



MEMORANDUM

TO: Steve Mermell, City Manager
FROM: David M. Reyes, Director of Planning & Community Development
DATE: July 25, 2019
SUBJECT: Monthly Activity Reports: June 2019

Attached are the following reports:

Planning:

- 1) New Zoning Cases – Seven current planning (zoning) projects were submitted in June 2019.
- 2) Zoning Cases of Communitywide Significance – Six ongoing Major Construction projects as of June 1, 2019. 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 328 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	REVIEW BODY
Conditional Use Permit	6754	20	E	Union St	3	CUP to allow the sale of beer and wine for on-site consumption for a proposed restaurant (Dirt Dog)	Abdu Lachgar alac-Contractor@cityofpasadena.net	06/06/19	Complete: scheduled	HO
Hillside Development Permit	6753	1526		Vista Lane	6	HDP to allow a two-story addition to an existing single-story residence,	Jason Van Patten (626) 744-6760 jvanpatten@cityofpasadena.net	06/05/19	Incomplete	HO
Tentative Parcel Map	73964	95	N	Sierra Bonita Ave	2	Time Extension for TPM#73964	Katherine Moran (626) 744-6776 kmoran@cityofpasadena.net	06/10/19	Complete: scheduled	HO
Affordable Housing Concession Permit	11907	141	S	Lake Ave.	7	AHCP to increase the amount of floor area allowed for residential uses and MCUP for tandem parking for the construction of a mixed-use project with 89 units and 10,000sf commercial	Jennifer Driver (626) 744-6756 jdriver@cityofpasadena.net	06/17/19	Under Review	HO
Preliminary Plan Check	2019-00322	265	N	Mar Vista Ave	5	PPC for construction of a new four unit City of Gardens project.	Carlos Chacon (626) 744-7123 cchacon@cityofpasadena.net	06/26/19	Under Review	Staff
Variance	11908	1388	W	Colorado Blvd.	6	Variance to deviate from 17.24.050.D (Building Placement) and 17.24.050.F (Pedestrian Access to Buildings)	Jason Van Patten (626) 744-6760 jvanpatten@cityofpasadena.net	06/18/19	Under Review	HO
Conditional Use Permit	6745	34	S	Raymond Ave	6	Conditional Use Permit for beer and wine in conjunction with a restaurant (Bayou Shrimp)	Katherine Moran (626) 744-6776 kmoran@cityofpasadena.net	06/26/19	Under Review	HO

Planning and Community Development - Major Zoning Cases

CASE TYPE	CASE #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	REVIEW BODY	CURRENT STATUS
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	3/5/2014	HO	Incomplete
Affordable Housing Concession Permit	11869	253	S	Los Robles Ave.	6	Affordable Housing Concession Permit for two concessions (Height, FAR) for a six-story, 92-unit multifamily residential project.	Talyn Mirzakhian (626) 744-7101 tmirzakhian@cityofpasadena.net	5/9/2017	HO	Appealed
Affordable Housing Concession Permit	11870	250	E	Union St	3	Affordable Housing Concession Permit for two concessions (FAR and Height) for a six-story mixed-use project containing 1,953 square feet of commercial space and 59 residential units	Beilin Yu (626) 744-6726 byu@cityofpasadena.net	5/16/2017	HO	Completing environmental
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	9/12/2017	HO	Completing environmental
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	6/14/2018	PC	Completing environmental
Planned Development	37	740	E	Green Street	7	PD for mixed-use project with 273 units; AHCP to exceed FAR and height	Luis Rocha (626) 744-6747 lrocha@cityofpasadena.net	7/24/2018	CC	Completing environmental

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: Implementation Process	Arlene Granadosin-Jones (626) 744-6743 agranadosin-jones@cityofpasadena.net	-	On-going
OTHER				Citywide	-	Climate Action Plan Implementation	Ana Española (626) 744-6754 aespanola@cityofpasadena.net	-	On-going
PPR	2019-00002	2915	E	Colorado Blvd	4	Demolition of existing buildings on site, vacate the dead-end section of Nina St, remove asphalt from parking lots, grade and construct new sales, leasing, service, parts buildings.	Arlene Granadosin-Jones (626) 744-6743 agranadosin-jones@cityofpasadena.net	02/20/19	Comments submitted
SP				Citywide	-	General Plan Implementation/Specific Plan Updates	Anita Cerna (626) 744-6767 acerna@cityofpasadena.net	-	On-going
ZCA				Citywide	-	Mansionization: Phase 2	Martin Potter (626) 744-6710 mpotter@cityofpasadena.net	-	Developing Recommendation
ZCA	2018-00403			Citywide	-	Zoning Code Text Amendment: Outdoor Electronic Signage	Natsue Sheppard (626) 744-7527 nsheppard@cityofpasadena.net	07/16/18	On hold per applicant
ZCA	2018-00512			Citywide	-	Zoning Code Text Amendment: Inclusionary Housing and In-Lieu Fee. In conjunction with Housing Dept.	Andre Sahakian (626) 744-6916 asahakian@cityofpasadena.net		Scheduled
ZCA				Citywide	-	Zoning Code Text Amendment: Single-Room Occupancy Regulations	Andre Sahakian (626) 744-6916 asahakian@cityofpasadena.net		Scheduled: informational item
ZCA	2019-00356	351	S	Hudson Avenue	7	Zoning Map Amendment: Planned Development	David Sinclair (626) 744-6766 dsinclair@cityofpasadena.net	06/03/19	New Case: assigned
ZCA	2019-003255			Citywide	-	Zoning Code Text Amendment: Pilot Valet Program - Playhouse Subdistrict	Andre Sahakian (626) 744-6916 asahakian@cityofpasadena.net	07/01/19	Scheduled: informational item

Planning and Community Development - New Design and Historic Preservation Cases

CASE #	CASE TYPE	ADDRESS		CC District	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	REVIEW BODY	MEETING DATE
PLN2019-00283	CONSOLIDATED DESIGN REVIEW	14	SOUTH FAIR OAKS AVENUE	6	NEW AWNING AND AWNING SIGNAGE (EXPEDITED).	R. Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	6/4/2019	Staff	NA
PLN2019-00287	CERTIFICATE OF APPROPRIATENESS	1447	MAR VISTA AVENUE	2	REPLACEMENT OF A GARAGE DOOR	K. Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	6/6/2019	Staff	NA
PLN2019-00294	LANDMARK DESIGNATION	180	SOUTH SAN RAFAEL AVENUE	6	APPLICATION FOR LANDMARK DESIGNATION	A. Landry (626)744-7137 alandry@cityofpasadena.net	6/10/2019	HPC	8/20/2019
PLN2019-00301	CONSOLIDATED DESIGN REVIEW	39	WEST COLORADO BLVD	3	INSTALL ONE NEW HAND CARVED SIGN ON FRONT ELEVATION, ONE NEW HAND CARVED SIGN ON BACK ELEVATION, INSTALL NEW FABRIC OVER AN EXISTING CANOPY ON FRONT ELEVATION AND TWO REAR CANOPIES	K. Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	6/11/2019	Staff	NA
PLN2019-00305	CERTIFICATE OF APPROPRIATENESS	1080	PROSPECT BLVD	1	REPLACE WOOD ROOF WITH COMPOSITION SHINGLE ROOF	R. Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	6/14/2019	Staff	NA
PLN2019-00308	CONCEPT DESIGN REVIEW	93	NORTH HOLLISTON AVENUE	2	A NEW 9-UNIT MULTI-FAMILY RESIDENTIAL PROJECT	A. Landry (626)744-7137 alandry@cityofpasadena.net	6/17/2019	Staff	NA
PLN2019-00309	CONSOLIDATED DESIGN REVIEW	275	CORDOVA STREET	6	NEW ACCENT PAINT ON EXTERIOR; NEW TRELLIS AND PORTAL AT SOUTH AND WEST ENTRANCES; GUARDRAIL REPLACEMENT; NEW WALL AND SITE LIGHTING FIXTURES	K. Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	6/17/2019	Staff	NA
PLN2019-00313	CONSOLIDATED DESIGN REVIEW	230	SOUTH LAKE AVENUE	7	EXTERIOR DOOR CHANGES AND NEW PATIO COVER (FIVE GUYS RESTAURANT)	R. Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	6/19/2019	Staff	NA
PLN2019-00317	CONSOLIDATED DESIGN REVIEW	300	EAST COLORADO BLVD	6	EXTERIOR PAINT AND AWNING FABRIC REPLACEMENT (BODEGA WINE BAR)	R. Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	6/20/2019	Staff	NA
PLN2019-00316	CONSOLIDATED DESIGN REVIEW	390	EAST WALNUT STREET	3	MAJOR EXTERIOR MODIFICATIONS TO EXISTING BUILDING	K. Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	6/20/2019	Staff	NA
PLN2019-00319	FINAL DESIGN REVIEW	690	NORTH ORANGE GROVE BLVD	3	MIXED-USE PROJECT WITH 7,309 SF OF COMMERCIAL SPACE, 48 RESIDENTIAL UNITS, AND ONE LEVEL OF SUBTERRANEAN PARKING	K. Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	6/20/2019	DC	9/10/2019
PLN2019-00318	MASTER SIGN PLAN	20	EAST ORANGE GROVE BLVD	5	NEW MASTER SIGN PLAN FOR CVS	R. Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	6/20/2019	Staff	NA

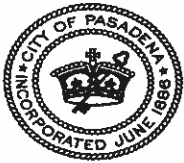
Planning and Community Development - New Design and Historic Preservation Cases

CASE #	CASE TYPE	ADDRESS		CC District	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	REVIEW BODY	MEETING DATE
PLN2019-00320	APPEAL OF DECISION	356	SOUTH GRAND AVENUE	6	APPEAL FOR CERTIFICATE OF EXCEPTION #366	K. Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	6/20/2019	BOZA (TBD)	NA
PLN2019-00321	LANDMARK DESIGNATION	2940	EAST FOOTHILL BLVD	4	FORMER "AVON PRODUCTS BUILDING"	K. Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	6/24/2019	HPC	9/24/2019
PLN2019-00323	CHANGE TO AN APPROVED PROJECT	842	NORTH FAIR OAKS AVENUE	3	CHANGES TO APPROVED PROJECT	K. Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	6/26/2019	Staff	NA
PLN2019-00325	CERTIFICATE OF APPROPRIATENESS	783	EAST CLAREMONT STREET	5	REAR ADDITION PARTIALLY VISIBLE FROM THE STREET	A. Landry (626)744-7137 alandry@cityofpasadena.net	6/27/2019	Staff	NA
PLN2019-00326	PRELIMINARY CONSULTATION	61	NORTH PARKWOOD AVENUE	2	NEW TWO-STORY, THREE-UNIT MULTI-FAMILY RESIDENTIAL PROJECT	A. Landry (626)744-7137 alandry@cityofpasadena.net	6/27/2019	Staff	NA
PLN2019-00315	FINAL DESIGN REVIEW	417	NORTH MADISON AVENUE	3	NEW 35-UNIT MULTI-FAMILY RESIDENTIAL PROJECT	A. Landry (626)744-7137 alandry@cityofpasadena.net	6/19/2019	DC	9/24/2019
PLN2019-00314	CERTIFICATE OF APPROPRIATENESS	1588	NORTH HOLLISTON AVENUE	2	REPLACEMENT OF A GATE IN SIDE YARD SETBACK	K. Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	6/19/2019	Staff	NA
PLN2019-00324	CERTIFICATE OF APPROPRIATENESS	1166	EAST HOWARD STREET	2	ALTER THE FRONT DOORS	A. Landry (626)744-7137 alandry@cityofpasadena.net	6/26/2019	Staff	NA
PLN2019-00327	CONSOLIDATED DESIGN REVIEW	3644	EAST FOOTHILL BLVD	4	MAJOR ALTERATIONS TO EXTERIOR OF EXISTING BUILDING	K. Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	6/28/2019	Staff	NA

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, 2019
Permits & Fees

Permits & Valuation

	<u>Month</u> <u>Jun-19</u>	<u>Month</u> <u>Jun-18</u>	<u>YTD</u> <u>FY 2019</u>	<u>YTD</u> <u>FY 2018</u>
Total Value	\$ 14,970,508	\$ 34,570,520	\$ 273,123,273	\$ 184,904,538
Total Permits	273	251	3039	3141
Residential - New				
Valuation	\$ 72,255	\$ 3,704,668	\$ 92,208,490	\$ 33,574,909
Permits	1	1	43	33
Residential - Rehab				
Valuation	\$ 3,171,208	\$ 3,540,101	\$ 39,077,954	\$ 64,789,929
Permits	206	207	2452	2517
Non-Residential - New				
Valuation	\$ -	\$ 24,196,262	\$ 81,988,640	\$ 67,777,998
Permits	0	1	2	6
Non-Residential - Rehab				
* Valuation	\$ 11,727,045	\$ 3,129,489	\$ 59,848,189	\$ 18,761,702
Permits	66	42	542	585

Fees Collected

Permit and Plan Check	\$ 470,474	\$ 471,950	\$ 5,844,811	\$ 6,016,211
Residential Development Impact	\$ 2,976	\$ 182,231	\$ 10,580,371	\$ 3,122,597
Transportation Improvement Fee	\$ -	\$ 55,168	\$ 3,744,737	\$ 1,306,627
Construction Tax	\$ 271,200	\$ 652,339	\$ 4,995,892	\$ 3,335,415

Fees Waived

Northwest Enterprise Zone	\$ -	\$ -	\$ -	\$ -
Research and Development	\$ -	\$ -	\$ -	\$ -
Affordable Housing	\$ -	\$ 1,674	\$ 22,896	\$ 1,674

Other

Inspections	2,111	2,271	26,861	26,660
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**PLANNING &
COMMUNITY DEVELOPMENT
DEPARTMENT**

Monthly Activity Report
JUNE, 2019

PLAN CHECK OVER \$ 500,000

1005 ARMADA DR

New construction of a 3-story concrete and steel building, with 3 educational classrooms @ 3,010 square feet
Project value \$ 5,000,000

299 N EUCLID AVE

Tenant improvement of office space @ 14,144 square feet
Project value \$ 537,472

275 CORDOVA ST

Renovation and rehabilitation of an existing 14-story, 150-unit multi-family residential building @ 88,060, with 1 level of subterranean parking @ 12,300 square feet demolition and construction of vehicle ramps to subterranean parking for 2-way vehicle traffic
Project value \$ 4,875,990

2535 NINA ST

New construction of an auto repair building on a vacant lot @ 4,544 square feet
Project value \$ 586,176

BUILDING PERMITS OVER \$ 500,000

74 N PASADENA AVE

Tenant improvement in existing Type II-B office building @ 29,353 square feet (Kaiser Permanente)
Project value \$ 1,701,216

680 E COLORADO BLVD

Interior tenant improvement of existing 1st floor office suite and entire second floor for new tenant @ 41,080 square feet (Regus)
Project value \$ 2,206,359

2964 BRADLEY ST

Tenant improvement for new office space and mezzanine level @ 49,451 square feet
Project value \$ 2,313,268 (Gernalto)

1538 E HOWARD ST

Tenant improvement of classrooms and seismic retrofit @ 21,599 square feet (EF Academy)
Project value \$ 1,072,498

New Code Compliance Cases – June 2019

Complaint Type	Number of New Cases
Construction – Incomplete/Illegal/Hrs	18
Junk and Debris	6
Vacant BLD/ Vacant Lot	5
Noise	12
Property Maintenance	64
Trees- Damaged/Hazardous/Protected	4
Overgrown Vegetation	53
Zoning Code Violations	30
Abandoned Bulky Items	8
Other	1

Total New Cases Opened	201
Average Time for 1st Inspection	3 Calendar Days
Number of Cases Closed	99
Number of Cases Remaining Open	102