



## MEMORANDUM

**TO:** Miguel Márquez, City Manager

**FROM:** Jennifer Paige, AICP, Director of Planning & Community Development

**DATE:** August 3, 2023

**SUBJECT:** Monthly Activity Reports: June 2023

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Attached are the following reports:

Planning:

- 1) New Zoning Cases – Eleven current planning (zoning) projects were submitted in June 2023.
- 2) Zoning Cases Major Construction – Two ongoing Major Construction projects as of June 1, 2023. 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:

392 new cases were opened (202 cases were opened in response to leaf-blower complaints), 594 inspections were completed, and 268 cases were closed. There were 101 Presale certificates issued and 142 Quadrennial rental units inspected.

Building and Safety:

846 building and subtrade permits were issued with a valuation of \$15,613,518; 26 ADU permits were issued; and 3,049 building inspections were completed.

**All Reports can be found at this link:**

<https://www.cityofpasadena.net/planning/monthly-activity-reports/>

Planning and Community Development - New Zoning Cases

CASE #	TIDEMARK #/ ENERGOV #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	REVIEW BODY
413	COC2023-00003	270	N	Los Robles Ave.	3	CC #413 to consolidate two existing parcels into one for at new 105 unit MF project (associated with CE #412)	Ivan Galeazzi (626)744-7124 igaleazzi@cityofpasadena.net	06/02/23	Staff
412	ZENT2023-00057	270	N	Los Robles Ave.	3	CE #412 to consolidate two existing parcels into one for a new 105 unit MF project	Ivan Galeazzi (626)744-7124 igaleazzi@cityofpasadena.net	06/02/23	HO
7132	ZENT2023-00064	3475	E	Colorado Blvd.	4	Interior and exterior renovation of an existing dealership. Demolition of exterior service bays to be replaced with a new, enclosed service shop.	Katherine Moran (626) 744-6740 kmoran@cityofpasadena.net	06/22/23	HO
7129	ZENT2023-00060	1095		Chula Vista Pl	6	Proposed new 602 square foot second-story addition to an existing single--story residence.	Alison Walker (626) 744-6742 awalker@cityofpasadena.net	06/07/23	HO
7131	ZENT2023-00062	1409		El Mirador Dr.	6	HDP for new construction of 2-story SFR (3859 SF) with attached 2-car garage (620 SF) and detached accessory structure (446 SF) with an in-ground pool and spa. Also requesting minor Variance for reduced front yard setback of 25ft.	Joseph Weaver (626) 744-3813 joweaver@cityofpasadena.net	06/14/23	HO
7133	ZENT2023-00069	170		Anita Dr.	6	Enclose 2nd floor covered balcony - 140 sq. ft.	Jennifer Driver (626) 744-6756 jdriver@cityofpasadena.net	06/29/23	HO
7130	ZENT2023-00061	515		Pepper St.	1	115 SF addition for second floor addition to a SFR	Jasmine Heredia (626) 744-6817 jheredia@cityofpasadena.net	06/09/23	HO
83977	ZENT2023-00063	256	N	Michigan Ave.	5	A Vesting Tentative Tract Map to develop a new 34 unit condominium building with 68 parking spaces in an underground garage on formerly Santa Fe Railroad land. The proposed project would include a 32.5% density bonus.	Ivan Galeazzi (626)744-7124 igaleazzi@cityofpasadena.net	06/21/23	HO

Planning and Community Development - New Zoning Cases

CASE #	TIDEMARK #/ ENERGOV #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	REVIEW BODY
11971	ZENT2023-00053	171	S	Grand Ave.	6	VHR #11971- Variance for Historic Resources for Replacement Driveway Gates at Shakespeare Club to exceed the maximum allowed height.	Katherine Moran (626) 744-6740 kmoran@cityofpasadena.net	06/01/23	HO
11972	ZENT2023-00056	110	E	Holly St.	3	VHR #11972 to reduce required ground floor ceiling height from the required 15' to 10'-3"	Alison Walker (626) 744-6742 awalker@cityofpasadena.net	06/01/23	HO
83642	ZENT2023-00066	150	S	Oak Knoll Ave	7	Time Extension for VTTM #83642 (1 yr)	Ivan Galeazzi (626)744-7124 igaleazzi@cityofpasadena.net	06/26/23	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	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
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	Column3	Column4
OTHER				Citywide		METRO Grant Administration	Anita Cerna (626) 744-6767 acerna@cityofpasadena.net	-	On-going	-	-
OTHER				Citywide	-	Climate Action Plan Implementation	Martin Potter (626) 744-6710 mpotter@cityofpasadena.net	-	On-going	-	-
OTHER				Citywide	-	High Density Objective Design Guidelines	Martin Potter (626) 744-6710 mpotter@cityofpasadena.net	-	On-going	-	PC/CC
OTHER				Citywide	-	Accessory Dwelling Unit Zoning Code Amendment	Guille Nunez (626) 744-7634 gnunez@cityofpasadena.net	-	On-going	-	PC/CC
OTHER				Citywide	-	Emergency Shelter Zoning Code Amendment	Martin Potter (626) 744-6710 mpotter@cityofpasadena.net	-	Approved	-	PC/CC
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	Application Incomplete	-	PC/CC
SP				Citywide	-	General Plan Implementation/Specific Plan Updates	Anita Cerna (626) 744-6767 acerna@cityofpasadena.net	-	On-going	06/28/23	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	On hold per applicant	-	CC
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.	Melanie Hall (626) 744-7101 mhall@cityofpasadena.net	04/11/22	On hold per applicant	-	Other

Planning and Community Development - Community Planning Cases

CASE TYPE	CASE #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	REVIEW BODY	Column3	Column4
MP	2022-00008	169	S	St. John	6	Amendment to Maranatha Master Plan to incorporate Fowler Gardens parcel.	Martin Potter (626) 744-6710 mpotter@cityofpasadena.net	11/29/22	Complete: not scheduled	-	CC

Planning and Community Development - New Design and Historic Preservation Cases

CASE #	CASE TYPE	ADDRESS		CC District	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	REVIEW BODY	
<a href="#">DHP2023-00169</a>	CONSOLIDATED DESIGN REVIEW	325		CORDOVA ST	6	FOR NEW EXTERIOR PAINT	R. DUONG (626)744-7346 rduong@cityofpasadena.net	6/1/2023	STAFF
<a href="#">DHP2023-00170</a>	CERTIFICATE OF APPROPRIATENESS	1024	EAST	WASHINGTON BLVD	2	AFTER THE FACT COA FOR FENCE INSTALLATION AT SIDE	B. KEATINGE (626)744-7309 rkeatinge@cityofpasadena.net	6/1/2023	STAFF
<a href="#">DHP2023-00172</a>	CONSOLIDATED DESIGN REVIEW	130	NORTH	FAIR OAKS AVE	3	NEW MIXED-USE PROJECT WITH 38 CONDO UNITS (RESUBMITTED DUE TO EXPIRED DESIGN REVIEW APPROVAL).	E. SISSI (626) 744-6738 esissi@cityofpasadena.net	6/5/2023	DC
<a href="#">DHP2023-00175</a>	LANDMARK DESIGNATION	627	SOUTH	EUCLID AVE	7	LANDMARK DESIGNATION FOR INDIVIDUAL PROPERTY	S. CISNEROS (626)744-7219 scisneros@cityofpasadena.net	6/5/2023	HPC
<a href="#">DHP2023-00176</a>	CERTIFICATE OF APPROPRIATENESS	540	SOUTH	MARENGO AVE	6	FOR NEW CARPORT IN PARKING LOT	S. CISNEROS (626)744-7219 scisneros@cityofpasadena.net	6/7/2023	STAFF
<a href="#">DHP2023-00177</a>	MINOR CHANGE TO APPROVED PROJECT	399	EAST	GREEN ST	6	MASTER SIGN PLAN AMENDMENT - NEW MONUMENT SIGN (HYATT PLACE MSP)	B. KEATINGE (626)744-7309 rkeatinge@cityofpasadena.net	6/7/2023	STAFF
<a href="#">DHP2023-00178</a>	CONSOLIDATED DESIGN REVIEW	146	SOUTH	LAKE AVE	7	NEW 23.32 SF ILLUMINATED WALL SIGN.	B. KEATINGE (626)744-7309 rkeatinge@cityofpasadena.net	6/7/2023	STAFF
<a href="#">DHP2023-00181</a>	CONSOLIDATED DESIGN REVIEW	169	WEST	COLORADO BLVD	3	FOR NEW WALL SIGN AND STOREFRONT ALTERATIONS FOR "RIVIAN"	S. CISNEROS (626)744-7219 scisneros@cityofpasadena.net	6/13/2023	STAFF
<a href="#">DHP2023-00182</a>	CREATIVE SIGN PERMIT	169	WEST	COLORADO BLVD	3	NEW STOREFRONT GRAPHICS FOR "RIVIAN"	S. CISNEROS (626)744-7219 scisneros@cityofpasadena.net	6/13/2023	STAFF
<a href="#">DHP2023-00183</a>	HISTORIC RESOURCE EVALUATION	1427		ARROYO VIEW DR	6	OF NON-SURVEYED SFR CONSTRUCTED IN 1948	Michelle Anderson mand-contractor@cityofpasadena.net	6/13/2023	STAFF
<a href="#">DHP2023-00185</a>	TIME EXTENSION	127	NORTH	MADISON AVE	3	FOR FINAL DESIGN REVIEW PLN2020-00171	S. CISNEROS (626)744-7219 scisneros@cityofpasadena.net	6/21/2023	DC
<a href="#">DHP2023-00186</a>	TIME EXTENSION	139	SOUTH	OAK KNOLL AVE	7	FOR FDR CASE DHP2021-00182	R. DUONG (626)744-7346 rduong@cityofpasadena.net	6/21/2023	DC
<a href="#">DHP2023-00187</a>	TIME EXTENSION	150	SOUTH	OAK KNOLL AVE	7	FOR FDR CASE DHP2021-00096	R. DUONG (626)744-7346 rduong@cityofpasadena.net	6/21/2023	DC

Planning and Community Development - New Design and Historic Preservation Cases

CASE #	CASE TYPE	ADDRESS			CC District	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	REVIEW BODY
<a href="#">DHP2023-00188</a>	CONSOLIDATED DESIGN REVIEW	49	EAST	COLORADO BLVD	3	NEW SIGN FOR "PRINCE ST PIZZA"	B. KEATINGE (626)744-7309 rkeatinge@cityofpasadena.net	6/22/2023	STAFF
<a href="#">DHP2023-00189</a>	CERTIFICATE OF APPROPRIATENESS	781	SOUTH	GRAND AVE	6	NEW REAR ADDITION INCLUDING PORCH AND BALCONY	R. DUONG (626)744-7346 rduong@cityofpasadena.net	6/22/2023	STAFF
<a href="#">DHP2023-00191</a>	HISTORIC RESOURCE EVALUATION	2065		CASA GRANDE ST	2	FOR UNSURVEYED SFR CONSTRUCTED 1948	Michelle Anderson mand-contractor@cityofpasadena.net	6/22/2023	STAFF
<a href="#">DHP2023-00192</a>	CERTIFICATE OF APPROPRIATENESS	735	NORTH	HOLLISTON AVE	2	FOR NEW 155 SQUARE FOOT SECOND FLOOR ADDITION	R. DUONG (626)744-7346 rduong@cityofpasadena.net	6/22/2023	HPC
<a href="#">DHP2023-00193</a>	CERTIFICATE OF APPROPRIATENESS	1099		RIO GRANDE AVE	2	NEW ONE-STORY REAR ADDITION TO EXISTING SFR (HISTORIC HIGHLANDS LD)	S. CISNEROS (626)744-7219 scisneros@cityofpasadena.net	6/22/2023	STAFF
<a href="#">DHP2023-00194</a>	MINOR CHANGE TO APPROVED PROJECT	3425	EAST	COLORADO BLVD	4	AMENDMENTS TO AN APPROVED MASTER SIGN PROGRAM	R. DUONG (626)744-7346 rduong@cityofpasadena.net	6/23/2023	STAFF
<a href="#">DHP2023-00195</a>	LANDMARK DESIGNATION	701	WEST	HOLLY ST	1	FOR SINGLE FAMILY RESIDENCE (CHATEAU HOLLY) BUILT 1926	S. CISNEROS (626)744-7219 scisneros@cityofpasadena.net	6/26/2023	HPC
<a href="#">DHP2023-00196</a>	HISTORIC RESOURCE EVALUATION	393	SOUTH	GREENWOOD AVE	7	FOR UNSURVEYED SFR CONSTRUCTED 1936	Michelle Anderson mand-contractor@cityofpasadena.net	6/26/2023	STAFF
<a href="#">PPR2023-00008</a>	PREDEVELOPMENT PLAN REVIEW	37	NORTH	BONNIE AVE	2	FOR THE CONSTRUCTION OF A 3 STORY 15 UNIT CONDOMINIUM WITH SUBTERRANEAN PARKING BELOW	B. KEATINGE (626)744-7309 rkeatinge@cityofpasadena.net	6/9/2023	STAFF
<a href="#">DHP2023-00197</a>	CERTIFICATE OF APPROPRIATENESS	242	SOUTH	HILL AVE	7	GARAGE DOOR REPLACEMENTS AND RESTUCCO OF PRIMARY STRUCTURE FOR C TO ROSE VILLA-OAKDALE LD	B. KEATINGE (626)744-7309 rkeatinge@cityofpasadena.net	6/27/2023	STAFF
<a href="#">DHP2023-00198</a>	CERTIFICATE OF APPROPRIATENESS	731	EAST	WASHINGTON BLVD	5	COA TO ADD LANTERN FEATURE ON TOP OF EXISTING TOWER AND EXTENDING (E) ART DECO TILE DETAIL	Michelle Anderson mand-contractor@cityofpasadena.net	6/27/2023	STAFF
<a href="#">DHP2023-00200</a>	HISTORIC RESOURCE EVALUATION	1847		ALLEN CT	7	FOR SFR BUILT IN 1931	Michelle Anderson mand-contractor@cityofpasadena.net	6/28/2023	STAFF
<a href="#">DHP2023-00201</a>	CONSOLIDATED DESIGN REVIEW	708	EAST	COLORADO BLVD	7	EXPEDITED CDR FOR WALL SIGN REPLACEMENT FOR "SKIN SPIRIT"	B. KEATINGE (626)744-7309 rkeatinge@cityofpasadena.net	6/28/2023	STAFF
<a href="#">DHP2023-00202</a>	CERTIFICATE OF APPROPRIATENESS	915	NORTH	HUDSON AVE	5	ALTERATIONS TO WINDOWS AND DOORS AT THE REAR ELEVATION	E. SISSI (626) 744-6738 esissi@cityofpasadena.net	6/29/2023	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
<a href="#">DHP2023-00203</a>	FINAL DESIGN REVIEW	270	NORTH	LOS ROBLES AVE	3	NEW 105-UNIT RESIDENTIAL DEVELOPMENT WITH SUBTERRANEAN PARKING. PROJECT TO UTILIZE DENSITY BONUS WITH CONCESSIONS FOR FAR AND HEIGHT	R. DUONG (626)744-7346 rduong@cityofpasadena.net	6/29/2023	DC

**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
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.

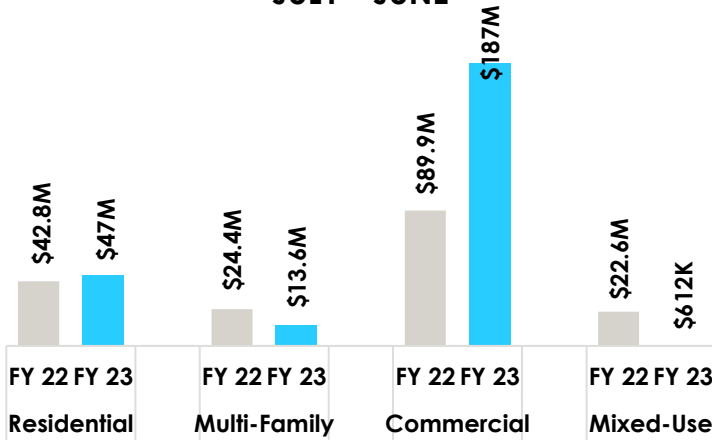
<b>Acronym</b>	<b>Review Body</b>
CC	City Council
DC	Design Commission
HO	Hearing Officer
PC	Planning Commission
BZA	Board of Zoning Appeals

# MONTHLY ACTIVITY REPORT

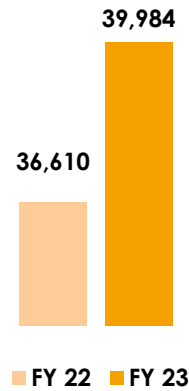


## DEVELOPMENT ACTIVITY (Year Over Year Comparison)

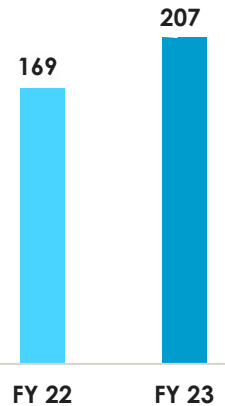
### BUILDING PERMITS ISSUED (VALUATION) JULY - JUNE



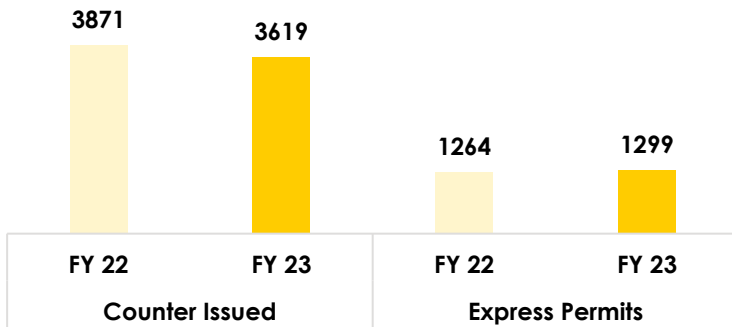
### BLD. INSPECTIONS JULY - JUNE



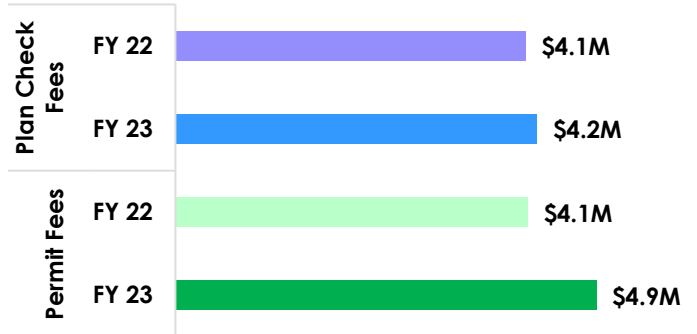
### ADU PERMITS ISSUED JULY - JUNE



### SUB-TRADE PERMITS ISSUED, JULY - JUNE



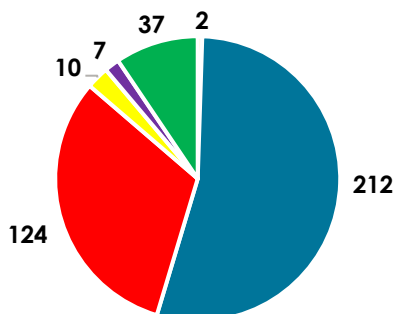
### PERMIT REVENUES, JULY - JUNE



## CODE COMPLIANCE ACTIVITY (JUNE ACTIVITY)

### NEW CODE COMPLIANCE CASES - 392

- Building & Safety
- Noise
- Property Maintenance
- Housing
- Tree
- Zoning



Presale Certificates Issued:	101
Quadrennial Units Inspected:	142
Zoning/Property Maintenance Inspections:	594
Cases Resolved (Closed):	268