



MEMORANDUM

TO: Cynthia Kurtz, Interim City Manager
FROM: Jennifer Paige, AICP, Acting Director of Planning & Community Development
DATE: June 30, 2022
SUBJECT: Monthly Activity Reports: May 2022

Attached are the following reports:

Planning:

- 1) New Zoning Cases – Eight current planning (zoning) projects were submitted in May 2022.
- 2) Zoning Cases of Community wide Significance – Four ongoing Major Construction projects as of May 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 May, a total of 145 new cases were opened, and 305 inspections were completed. A total of 127 cases have been closed. The average response time for an initial inspection was approximately 4 calendar days.

Building and Safety:

Building Permits Issued and Valuation: 766 building permits and sub trade permits were issued; 3,473 building inspections completed; and, 26 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
ZENT2022-00062	Conditional Use Permit	3552	E	Foothill Blvd.	4	Modification to theater EUP (filed under CUP#4886) to remove condition number 15 and a CUP to allow for alcohol sales for on-site consumption at "A Noise Within" theatre.	Jennifer Driver (626) 744-6756 jdriver@cityofpasadena.net	05/05/22	HO
ZENT2022-00060	Hillside Development Permit	625		Rockwood Rd.	6	HDP#7013 to add 1,029 sf to the second floor and 166 sf to the first floor	Ivan Galeazzi (626)744-7124 igaleazzi@cityofpasadena.net	05/09/22	HO
ZENT2022-00070	Hillside Development Permit	710		Heatherside Road	6	Time Extension	Jason Van Patten (626) 744-6760 jvanpatten@cityofpasadena.net	05/23/22	Staff
ZENT2022-00072	Minor Conditional Use Permit	851	E	Howard St.	1	Minor CUP for a 428 sf addition to a non-conforming residential.	Joseph Weaver (626) 744-3813 joweaver@cityofpasadena.net	05/24/22	HO
ZENT2022-00065	Minor Conditional Use Permit	2900	E	Colorado Blvd.	4	MCUP #7014 to allow 20% tandem parking for a nonresidential use	Jason Van Patten (626) 744-6760 jvanpatten@cityofpasadena.net	05/16/22	HO
ZENT2022-00071	Minor Variance	511		Thompson Dr.	5	Minor variance at the rear setback to allow a second story addition	Ivan Galeazzi (626)744-7124 igaleazzi@cityofpasadena.net	05/23/22	HO
ZENT2022-00068	Single Family Neighborhood Compatability Permit	1200	S	Oak Knoll Ave	7	Addition to first and second floor (1008sf) to include new lounge, elevator, theatre, theatre foyer, new gym in basement (2248 sf), and interior remodel	Katherine Moran (626) 744-6740 kmoran@cityofpasadena.net	05/19/22	Staff

Planning and Community Development - New Zoning Cases

CASE #	CASE TYPE			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	REVIEW BODY
ZENT2022-00073	Vesting Tentative Tract Map	150	S	Oak Knoll Ave	7	Vesting Tentative Tract Map #83642 to create 19 air parcels for condominium purposes.	Ivan Galeazzi (626)744-7124 igaleazzi@cityofpasadena.net	05/24/22	HO

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 a mixed-use project with 3,000 sf of commercial space and 206 residential units on two adjacent parcels (444 N. Fair Oaks Ave and 425 N, Raymond Ave). The overall size would be 213,826 sf. Reclassification from FGSP-C-3B and RM-12 to PD-40 zoning district, and adoption of a PD plan is required.	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	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	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	-	-
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
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 nsheppard@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	PC
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	
DHP2022-00177	CERTIFICATE OF APPROPRIATENESS	1246		MAR VISTA ST	2	HPC COA DUE TO MAJOR ALTERATIONS TO PRIMARY ELEVATION ON CONTRIBUTING STRUCTURE TO BUNGALOW HEAVEN LANDMARK AND HISTORIC DISTRICTS	S. CISNEROS (626)744-7219 scisneros@cityofpasadena.net	5/3/2022	HPC
DHP2022-00178	CONCEPT DESIGN REVIEW	1501	EAST	WALNUT ST	2	DEMOLITION OF 3 COMMERCIAL BUILDINGS AND CONSTRUCTION OF A 4-STORY, 46,305 SF, 83-UNIT SRO BUILDING WITH ONE CARETAKER'S UNIT	E. SISSI (626) 744-6738 esissi@cityofpasadena.net	5/3/2022	DC
DHP2022-00179	CERTIFICATE OF APPROPRIATENESS	104		ANNANDALE RD	6	WINDOW DEMO AND ADDITION TO A CONTRIBUTING PROPERTY TO THE WESTON-BUNGALOWCRAFT LANDMARK DISTRICT	E. SISSI (626) 744-6738 esissi@cityofpasadena.net	5/3/2022	STAFF
DHP2022-00180	HISTORIC RESOURCE EVALUATION	1899	EAST	ORANGE GROVE BLVD	2	HISTORIC RESOURCE EVALUATION FOR SFR BUILT IN 1969 DUE TO MAJOR ALTERATIONS TO PRIMARY ELEVATION	Michelle Van Meter mvan-contractor@cityofpasadena.net	5/3/2022	STAFF
DHP2022-00181	HISTORIC RESOURCE EVALUATION	1224		FORREST AVE	1	HRE FOR RESIDENCE CONSTRUCTION IN 1995	Michelle Van Meter mvan-contractor@cityofpasadena.net	5/4/2022	STAFF
DHP2022-00182	HISTORIC RESOURCE EVALUATION	153	SOUTH	GRAND OAKS	2	HISTORIC RESOURCE EVALUATION FOR NON-SURVEYED DUPLEX CONSTRUCTED IN 1914.	Michelle Van Meter mvan-contractor@cityofpasadena.net	5/4/2022	STAFF
DHP2022-00183	CONCEPT DESIGN REVIEW	30	WEST	MOUNTAIN ST	3	NEW 3-STORY MEDICAL OFFICE BUILDING WITH SURFACE AND BELOW-GRADE PARKING	R. DUONG (626)744-7346 rduong@cityofpasadena.net	5/4/2022	STAFF
DHP2022-00185	HISTORIC RESOURCE EVALUATION	625		ROCKWOOD RD	6	HISTORIC RESOURCE EVALUATION FOR SFR BUILT IN 1963.	Michelle Van Meter mvan-contractor@cityofpasadena.net	5/9/2022	STAFF
DHP2022-00186	FINAL DESIGN REVIEW	1401	SOUTH	OAK KNOLL AVE	7	CONSTRUCTION OF A NEW RESORT POOL AND ASSOCIATED SITE IMPROVEMENTS AND ACCESSORY STRUCTURES	E. SISSI (626) 744-6738 esissi@cityofpasadena.net	5/10/2022	STAFF
DHP2022-00187	CERTIFICATE OF APPROPRIATENESS	1140	EAST	HOWARD ST	2	COA FOR NEW FENCING AND PERGOLA STRUCTURE	B. KEATING (626)744-7309 rkeatinge@cityofpasadena.net	5/10/2022	STAFF
DHP2022-00188	CONSOLIDATED DESIGN REVIEW	161	WEST	COLORADO BLVD	3	FOR NEW SIGNS - "INTERIOR DEFINE"	B. KEATING (626)744-7309 rkeatinge@cityofpasadena.net	5/10/2022	STAFF
DHP2022-00189	HISTORIC RESOURCE EVALUATION	2900	EAST	COLORADO BLVD	4	HISTORIC RESOURCE EVALUATION FOR COMMERCIAL BUILDING BUILT IN 1976	Michelle Van Meter mvan-contractor@cityofpasadena.net	5/11/2022	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
DHP2022-00190	HISTORIC RESOURCE EVALUATION	1413	SOUTH	MARENGO AVE	7	NON-SURVEYED SINGLE-STORY SFR CONSTRUCTED IN 1955	Michelle Van Meter mvan-contractor@cityofpasadena.net	5/12/2022	STAFF
DHP2022-00191	HISTORIC RESOURCE EVALUATION	1469		ELIZABETH ST	2	HISTORIC RESOURCE EVALUATION FOR SFR CONSTRUCTED IN 1923	Michelle Van Meter mvan-contractor@cityofpasadena.net	5/12/2022	STAFF
DHP2022-00192	CONSOLIDATED DESIGN REVIEW	33	EAST	GREEN ST	6	NEW SIGNS ON CITY-OWNED PARKING STRUCTURE	B. KEATING (626)744-7309 rkeatinge@cityofpasadena.net	5/12/2022	STAFF
DHP2022-00193	CONSOLIDATED DESIGN REVIEW	171	NORTH	RAYMOND AVE	3	NEW SIGNS ON CITY-OWNED PARKING STRUCTURE	B. KEATING (626)744-7309 rkeatinge@cityofpasadena.net	5/12/2022	STAFF
DHP2022-00194	CONSOLIDATED DESIGN REVIEW	400	EAST	GREEN ST	6	NEW SIGNS ON CITY-OWNED PARKING STRUCTURE	B. KEATING (626)744-7309 rkeatinge@cityofpasadena.net	5/12/2022	STAFF
DHP2022-00195	CONSOLIDATED DESIGN REVIEW	155	EAST	GREEN ST	6	NEW SIGNS ON CITY-OWNED PARKING STRUCTURE	B. KEATING (626)744-7309 rkeatinge@cityofpasadena.net	5/12/2022	STAFF
DHP2022-00196	CONSOLIDATED DESIGN REVIEW	45	SOUTH	DE LACY AVE	6	NEW SIGNS ON CITY-OWNED PARKING STRUCTURE	B. KEATING (626)744-7309 rkeatinge@cityofpasadena.net	5/12/2022	STAFF
DHP2022-00198	HISTORIC RESOURCE EVALUATION	644		DEL MONTE ST	1	HISTORIC RESOURCE EVALUATION FOR SFR BUILT IN 1920	Michelle Van Meter mvan-contractor@cityofpasadena.net	5/16/2022	STAFF
DHP2022-00199	CONSOLIDATED DESIGN REVIEW	414	SOUTH	LAKE AVE	7	EXPEDITED REQUEST - SIGN REVIEW FOR CYCLE GEAR.	B. KEATING (626)744-7309 rkeatinge@cityofpasadena.net	5/16/2022	STAFF
DHP2022-00200	CERTIFICATE OF APPROPRIATENESS	1428		CASA GRANDE ST	2	CONSTRUCT A 20" HIGH AND 32' LONG SEAT WALL IN THE FRONT YARD	B. KEATING (626)744-7309 rkeatinge@cityofpasadena.net	5/17/2022	STAFF
DHP2022-00201	CERTIFICATE OF APPROPRIATENESS	475		BELLEFONTAINE ST	6	DEMOLISH PORTION OF EXISTING 2ND FLOOR ROOF, STORAGE ROOM AND BATHROOM. ADD 348SF OF NEW FLOOR AREA ABOVE EXISTING GROUND LEVEL	R. DUONG (626)744-7346 rduong@cityofpasadena.net	5/17/2022	STAFF
DHP2022-00202	CERTIFICATE OF APPROPRIATENESS	460	SOUTH	ARROYO BLVD	6	FILL DOOR AND WINDOW RESULTING FROM KITCHEN REMODEL, REMOVE 2 WINDOWS AND BUILD NEW TRELIS OVER BBQ AREA.	E. SISSI (626) 744-6738 esissi@cityofpasadena.net	5/17/2022	STAFF
DHP2022-00203	CONSOLIDATED DESIGN REVIEW	30	WEST	GREEN ST	6	TWO NEW SIGNS: A WALL AND PROJECTING SIGNS "CRAFT BY SMOKE AND FIRE"	B. KEATING (626)744-7309 rkeatinge@cityofpasadena.net	5/17/2022	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	
DHP2022-00204	CERTIFICATE OF APPROPRIATENESS	555		COVINGTON PL	6	RELOCATE (E) GARAGE AND 96 SF ADDITION TO KITCHEN.	S. CISNEROS (626)744-7219 scisneros@cityofpasadena.net	5/17/2022	STAFF
DHP2022-00205	HISTORIC RESOURCE EVALUATION	585	SOUTH	OAK KNOLL AVE	7	HISTORIC RESOURCE EVALUATION TO ADD 116 SF TO KITCHEN, 55 SF TO DINING ROOM	Michelle Van Meter mvan-contractor@cityofpasadena.net	5/17/2022	STAFF
DHP2022-00206	HISTORIC RESOURCE EVALUATION	1821	EAST	ORANGE GROVE BLVD	2	HISTORIC RESOURCE EVALUATION FOR RESIDENCE BUILT IN 1952	Michelle Van Meter mvan-contractor@cityofpasadena.net	5/17/2022	STAFF
DHP2022-00208	CONSOLIDATED DESIGN REVIEW	2	NORTH	LAKE AVE	5	INSTALL A NEW ATM FOR BANK OF CALIFORNIA (IN FORMER PACIFIC PREMIER BANK SPACE).	R. DUONG (626)744-7346 rduong@cityofpasadena.net	5/18/2022	STAFF
DHP2022-00211	HISTORIC RESOURCE EVALUATION	340		GLEN SUMMER	6	HISTORIC RESOURCE EVALUATION FOR SFR	Michelle Van Meter mvan-contractor@cityofpasadena.net	5/19/2022	STAFF
DHP2022-00209	HISTORIC RESOURCE EVALUATION	1171		FORREST AVE	1	HISTORIC RESOURCE EVALUATION FOR A HOUSE	Michelle Van Meter mvan-contractor@cityofpasadena.net	5/19/2022	STAFF
DHP2022-00210	CERTIFICATE OF APPROPRIATENESS	511		THOMPSON DR	5	TO ADD A NEW 499 SF SECOND FLOOR TO EXISTING SFR. A VARIANCE IS PENDING REVIEW BY ZONING STAFF.	S. CISNEROS (626)744-7219 scisneros@cityofpasadena.net	5/19/2022	STAFF
DHP2022-00213	HISTORIC RESOURCE EVALUATION	590		BRADFORD ST	6	HISTORIC RESOURCE EVALUATION FOR A HOUSE	Michelle Van Meter mvan-contractor@cityofpasadena.net	5/19/2022	STAFF
DHP2022-00214	MINOR CHANGE TO APPROVED PROJECT	127	NORTH	MADISON AVE	3	NEW CONSTRUCTION OF A 5-STORY MIXED USE BUILDING WITH (49) CONDOMINIUM UNITS @88,499 SQUARE FEET, 2,500 SQUARE FEET OF COMMERCIAL USE AND (97) PARKING SPACES IN A 1 1/2 LEVEL PARKING GARAGE BELOW GRADE @41,234 SQUARE FEET	S. CISNEROS (626)744-7219 scisneros@cityofpasadena.net	5/23/2022	STAFF
DHP2022-00215	HISTORIC RESOURCE EVALUATION	1590	NORTH	ARROYO BLVD	1	HRE FOR SFR BUILT IN 1964	Michelle Van Meter mvan-contractor@cityofpasadena.net	5/23/2022	STAFF
DHP2022-00216	CONSOLIDATED DESIGN REVIEW	600	SOUTH	LAKE AVE	7	ONE NEW WALL SIGN FOR 'FIT50'	B. KEATING (626)744-7309 rkeatinge@cityofpasadena.net	5/24/2022	STAFF
DHP2022-00217	CONSOLIDATED DESIGN REVIEW	2900	EAST	COLORADO BLVD	4	FACADE REMODEL AND ADDITION OF 530 SF TO EXISTING SINGLE-STORY COMMERCIAL BUILDING	R. DUONG (626)744-7346 rduong@cityofpasadena.net	5/25/2022	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	
DHP2022-00218	HISTORIC RESOURCE EVALUATION	580		LAGUNA RD	6	HISTORIC RESOURCE EVALUATION FOR UNSURVEYED SFR BUILT IN 1952	Michelle Van Meter mvan-contractor@cityofpasadena.net	5/26/2022	STAFF
DHP2022-00220	MINOR CHANGE TO APPROVED PROJECT	946	SOUTH	MADISON AVE	7	CHANGE TO A PREVIOUSLY APPROVED PROJECT.	B. KEATING (626)744-7309 rkeatinge@cityofpasadena.net	5/27/2022	STAFF
DHP2022-00223	CERTIFICATE OF APPROPRIATENESS	996	EAST	CLAREMONT ST	2	IN-KIND REPLACEMENT OF FRONT AND SIDE WOOD WINDOWS	E. SISSI (626) 744-6738 esissi@cityofpasadena.net	5/31/2022	STAFF
DHP2022-00221	CONSOLIDATED DESIGN REVIEW	29		MILLER ALLEY	3	FOR STOREFRONT MODIFICATIONS TO EXISTING STOREFRONT	R. DUONG (626)744-7346 rduong@cityofpasadena.net	5/31/2022	STAFF
DHP2022-00222	CONSOLIDATED DESIGN REVIEW	65	EAST	COLORADO BLVD	3	FOR PROPOSAL TO PAINT EXISTING BUILDING AND REPAIR STUCCO, BULKHEADS AND CORBELS AT 65 E COLORADO BLVD IN CENTRAL DISTRICT	E. SISSI (626) 744-6738 esissi@cityofpasadena.net	5/31/2022	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 – May 2022

Complaint Type	Number of New Cases
Building and Safety	13
Noise	4
Property Maintenance	93
Tree	17
Zoning	18

Total New Cases Opened: 145

Number of Cases Closed: 127



Monthly Activity Report

May, 2022

Permits & Fees

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

Building Permits Issued and Valuation

	Year over Year Comparison - Monthly			
	May, 2022		May, 2021	
	# of Permits	Valuation	# of Permits	Valuation
Building Permits				
Residential*	175	\$ 3,242,990	181	\$ 4,099,675
Multi-Family*	68	\$ 1,321,842	25	\$ 20,239,121
Commercial*	44	\$ 11,703,521	42	\$ 3,059,653
Building Temporary Structure	2	\$ 2	2	\$ 8,500
Building Mixed Use	5	\$ 11,739,918	1	\$ 20,000.00
Subtrade Permits				
Electrical	138	\$ -	130	\$ -
Electrical - Express ePermit	48	\$ -	1	\$ -
Mechanical	94	\$ -	109	\$ -
Mechanical - Express ePermit	41	\$ -	1	\$ -
Plumbing	117	\$ -	101	\$ -
Plumbing - Express ePermit	34	\$ -	2	\$ -
Totals	766	\$ 28,008,273	595	\$ 27,426,949

	Year over Year Comparison - Year To Date			
	July - May 2022		July - May, 2021	
	# of Permits	Valuation	# of Permits	Valuation
Building Permits				
Residential*	2005	\$ 39,705,425	2090	\$ 28,911,363
Multi-Family*	373	\$ 19,229,079	287	\$ 42,779,462
Commercial*	449	\$ 45,960,245	434	\$ 53,451,432
Building Temporary Structure	81	\$ 98,099	12	\$ 8,508
Building Mixed Use	10	\$ 22,597,907	3	\$ 82,800
Subtrade Permits				
Electrical	1594	\$ -	1559	\$ -
Electrical - Express ePermit	369	\$ -	1	\$ -
Mechanical	883	\$ -	1101	\$ -
Mechanical - Express ePermit	472	\$ -	1	\$ -
Plumbing	1109	\$ -	1058	\$ -
Plumbing - Express ePermit	310	\$ -	2	\$ -
Totals	7655	\$ 127,590,755	6548	\$ 125,233,565

Fees Collected

	May, 2022	May, 2021	July-May, 2022	July-May, 2021
Permit Fees	\$ 420,140	\$ 275,635	\$ 3,533,814.05	\$ 2,950,915.84
Plan Check Fees - Building	\$ 431,993	\$ 244,039	\$ 3,863,614.02	\$ 2,452,564.20
Construction Tax	\$ 414,751	\$ 287,673	\$ 1,966,535.37	\$ 1,996,877.86
Residential Dev. Impact	\$ 187,547	\$ 846,489	\$ 1,282,418.78	\$ 1,523,532.79
Transportation Improvement	\$ 92,141	\$ 124,526	\$ 164,760.25	\$ 209,349.20
Totals	\$ 1,546,572	\$ 1,778,362	\$ 10,811,142	\$ 9,133,240

Building Inspections Completed

	May, 2022	May, 2021	July-May, 2022	July-May, 2021
Totals	3473	2599	23942	21442

ADU Permits Issued

	May, 2022	May, 2021	July-May, 2022	July-May, 2021
Totals	26	8	152	40