



## MEMORANDUM

**TO:** Steve Mermell, City Manager  
**FROM:** David M. Reyes, Director of Planning & Community Development  
**DATE:** July 26, 2018  
**SUBJECT:** Monthly Activity Reports: June 2018

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Attached are the following reports:

### Planning:

- 1) New Zoning Cases – Thirteen current planning (zoning) projects were submitted in June 2018.
- 2) Zoning Cases of Communitywide Significance – Seven ongoing Major Construction projects as of June 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 June, a total of 201 new cases were opened, and 502 inspections were completed. Of the 201 new cases opened, 99 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
Minor Variance	11892	1157		Armada Dr	1	Minor Variance for an addition to an existing residence to encroach into the rear yard setback area.	Kristen Johnston (626) 744-6709 kjohnston@cityofpasadena.net	06/04/18	Incomplete		HO
Hillside Development Permit	6652	710		Heatherside Rd.	2	HDP to allow the construction of a retaining wall, deck and landscape improvements within 20 feet of the top edge of the Arroyo Slope Bank.	Jamie Peltier (626) 744-7096 jpeltier@cityofpasadena.net	06/07/18	Incomplete		HO
Preliminary Plan Check	PLN2018-00319	93	N	Holliston Ave.	2	Construct a three story, 9 unit City of Gardens project.	Jamie Peltier (626) 744-7096 jpeltier@cityofpasadena.net	06/07/18	Comments sent		Staff
Hillside Development Permit	6656	1734		Kaweah Dr.	6	HDP for a 937 sf room addition and remodel of existing residence.	Jason Van Patten (626) 744-6760 jvanpatten@cityofpasadena.net	06/13/18	Incomplete		Staff
Conditional Use Permit	6657	521	E	Green St.	7	CUP to allow the sale of beer and wine at events associated with a vocational school (International Culinary Institute).	Kristen Johnston (626) 744-6709 kjohnston@cityofpasadena.net	06/13/18	Incomplete		HO
Vesting Tentative Parcel Map	82232	86	S	Fair Oaks Avenue	6	VTPM for a single lot associated with a mixed use development with 7,000 square feet of commercial, 87 apartment units and 4 live-work units over subterranean parking.	Jamie Peltier (626) 744-7096 jpeltier@cityofpasadena.net	06/11/18	New Case: assigned		HO
Minor Conditional Use Permit	6659	370	N	San Rafael Ave		MCUP for a new standing seam metal roof on an existing residence under construction.	Carlos Chacon (626) 744-7123 cchacon@cityofpasadena.net	06/21/18	New Case: assigned		HO
Conditional Use Permit	6658	83	N	Lake Ave.	3	CUP for construction of a mixed-use project exceeding 25,000 sf of non-residential floor area. Mixed-use project with 54 residential units and 118,919 sf of office space.	Jason Van Patten (626) 744-6760 jvanpatten@cityofpasadena.net	06/14/18	Incomplete		PC

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
Conditional Use Permit	6660	445-447	E	Colorado Blvd.	3	CUP to allow the sale of beer and wine for on-site consumption at a proposed new restaurant (Donut Bar).	Kent Lin (626) 744-6817 klin@cityofpasadena.net	06/25/18	New Case: assigned		HO
Predevelopment Plan Review	2018-00010	745-765	N	Orange Grove Blvd.	3	PPR for a proposed 35-unit (for-sale) affordable condominium development.	Kristen Johnston (626) 744-6709 kjohnston@cityofpasadena.net	06/27/18	New Case: assigned		Staff
Minor Conditional Use Permit	6661	1725		Brigden Rd.	2	MCUP for a 743 square foot addition to an existing residence and construction of two 2-car garages. Expansion of a non-conforming (multi-family) use.	Carlos Chacon (626) 744-7123 cchacon@cityofpasadena.net	06/27/18	New Case: assigned		HO
Minor Variance	11893	345		Oneida Dr.	4	MV to allow a 1,033 sf addition within the front yard setback area of an existing single-family residence.	Jennifer Driver (626) 744-6756 jdriver@cityofpasadena.net	06/28/18	New Case: assigned		HO
Conditional Use Permit	6662	1306	N	Lake Ave.	2	CUP to allow the sale of beer and wine for on-site consumption at an existing restaurant (La Caravana).	Robert Avila (626) 744-6776 ravila@cityofpasadena.net	06/28/18	New Case: assigned		HO

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
Affordable Housing Concession Permit	6172	922-936	E	Green St.	7	Demo existing buildings and construct a mixed-use project with 14,791 SF of commercial and 45 residential units.	Luis Rocha (626) 744-6747 lrocha@cityofpasadena.net	03/05/14	Incomplete	-	HO
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	Approved	07/25/18	CC
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 Mirzakhanian (626) 744-7101 tmirzakanian@cityofpasadena.net	05/09/17	Completing environmental		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	Completing environmental		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 mix-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 Leaseing 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	Submitted new information		HO
Conditional Use Permit	6658	83	N	Lake Ave.	3	CUP for construction of a mixed-use project exceeding 25,000 sf of non-residential floor area. Mixed-use project with 54 residential units and 118,919 sf of office space.	Jason Van Patten (626) 744-6760 jvanpatten@cityofpasadena.net	06/14/18	Incomplete		PC

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	Approved	07/16/18	CC
OTHER			Citywide	-	Housing Element: Implementation Process	David Sinclair (626) 744-6766 dsinclair@cityofpasadena.net	-	On-going	-	Other
OTHER			Citywide	-	Climate Action Plan Implementation	Ana Española (626) 744-6754 aespanola@cityofpasadena.net		On-going	-	-
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	07/25/18	DC
ZCA			Citywide	-	Interim Development Intensity	Anita Cerna (626) 744-6767 acerna@cityofpasadena.net		Developing Recommendation	TBD	CC

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
PLN2018-00311	CONSOLIDATED DESIGN REVIEW	497	SOUTH LAVE AVE	7	ALTERATIONS TO AN EXISTING STOREFRONT (TALBOTS)	R. Pelayo (626)744-7309 rpelayo@cityofpasadena.net	6/4/2018	COMPLETE - UNDER STAFF REVIEW	NA	Staff
PLN2018-00309	CONSOLIDATED DESIGN REVIEW	39	EAST COLORADO BLVD	3	INSTALLATION OF ONE WALL SIGN (ARCADIA GALLERY)	M. Khrustaleva (626) 744-6792 mkhrustaleva@cityofpasadena.net	6/1/2018	COMPLETE - UNDER STAFF REVIEW	NA	Staff
PLN2018-00310	RELIEF OF REPLACEMENT BUILDING PERMITS	67	PALMETTO DR	6	DEMOLITION OF A SINGLE FAMILY RESIDENTIAL STRUCTURE (NON-HISTORIC) AND A ONE-STORY STORAGE BUILDING	M. Khrustaleva (626) 744-6792 mkhrustaleva@cityofpasadena.net	6/1/2018	COMPLETE - UNDER STAFF REVIEW	NA	Staff
PLN2018-00324	CONSOLIDATED DESIGN REVIEW	61	WEST COLORADO BLVD.	3	MODIFICATION TO AN EXISTING STOREFRONT WITH NEW RETRACTABLE FABRIC AWNINGS, NEW TILE BASE, AND NEW SIGNAGE (APPLICANT APPLIED FOR MASTER SIGN PLAN UNDER SEPARATE APPLICATION)	A. Landry (626)744-7137 alandry@cityofpasadena.net	6/12/2018	COMPLETE - UNDER STAFF REVIEW	NA	Staff
PLN2018-00325	MASTER SIGN PLAN	61	WEST COLORADO BLVD.	3	ONE COLORADO BLOCK 4. MSP INCLUDES THE RETENTION OF SOME EXISTING SIGNS, NEW WALL SIGNS, BLADE SIGNS, AND MODIFIED DIRECTORY SIGNS	A. Landry (626)744-7137 alandry@cityofpasadena.net	6/12/2018	COMPLETE - UNDER STAFF REVIEW	NA	Staff
PLN2018-00322	CONCEPT DESIGN REVIEW	1435	LINCOLN AVE	1	CONSTRUCTION OF A NEW 3-STORY MIXED USE BUILDING (8 RESIDENTIAL UNITS AND 4027 SQ. FT OF COMMERCIAL SPACE)	A. Landry (626)744-7137 alandry@cityofpasadena.net	6/11/2018	COMPLETE UNDER STAFF REVIEW	TBD	Staff
PLN2018-00318	MASTER SIGN PLAN	20	EAST UNION STREET	3	ONE COLORADO COMMERCIAL DEVELOPMENT FOOD DISTRICT,	A. Landry (626)744-7137 alandry@cityofpasadena.net	6/7/2018	COMPLETE - UNDER STAFF REVIEW	NA	Staff
PLN2018-00332	CONSOLIDATED DESIGN REVIEW	117	WEST COLORADO BLVD.	3	DEMOLITION AND RECONSTRUCTION OF STOREFRONTS INCLUDES (OTHER TENANT IMPROVEMENTS)	A. Landry (626)744-7137 alandry@cityofpasadena.net	6/14/2018	COMPLETE - UNDER STAFF REVIEW	NA	Staff
PLN2018-00331	CERTIFICATE OF APPROPRIATENESS	280	SOUTH ORANGE GROVE BLVD	6	CONSTRUCTION OF A NEW GARAGE (LOCATED WITHIN A HISTORIC DISTRICT)	M. Khrustaleva (626) 744-6792 mkhrustaleva@cityofpasadena.net	6/14/2018	COMPLETE - UNDER STAFF REVIEW	NA	Staff
PLN2018-00333	CONSOLIDATED DESIGN REVIEW	550	EAST COLORADO BLVD.	7	CONSTRUCTION OF A NEW MEDICAL OFFICE BUILDING (THIS APPLICATION IS A RESUBMITTAL OF A PREVIOUSLY APPROVED, EXPIRED ENTITLEMENT).	K. Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	6/14/2018	APPROVED	7/10/2018	DC
PLN2018-00335	CERTIFICATE OF APPROPRIATENESS	1176	NORTH HOLLISTON AVE	2	CONSTRUCTION OF A SECOND FLOOR ADDITION TO EXISTING RESIDENCE, NEW COVERED PATIO ATTACHED TO GARAGE.	A. Landry (626)744-7137 alandry@cityofpasadena.net	6/15/2018	COMPLETE - UNDER STAFF REVIEW	NA	Staff
PLN2018-00340	LANDMARK DESIGNATION	1000	CORDOVA ST	7	DESIGNATION OF A MULTI FAMILY RESIDENCE (WHISPERING WATERS)	K. Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	6/20/2018	COMPLETE - HEARING SCHEDULED	8/21/2018	HPC
PLN2018-00343	CONSOLIDATED DESIGN REVIEW	303	CORDOVA ST	6	NEW EXTERIOR PAINTING OF AN EXISTING HOTEL (SHERATON)	K. Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	6/21/2018	NEW CASE - ASSIGNED	NA	Staff
PLN2018-00351	PRELIMINARY CONSULTATION	745	NORTH ORANGE GROVE BLVD.	3	NEW CONSTRUCTION OF A 35-UNIT AFFORDABLE HOMEOWNERSHIP CONDOMINIUM (95,013 sq.ft.); 4 BUILDINGS TO BE DEMOLISHED.	A. Landry (626)744-7137 alandry@cityofpasadena.net	6/27/2018	COMPLETE - HEARING SCHEDULED	8/28/2017	DC

Planning and Community Development - New Design and Historic Preservation Cases

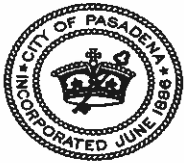
CASE #	CASE TYPE	ADDRESS		CC District	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	CURRENT STATUS	MEETING DATE	REVIEW BODY
PLN2018-00348	FINAL DESIGN REVIEW	130	NORTH FAIR OAKS AVE	3	NEW CONSTRUCTION OF A NEW MIXED USE PROJECT WITH OFFICE, 38 CONDO UNITS, AND 2 LEVEL PARKING STRUCTURE	K. Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	6/26/2018	COMPLETE - HEARING SCHEDULED	8/28/2018	DC
PLN2018-00342	CERTIFICATE OF APPROPRIATENESS	577	EAST CLAREMONT ST	3	INSTALLATION OF A SIDE YARD FENCE AND DRIVEWAY	K. Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	6/21/2018	COMPLETE - UNDER STAFF REVIEW	NA	Staff
PLN2018-00344	PRELIMINARY CONSULTATION	1940	EAST CORSON ST	2	NEW CONSTRUCTION OF A NEW AUTOMOBILE MAINTENANCE FACILITY	A. Landry (626)744-7137 alandry@cityofpasadena.net	6/21/2018	COMPLETE - UNDER STAFF REVIEW	NA	Staff
PLN2018-00341	MODIFICATION MISCELLANEOUS APP.	177	EAST COLORADO BLVD.	3	MODIFICATION TO AN EXISTING MASTER SIGN PLAN (CHANGE SIGN LOCATION)	M. Khrustaleva (626) 744-6792 mkhrustaleva@city ofpasadena.net	6/21/2018	COMPLETE - UNDER STAFF REVIEW	NA	Staff
PLN2018-00349	CERTIFICATE OF APPROPRIATENESS	527	LA LOMA ROAD	6	ADDITION AND REMODEL OF AND EXISTING HOUSE AND GARAGE (NON CONTRIBUTING BUILDING)	A. Landry (626)744-7137 alandry@cityofpasadena.net	6/27/2018	COMPLETE - UNDER STAFF REVIEW	NA	Staff
PLN2018-00350	COA	943	ELIZABETH STREET	2	RESTORE ORIGINAL SHINGLES & SIDING AND REPLACE NON-ORIGINAL WINDOWS WITH WOOD WINDOWS	M. Khrustaleva (626) 744-6792 mkhrustaleva@city ofpasadena.net	6/27/2018	NEW CASE - ASSIGNED	NA	Staff

**ACRONYMS**

<b>Acronym</b>	<b>Case Description</b>	<b>Review Body</b>
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.

<b>Acronym</b>	<b>Review Body</b>
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, 2018**

**Permits & Valuation**

	<i>Month Jun-18</i>	<i>Month Jun-17</i>	<i>YTD FY 2018</i>	<i>YTD FY 2017</i>
<b>Total Value</b>	\$ 34,570,520	\$ 7,770,178	\$ 184,904,538	\$ 195,804,714
<b>Total Permits</b>	251	291	3141	3009
<b>Residential - New</b>				
Valuation	\$ 3,704,668	\$ 367,229	\$ 33,574,909	\$ 72,072,160
Permits	1	2	33	44
<b>Residential - Rehab</b>				
Valuation	\$ 3,540,101	\$ 3,263,650	\$ 64,789,929	\$ 22,187,491
Permits	207	234	2517	2377
<b>Non-Residential - New</b>				
Valuation	\$ 24,196,262	\$ -	\$ 67,777,998	\$ 40,275,688
Permits	1	0	6	8
<b>Non-Residential - Rehab</b>				
* Valuation	\$ 3,129,489	\$ 4,139,299	\$ 18,761,702	\$ 61,269,375
Permits	42	55	585	580

**Fees Collected**

Permit and Plan Check	\$ 471,950	\$ 1,641,256	\$ 6,016,211	\$ 6,296,969
Residential Development Impact	\$ 182,231	\$ 24,241	\$ 3,122,597	\$ 3,208,912
Transportation Improvement Fee	\$ 55,168	\$ 2,813	\$ 1,306,627	\$ 584,299
Construction Tax	\$ 652,339	\$ 129,862	\$ 3,335,415	\$ 3,512,304

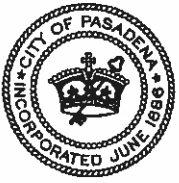
**Fees Waived**

Northwest Enterprise Zone	\$ -	\$ -	\$ -	\$ -
Research and Development	\$ -	\$ -	\$ -	\$ -
Affordable Housing	\$ 1,674	\$ -	\$ 1,674	\$ 39,177

**Other**

Inspections	2,271	2,385	26,660	27,920
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**PLANNING &  
COMMUNITY DEVELOPMENT  
DEPARTMENT**

Monthly Activity Report

**JUNE, 2018**

**Development Processing Section**

**PLAN CHECK OVER \$ 500,000**

N/A

**BUILDING PERMITS OVER \$ 500,000**

**2490 MOHAWK ST**

New construction of 2- and 3-story townhomes and flat (21 units) @ 20,055 square feet, with subterranean parking @ 17,909 square feet  
Project value \$ 3,704,668

**1111 S ARROYO PKWY**

Tenant improvement to convert office space to gallery (1<sup>ST</sup> level) @ 3,190 square feet, café/lobby/accessory spaces @ 4,557 square feet, office spaces/gallery back house @ 866 square feet, and convert office space to gallery (2<sup>nd</sup> level) @ 2,911 square feet (Art Center)  
Project value \$ 571,276

**1200 E CALIFORNIA BLVD**

New construction of a 3-story above-grade, 2-story below-grade research building @ 144,704 square feet (Caltech – Chen Neuroscience Research Building)  
Project value \$ 28,472,206

## New Code Compliance Cases – June 2018

Complaint Type	Number of New Cases
Abandoned Bulky Items	2
Construction – Incomplete/Illegal/Hrs	2
Sewage	1
Improper Occupancy/Life/Safety	6
Parking in Landscaped area	2
Junk and Debris	8
Inoperable Vehicle	4
Vacant BLD/ Vacant Lot	16
Noise/Excessive Lighting	11
Property Maintenance	58
Trees- Damaged/Hazardous/Protected	1
Overgrown Vegetation	28
Zoning Code Violations	59
Sign Code Violations/ Yard Sales	3

<b>Total New Cases Opened</b>	<b>201</b>
<b>Average Time for 1<sup>st</sup> Inspection</b>	<b>3 days</b>
<b>Number of Cases Closed</b>	<b>99</b>
<b>Number of Cases Remaining Open</b>	<b>102</b>