



MEMORANDUM

TO: Steve Mermell, City Manager

FROM: David M. Reyes, Director of Planning & Community Development

DATE: July 27, 2017

SUBJECT: Monthly Activity Reports: June 2017

DMR

Attached are the following reports:

Planning:

- 1) New Zoning Cases - Two current planning (zoning) projects submitted in June 2017.
- 2) Zoning Cases of Communitywide Significance - Three Major Construction projects as of June 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 June 2017, 198 new cases were opened. Staff closed 65 cases and 133 remain open. The average time from the received date to the date of inspection is 1.5 calendar days.

Reports can also be found here at this link:
<http://www.cityofpasadena.net/PlanningandDevelopment/>

PASADENA - NEW ZONING CASES

CASE TYPE	CASE #		ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER & PHONE #	RECEIVED DATE	CURRENT STATUS	MEETING DATE	REVIEW BODY
TTM	68375	68375	68375	5	2nd Time Extension for TTM#68375 for 6 residential air parcels. Originally approved 6/14/2007.	Jason Killebrew (626) 744-7096	06/05/17	Incomplete		HO
HDP	6569	6569	6569	6	HDP for the construction of a new residence and attached garage.	Jason Killebrew (626) 744-7096	06/08/17	Incomplete	-	HO

PASADENA - MAJOR ZONING CASES

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

CASE TYPE	CASE #	Column2	Column1	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
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
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 Cema	-	Developing Recommendation	TBD	PC/CC

PASADENA - COMMUNITY PLANNING CASES

CASE TYPE	CASE #	Column2	Column1	ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	CURRENT STATUS	MEETING DATE	REVIEW BODY
PPR	2017-00007	1200	E	California Blvd.	7	Construction of a five-story, 150,000 square-foot neuroscience building (3 levels above grade, 2 levels below grade).	Martin Potter	07/11/17	Routed for Comments	TBD	CC
SP				Citywide	-	General Plan Implementation/Specific Plan Updates	Anita Cerna	-	On-going	TBD	PC/CC
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	06/19/17	CC
ZCA				Citywide	-	Short-Term Rentals	David Sinclair		Developing Recommendation	TBD	CC

PASADENA - NEW DESIGN HISTORIC PRESERVATION CASES

CASE TYPE	CASE #	ADDRESS	CC District	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	CURRENT STATUS	MEETING DATE	REVIEW BODY
PRELIMINARY CONSULTATION	PLN2017-00290	765 NORTH LAKE AVE	5	CONVERSION OF EXISTING BURGER KING TO NEW DEL TACO RESTAURANT	Michael Baker Associates	6/12/2017	ACTIVE	NA	Staff
TIME EXTENSION	PLN2017-00288	262 OHIO STREET	7	REQUEST FOR TIME EXTENSION TO CONSOLIDATED DESIGN REVIEW FOR PLN2012-00521	Potter	6/6/2017	ACTIVE	NA	Staff
COA	PLN2017-00284	1695 NORTH CATALINA AVE	2	ADDITION (MASTER BATH) ON SIDE/REAR OF HOUSE.	Michael Baker Associates	6/5/2017	ACTIVE	NA	Staff
TREE REMOVAL	PLN2017-00282	2900 DEL MAR BLVD	4	PRIVATE TREE REMOVAL OF 12 TREES, COAST LIVE OAK AND WESTERN SYCAMORE	Johnson	6/1/2017	ACTIVE	NA	Staff
COA	PLN2017-00283	280 AVENUE 64	6	DEMOLISH POTENTIALLY ELIGIBLE HISTORIC RESOURCE.	Johnson	6/2/2017	ACTIVE	Date Pending	HPC
CONCEPT DESIGN REVIEW	PLN2017-00280	256 NORTH WILSON AVE	5	CONCEPT DESIGN REVIEW FOR NEW 5-UNIT RESIDENTIAL PROJECT WITH SUBTERRANEAN GARAGE	Michael Baker Associates	6/1/2017	ACTIVE	NA	Staff
COA	PLN2017-00281	1035 RIO GRANDE ST	2	INSTALLATION OF NEW 6-FOOT DRIVEWAY GATE IN THE SIDE YARD.	Johnson (Hillary)	6/1/2017	ACTIVE	NA	staff
CONSOLIDATED DESIGN REVIEW	PLN2017-00277	437 EAST COLORADO BLVD.	3	DESIGN REVIEW FOR NEW SIGN FOR BELESAS JEWELRY	Johnson (Hillary)	6/1/2017	ACTIVE	NA	Staff
PRELIMINARY CONSULTATION	PLN2017-00296	1200 EAST CALIFORNIA BLVD.	7	Preliminary Consultation for new Chen Neuroscience Building at Cal Tech. 3 above-grade stories, 2 below-grade stories.	Johnson	6/13/17	ACTIVE	8/8/17	DC
TREE REMOVAL	PLN2017-00297	800 FAIRFIELD CIRCLE	7	TREE REMOVAL OF ONE CALIFORNIA LIVE OAK	Potter	6/13/17	ACTIVE	NA	Staff
TIME EXTENSION	PLN2017-00315	820 NORTH MICHIGAN AVE	2	TIME EXTENSION FOR PREVIOUSLY APPROVED PROJECT (PLN2015-00200)	Potter	6/26/2017	ACTIVE	NA	Staff
MASTER SIGN PLAN	PLN2017-00310	88 WEST COLORADO BLVD	6	MASTER SIGN PLAN AMENDMENT	Potter	6/22/2017	ACTIVE	NA	Staff
FINAL DESIGN REVIEW	PLN2017-00323	245 SOUTH LOS ROBLES AVE	6	FINAL DESIGN REVIEW FOR OFFICE TOWER AND PARKING LOT CONVERSION TO MULTI-FAMILY RESIDENTIAL USE (105 UNITS)	Johnson	6/30/2017	ACTIVE	9/12/2017	DC
CONSOLIDATED DESIGN REVIEW	PLN2017-00317	774 NORTH LAKE AVE	5	CONSOLIDATED DESIGN REVIEW FOR NEW ADDITION AND REMODEL	Landry	6/28/2017	ACTIVE	Na	Staff
RFC	PLN2017-00285	170-172 SOUTH GRAND OAKS AVE	7	MINOR CONDITIONAL USE PERMIT TO ALLOW ADDITIONS TO A NONCONFORMING DUPLEX IN RS ZONE.	Johnson (Hillary)	6/5/2017	ACTIVE	NA	Staff
TREE REMOVAL	PLN2017-00319	1044 SOUTH ARROYO BLVD	6	TREE REMOVAL APPLICAITON FOR ONE LIQUID AMBER IN THE FRONT YARD	Potter	6/29/2017	ACTIVE	NA	Staff
RFC	PLN2017-00316	650 EAST GREEN STREET	7	CUP for full alcohol and off-site consumption of beer in conjunction with a new restaurant/brewpub	Johnson (Hillar)	6/27/2017	ACTIVE	NA	Staff
RFC	PPR2017-00007	1200 E. CALIFORNIA BLVD.	7	Predevelopment Plan Review for new Chen Neuroscience building at Cal Tech. 3 above ground stories, 2 below-ground stories.	Potter	6/13/2017	ACTIVE	NA	Staff
CONSOLIDATED DESIGN REVIEW	PLN2017-00300	75 NORTH FAIR OAKS AVE	3	Install 4 illuminated walls signs on building over 75 feet tall, 2 parking signs, reface 1 existing monument sign.	White	6/14/17	ACTIVE	9/13/17	DC
RFC	PLN2017-00313	2180 EAST FOOTHILL BOULEVARD	2	CONDITIONAL USE PERMIT TO ALLOW MAINTENANCE AND SERVICE FACILITY FOR CITY OF PASADENA TRANSIT BUSES AND CONTRACT OPERATOR.	Johnson (Hillary)	6/26/2017	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
JUNE, 2017
Permits & Fees

Permits & Valuation

	<u>Month</u> <u>Jun-17</u>	<u>Month</u> <u>Jun-16</u>	<u>YTD</u> <u>FY 2017</u>	<u>YTD</u> <u>FY 2016</u>
Total Value	\$ 7,770,178	\$ 14,067,812	\$ 195,804,714	\$ 239,138,794
Total Permits	291	320	3009	3475
Residential - New				
Valuation	\$ 367,229	\$ 328,316	\$ 72,072,160	\$ 118,817,243
Permits	2	1	44	38
Residential - Rehab				
Valuation	\$ 3,263,650	\$ 3,555,702	\$ 22,187,491	\$ 47,458,773
Permits	234	270	2377	2867
Non-Residential - New				
Valuation	\$ -	\$ 3,984,989	\$ 40,275,688	\$ 17,005,295
Permits	0	1	8	5
Non-Residential - Rehab				
* Valuation	\$ 4,139,299	\$ 6,198,805	\$ 61,269,375	\$ 55,857,483
Permits	55	48	580	565

Fees Collected

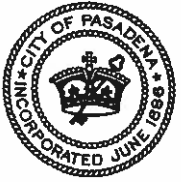
Permit and Plan Check	\$ 1,641,256	\$ 497,708	\$ 5,959,247	\$ 6,371,634
Residential Development Impact	\$ 24,241	\$ -	\$ 3,208,912	\$ 4,335,746
Transportation Improvement Fee	\$ 2,813	\$ 203,474	\$ 584,299	\$ 1,405,509
Construction Tax	\$ 129,862	\$ 239,853	\$ 3,512,304	\$ 4,376,392

Fees Waived

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

Other

Inspections	2,385	2,734	27,920	27,847
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**PLANNING &
COMMUNITY DEVELOPMENT
DEPARTMENT**

Monthly Activity Report

JUNE, 2017

Development Processing Section

PLAN CHECK OVER \$ 500,000

300 E COLORADO BLVD

Tenant improvement for new retail store @
28,992 square feet (H&M)
Project value \$ 1,109,553

10 W WALNUT ST

New construction of a 5-story office building @
209,417 square feet with subterranean parking
garage @ 460,887 square feet (Lincoln
Property Company)
Project value \$ 83,280,429

75 HOLLY ST

New construction of a 5-story, 93-unit
apartment building @ 199,904 square feet
Project value \$ 14,936,441 (Lincoln Property
Company)

151 N FAIR OAKS AVE

New construction of a 5-story, 139-unit
apartment building @ 159,524 square feet
Project value \$ 19,871,905 (Lincoln Property
Company)

183 N FAIR OAKS AVE

New construction of a 5-story mixed-use
building with 47 apartment units @ 52,305
square feet and retail space @ 4,494 square
feet
Project value \$ 6,410,938 (Lincoln Property
Company)

127 N FAIR OAKS AVE

New construction of a 5-story mixed-use
building with 41 apartment units @ 48,989
square feet and retail space @ 5,021 square
feet (Lincoln Property Company)
Project value \$ 611,127

59 W HOLLY ST

New construction of a 5-story mixed-use building with 74 apartment units @ 85,953 square feet and retail space @ 4,652 square feet (Lincoln Property Company)
Project value \$ 10,294,993

303 CORDOVA ST

Interior renovation of public areas of hotel @ 24,620 square feet (Sheraton Hotel)
Project value \$ 972,556

BUILDING PERMITS OVER \$ 500,000

39 CONGRESS ST

Tenant improvement of a medical office on second floor @ 13,500 square feet (Huntington Orthopedic Institute LLC)
Project value \$ 706,442

1111 S ARROYO PKWY

Tenant improvement of higher education school @ 22,407 square feet (Art Center)
Project value \$ 1,133,817

55 S LAKE AVE

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

New Code Compliance Cases – June 2017

Complaint Type	Number of Complaints
General Property Maintenance	76
Signage	9
Zoning Violations	17
Overgrown Vegetation	25
Improper Occupancy	6
Attractive Nuisance	3
Tree Maintenance	10
Noise	9
Construction (Hours, Illegal)	10
Junk and Debris	9
Bulky Items	1
Trash Cans	5
Yard Sales W/O Permit	18

Total New Cases Opened	198
Average Time for 1st Inspection	1.5 Calendar Days
Number of Cases Closed	65
Number of Cases Remaining Open	133
Percentage of Cases Closed	33%