2	CUP to demolish an existing gas station, auto repair facility and convenience store with sale of alcohol and construct a new gas station, convenience store with sale of alcohol and drive-thru car wash.	Kent Lin (626) 744-6817 klin@cityofpasadena.net	05/30/18	New Case: assigned		HO
Predevelopment Plan Review	2018-00008	650	S	Raymond Ave.	6	PPR for the demolition of an existing one-story commercial building and the construction of a three-story medical office building with subterranean parking.	Jennifer Driver (626) 744-6756 jdriver@cityofpasadena.net	05/29/18	New Case: assigned		Staff

Planning and Community Development - Major Zoning Cases

CASE TYPE	CASE #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	CURRENT STATUS	MEETING DATE	REVIEW BODY
Vesting Tentative Tract Map	73375	262	N	Los Robles Ave.	3	Demolish 172 units and construct 307 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 dasanchez@cityofpasadena.net	01/29/15	Other	-	CC
PD	36	3202	E	Foothill Blvd.	4	Planned Development application for demolition of all structures on-site and construction of mixed-use project (retail, restaurant, live/work, 550 units) arranged in 8 buildings (Spacebank Site).	David Sanchez (626) 744-6707 dasanchez@cityofpasadena.net	07/08/16	Completing environmental		CC
Affordable Housing Concession Permit	11866	233	N	Hudson Ave.	3	Affordable Housing Concession Permit for concessions for height and FAR for a mixed-use density bonus project with 42 units and 5,854 sf of commercial space.	Beilin Yu (626) 744-6726 byu@cityofpasadena.net	02/21/17	Complete: not scheduled		HO
CUP	6545	500	S	Raymond Ave.	6	Conditional Use Permit to construct a new 26,560 sf office (KPCC) building with three levels of subterranean parking. Also includes a request to exceed parking in TOD area and to exceed floor area ratio in the Central District.	Jason Van Patten (626) 744-6760 jvanpatten@cityofpasadena.net	03/06/17	Incomplete		PC
Affordable Housing Concession Permit	11869	253	S	Los Robles Ave.	6	Affordable Housing Concession Permit for two concessions (Height, FAR) for a six-story, 95-unit multifamily residential project.	Talyn Mirzakhania (626) 744-7101 tmirzakhania@cityofpasadena.net	05/09/17	Incomplete		HO
Affordable Housing Concession Permit	11870	250	E	Union St	3	Affordable Housing Concession Permit for two concessions: FAR and Height	Beilin Yu (626) 744-6726 byu@cityofpasadena.net	05/16/17	Incomplete		Staff
Predevelopment Plan Review	2017-00010	71	S	Raymond Ave.	6	Predevelopment Plan Review for mixed-use development including 8,000 sf of commercial uses, 87 rental apartments, and 4 work-live units in three buildings, with subterranean garage.	Talyn Mirzakhania (626) 744-7101 tmirzakhania@cityofpasadena.net	07/25/17	Comments sent		Staff

Planning and Community Development - Major Zoning Cases

CASE TYPE	CASE #		ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	CURRENT STATUS	MEETING DATE	REVIEW BODY
Predevelopment Plan Review	2017-00011	1307-1309	Lincoln Ave.	1	Predevelopment Plan Review for demolition of 45,072 square-feet of existing buildings and construction of 54 new detached townhomes.	Talyn Mirzakhanian (626) 744-7101 tmirzakhanian@cityofpasadena.net	07/26/17	Comments sent		Staff
Affordable Housing Concession Permit	11873	690-700	N Orange Grove Blvd.	3	Affordable Housing Concession Permit requesting two concessions related to height and floor area to facilitate the development of a mixed-use bldg with 48 units (12 moderate income) and 123 parking spaces.	Beilin Yu (626) 744-6726 byu@cityofpasadena.net	08/09/17	Incomplete		HO
Conditional Use Permit	6580	2030	E Colorado Blvd.	7	Conditional Use Permit to establish a Vehicle Services, Sales and Leasing 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	09/12/17	Complete: not scheduled		HO
Predevelopment Plan Review		740-790	E Green	7	Predevelopment Plan Review to demolish 34,668 sf of commercial office buildings and construct a new 6 story mixed use building with 273 residential units and 19,660 sf of commercial space.	Luis Rocha (626) 744-6747 lrocha@cityofpasadena.net	10/16/17	New Case: assigned		Staff
Predevelopment Plan Review	2018-00002	995	S Fair Oaks Avenue	6	Predevelopment Plan Review for the construction of 90 room senior residential care facility.	Jennifer Driver (626) 744-6756 jdriver@cityofpasadena.net	03/02/18	New Case: assigned		Staff
Predevelopment Plan Review	2018-00003	141	S Lake Ave.	7	PPR for the demolition of an existing 27,220 sf restaurant and office building and construction of a new mixed-use project with 70 residential units and 12,794 sf of commercial space.	Jennifer Driver (626) 744-6756 jdriver@cityofpasadena.net	03/21/18	New Case: assigned		Staff

Planning and Community Development - Community Planning Cases

CASE TYPE	CASE #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	CURRENT STATUS	MEETING DATE	REVIEW BODY
MP	2014-00157	135	N	Oakland Ave.	3	Fuller Seminary: Master Plan Amendment to modify boundaries 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 is proposed to be terminated.	David Sinclair (626) 744-6766 dsinclair@cityofpasadena.net	04/20/14	Continued at hearing	TBD	PC/CC
MP	2015-00341	1700		Lida St.	6	Art Center College of Design: 15-year Master Plan 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 (626) 744-6766 dsinclair@cityofpasadena.net	06/23/15	Complete: scheduled	07/16/18	CC
OTHER				Citywide	-	Housing Element: Implementation Process	David Sinclair (626) 744-6766 dsinclair@cityofpasadena.net	-	On-going	-	Other
SP				Citywide	-	General Plan Implementation/Specific Plan Updates	Anita Cerna (626) 744-6767 acerna@cityofpasadena.net	-	On-going	-	CC
ZCA				Citywide	-	Mansionization: Phase 2	Martin Potter (626) 744-6710 mpotter@cityofpasadena.net	-	Complete: scheduled	07/10/18	DC

Planning and Community Development - New Design and Historic Preservation Cases

CASE #	CASE TYPE	ADDRESS		CC District	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	CURRENT STATUS	MEETING DATE	REVIEW BODY
PLN2018-00249	MODIFICATION MISCELLANEOUS APP.	675	NORTH LAKE AVE	5	MODIFICATION TO PREVIOUSLY APPROVED MASTER SIGN PLAN	Rodrigo Pelayo (626)744-7309 rpelayo@cityofpasadena.net	5/1/2018	ACTIVE	Staff	6/28/2018
PLN2018-00250	COA	655	SOUTH MADISON AVE	7	EXTERIOR SIDING REHABILITATION AND REPLACEMENT OF WINDOWS.	Amanda Landry (626)744-7137 alandry@cityofpasadena.net	5/1/2018	ACTIVE	Staff	2018
PLN2018-00251	COA	639	SOUTH LOS ROBLES AVE	7	CHANGES TO WINDOW AND EXTERIOR SIDING	Marina Khurstaleva (626) 744-6792 mkhurstaleva@city ofpasadena.net	5/2/2018	ACTIVE	Staff	6/28/2018
PLN2018-00252	CONSOLIDATED DESIGN REVIEW	1100	NORTH FAIR OAKS AVE	3	MAJOR ALTERATIONS AND ADDITION TO EXISTING RETIRED POST OFFICE BUILDING.	Amanda Landry (626)744-7137 alandry@cityofpasadena.net	5/2/2018	ACTIVE	Staff	6/28/2018
PLN2018-002621	APPEAL OF DECISION	1000	SAN PASQUAL ST	7	APPEAL OF DECISION FOR COA PLN2018-00215	Marina Khurstaleva (626) 744-6792 mkhurstaleva@city ofpasadena.net	5/8/2018	ACTIVE	NA	7/3/2018
PLN2018-00264	LANDMARK DESIGNATION	200	FERN DRIVE	6	DESIGNATION OF THE V. MOTT PIERCE RESIDENCE AS A HISTORIC MONUMENT	Amanda Landry (626)744-7137 alandry@cityofpasadena.net	5/8/2018	ACTIVE	NA	8/7/2018
PLN2018-00263	LANDMARK DESIGNATION	464	EAST WALNUT STREET	3	DESIGNATION OF THE FIRST CONGREGATIONAL CHURCH OF PASADENA AS A LANDMARK	Marina Khurstaleva (626) 744-6792 mkhurstaleva@city ofpasadena.net	5/8/2018	ACTIVE	NA	7/17/2018
PLN2018-00257	LANDMARK DESIGNATION	1319	SOUTH OAK KNOLL AVENUE	7	DESIGNATION FOR A SINGLE FAMILY RESIDENCE	Amanda Landry (626)744-7137 alandry@cityofpasadena.net	5/7/2018	ACTIVE	NA	8/7/2018
PLN2018-00258	LANDMARK DESIGNATION	885	SOUTH MADISON AVE	7	DESIGNATION FOR A SINGLE FAMILY RESIDENCE	Marina Khurstaleva (626) 744-6792 mkhurstaleva@city ofpasadena.net	5/7/2018	ACTIVE	NA	8/7/2018
PLN2018-00259	LANDMARK DESIGNATION	901	LAGUNA ROAD	6	LANDMARK DESIGNATION FOR A SINGLE FAMILY HOUSE	Rodrigo Pelayo (626)744-7309 rpelayo@cityofpasadena.net	5/7/2018	ACTIVE	NA	7/17/2018
PLN2018-00261	CONCEPT DESIGN REVIEW	2405	OSWEGO STREET	4	NEW CONSTRUCTION OF AN EIGHT UNIT MULTI-FAMILY RESIDENCE (COG)	Rodrigo Pelayo (626)744-7309 rpelayo@cityofpasadena.net	5/8/2018	ACTIVE	Staff	7/23/2018
PLN2018-00260	TREE REMOVAL	1295	NORTH MICHLINDA AVE	4	TREE REMOVAL APPLICATION FOR THREE TREES	Rodrigo Pelayo (626)744-7309 rpelayo@cityofpasadena.net	5/7/2018	ACTIVE	Staff	5/29/2018
PLN2018-00267	PRELIMINARY CONSULTATION	841	NORTH FAIR OAKS AVE	3	NEW CONSTRUCTION OF A MIXED-USE DEVELOPMENT (PROFESSIONAL OFFICES AND SEVEN RESIDENTIAL UNITS)	Marina Khurstaleva (626) 744-6792 mkhurstaleva@city ofpasadena.net	5/9/2018	ACTIVE	Staff	7/2/2018
PLN2018-00270	CONSOLIDATED DESIGN REVIEW	167	SOUTH LAKE AVE	7	INSTALLATION OF A WALL SIGN AND A PROJECTING SIGN (KREATION) - AFTER THE FACT	Marina Khurstaleva (626) 744-6792 mkhurstaleva@city ofpasadena.net	5/10/2018	ACTIVE	Staff	6/29/2018
PLN2018-00271	COA	288	MARKHAM PLACE	6	INSTALLATION OF A FRONT YARD FENCE LESS THAN 4 FEET IN HEIGHT, REPLACED PRIOR TO C OF A APPROVAL.	Amanda Landry (626)744-7137 alandry@cityofpasadena.net	5/11/2018	ACTIVE	Staff	TBD
PLN2018-00277	CONSOLIDATED DESIGN REVIEW	737	EAST WALNUT STREET	3	NEW CONSTRUCTION OF A 42-UNIT MIXED USE DEVELOPMENT WITH 5,729 SF COMMERCIAL SPACE, 75 PARKING SPACES	Amanda Landry (626)744-7137 alandry@cityofpasadena.net	5/15/2018	ACTIVE	DC	NA
PLN2018-00275	CONSOLIDATED DESIGN REVIEW	495	SOUTH LAKE AVE	7	STOREFRONT ALTERATIONS AN EXISTING TENANT SPACE (TALBOTS)	Rodrigo Pelayo (626)744-7309 rpelayo@cityofpasadena.net	5/15/2018	ACTIVE	Staff	7/12/2018

Planning and Community Development - New Design and Historic Preservation Cases

CASE #	CASE TYPE	ADDRESS		CC District	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	CURRENT STATUS	MEETING DATE	REVIEW BODY
PLN2018-00281	COA	1116	EAST CLAREMONT ST	2	WINDOW REPLACEMENT	Marina Khurstaleva (626) 744-6792 mkhurstaleva@cityofpasadena.net	5/16/2018	ACTIVE	Staff	7/18/2018
PLN2018-00284	CONCEPT DESIGN REVIEW	86	SOUTH FAIR OAKS AVE	6	NEW CONSTRUCTION OF A MIXED USE DEVELOPMENT WITH 87 RENTAL APARTMENTS, 4 WORK-LIVE UNITS, AND 7,200 SQ/FT OF COMMERCIAL SPACE WITH SUB. PARKING	Kevin Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	5/16/2018	ACTIVE	DC	NA
PLN2018-00285	CONSOLIDATED DESIGN REVIEW	445	EAST COLORADO BLVD.	3	STOREFRONT REMODEL TO AN EXISTING TENANT SPACE	Marina Khurstaleva (626) 744-6792 mkhurstaleva@cityofpasadena.net	5/17/2018	ACTIVE	Staff	7/6/2018
PLN2018-00289	CONCEPT DESIGN REVIEW	810	NORTH MARENGO AVE	5	NEW CONSTRUCTION OF A 27-UNIT RESIDENTIAL PROJECT	Amanda Landry (626)744-7137 alandry@cityofpasadena.net	5/18/2018	ACTIVE	DC	NA
PLN2018-00287	RELIEF OF REPLACEMENT BUILDING PERMITS	222	NORTH EL MOLINO AVE	3	DEMOLITION OF EXISTING BUILDINGS	Kevin Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	5/18/2018	ACTIVE	Staff	7/6/2018
PLN2018-00290	TREE REMOVAL	245	SOUTH HOLLISTON AVE	7	A REQUEST FOR PRIVATE TREE REMOVAL. REMOVE ONE REDWOOD TREE AT SOUTHWEST CORNER OF PROPERTY.	Rodrigo Pelayo (626)744-7309 rpelayo@cityofpasadena.net	5/21/2018	ACTIVE	Staff	6/11/2018
PLN2018-00299	COA	1098	NORTH MARENGO AVE	3	REPLACEMENT OF A DETERIORATED GARAGE	Marina Khurstaleva (626) 744-6792 mkhurstaleva@cityofpasadena.net	5/25/2018	ACTIVE	Staff	7/19/2018

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, 2018

Permits & Valuation

	<u>Month May-18</u>	<u>Month May-17</u>	<u>YTD FY 2018</u>	<u>YTD FY 2017</u>
Total Value	\$ 8,347,183	\$ 71,222,655	\$ 150,334,018	\$ 188,034,536
Total Permits	255	377	2890	2718
Residential - New				
Valuation	\$ 648,042	\$ 38,094,572	\$ 29,870,241	\$ 71,704,931
Permits	3	7	32	42
Residential - Rehab				
Valuation	\$ 3,524,245	\$ (8,852,516)	\$ 61,249,828	\$ 18,923,841
Permits	210	295	2310	2143
Non-Residential - New				
Valuation	\$ -	\$ 35,679,157	\$ 43,581,736	\$ 40,275,688
Permits	0	3	5	8
Non-Residential - Rehab				
* Valuation	\$ 4,174,896	\$ 6,301,442	\$ 15,632,213	\$ 57,130,076
Permits	42	72	543	525

Fees Collected

Permit and Plan Check	\$ 344,278	\$ 702,906	\$ 5,544,261	\$ 4,655,713
Residential Development Impact	\$ 45,977	\$ 1,663,604	\$ 2,940,366	\$ 3,184,671
Transportation Improvement Fee	\$ 11,795	\$ 303,517	\$ 1,251,459	\$ 581,486
Construction Tax	\$ 139,582	\$ 1,333,626	\$ 2,683,076	\$ 3,382,442

Fees Waived

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

Other

Inspections	2,391	2,274	22,137	25,535
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**PLANNING &
COMMUNITY DEVELOPMENT
DEPARTMENT**

Monthly Building Permit Report
MAY, 2018
Dwelling Units

DATE	STREET ADDRESS OF DWELLING UNITS	VALUATION	NEW SINGLE UNITS	NEW DUPLEX UNITS	NEW APART UNITS	NEW CONDO UNITS	UNITS MOVED IN	UNITS MOVED OUT	UNITS DEMOLISHED
5/8/2018	790 SUNSET AVE	\$ 225,243	1						
5/14/2018	166 E TREMONT ST	\$ 176,914	1						
5/24/2018	1835 KAWEAH DR	\$ 245,885	1						
	GRAND TOTAL	\$ 648,042							



**PLANNING &
COMMUNITY DEVELOPMENT
DEPARTMENT**

Monthly Activity Report
MAY, 2018

PLAN CHECK OVER \$ 500,000

155 N LAKE AVE

Tenant improvement of an interior office space
@ 7,962 square feet
Project value \$ 507,530

BUILDING PERMITS OVER \$ 500,000

70 S LAKE AVE

Tenant improvement of 7th floor @ 15,480
square feet (Western International Securities)
Project value \$ 841,121

300 E COLORADO BLVD

Interior tenant improvement of a beauty salon
@ 12,318 square feet (Salon Republic)
Project value \$ 751,316

1390 N ALLEN AVE

Interior tenant improvement for a grocery store
@ 41,127 square feet (Stater Bros. Markets)
Project value \$ 1,283,533

New Code Compliance Cases – May 2018

Complaint Type	Number of Code Cases
Construction – Incomplete/Illegal/Hrs	5
Sewage	1
Improper Occupancy/Life/Safety	11
Parking in Landscaped area	5
Junk and Debris	9
Inoperable Vehicle	1
Vacant BLD/ Vacant Lot	10
Noise/Excessive Lighting	9
Property Maintenance	56
Trees- Damaged/Hazardous/Protected	3
Overgrown Vegetation	25
Zoning Code Violations	22
Short Term Rentals	49
Sign Code Violations	3

Total New Cases Opened	209
Average Time for 1st Inspection	3 days
Number of Cases Closed	74
Number of Cases Remaining Open	135