



MEMORANDUM

TO: Steve Mermel, City Manager

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

DATE: August 31, 2017

SUBJECT: Monthly Activity Reports: July 2017

Attached are the following reports:

Planning:

- 1) New Zoning Cases - Two current planning (zoning) projects submitted in July 2017.
- 2) Zoning Cases of Communitywide Significance - Two Major Construction projects as of July 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 July 2017, 160 new cases were opened. Staff closed 61 cases and 99 remain open. The average time from the received date to the date of inspection is 2 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
PPC		690-700	N	Orange Grove Blvd.	3	PPC for the construction of 25 residential units in the RM-32 zone, includes mixed use building with ground floor commercial and 23 residential units in the FGSP-C-3D zone with one level of subterranean parking.	Jason Killebrew (626) 744-7096	07/20/17	New Case: assigned		Staff
CUP	5407	550-566	E	Colorado Blvd.	7	Crown City. Second time extension request for CUP #5407.	Jason Killebrew (626) 744-7096	07/26/17	New Case: assigned		PC

PASADENA - MAJOR ZONING CASES

CASE TYPE	CASE #	ADDRESS			CC DIST	BRIEF DESCRIPTION	CASE PLANNER & PHONE #	RECEIVED DATE	CURRENT STATUS	MEETING DATE	REVIEW BODY
CUP	6294	262	N	Los Robles Ave.	3	Mirador - Demolish 173 units and construct 307 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	6545	500	S	Raymond Ave.	6	CUP to construct a new 26,560 sf office (KPCC) building with three levels of subterranean parking. Also includes a request to exceed parking in TOD area and to exceed floor area ratio in the Central District.	Jason Van Patten (626) 744-6760	03/06/17	Incomplete		PC
PD	36	3202	E	Foothill Blvd.	4	Planned Development application for demolition of all structures on-site and construction of mixed-use project (retail, restaurant, live/work, 550 units) arranged in 8 buildings.	David Sanchez (626) 744-6707	07/08/16	Completing environmental		CC

PASADENA - COMMUNITY PLANNING CASES

CASE TYPE	CASE #			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	09/27/17	PC
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 Cerna	-	Developing Recommendation	TBD	PC/CC
SP				Citywide	-	General Plan Implementation/Specific Plan Updates	Anita Cerna	-	On-going	TBD	PC/CC

PASADENA - COMMUNITY PLANNING CASES

CASE TYPE	CASE #		ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	CURRENT STATUS	MEETING DATE	REVIEW BODY
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	-	Accessory Dwelling Units	Joanne Hwang	-	Continued at hearing	06/19/17	CC
ZCA			Citywide	-	Short-Term Rental Regulations	Perry Banner	-	Developing Recommendation	10/02/17	CC
ZCA			Citywide	-	Marijuana Regulations	Perry Banner	-	Developing Recommendation	08/23/17	EdTech

PASADENA - NEW DESIGN HISTORIC PRESERVATION CASES

CASE TYPE	CASE #	ADDRESS		CC District	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	CURRENT STATUS	MEETING DATE	REVIEW BODY
COA	PLN2017-00330	797	NORTH MENTOR AVE	5	AFTER-THE-FACT 3' TALL FRONT YARD FENCE	Johnson	7/11/2017	ACTIVE	NA	Staff
COA	PLN2017-00329	1144	ELIZABETH ST	2	C OF A FOR NEW SIDE YARD FENCE.	Landry	7/10/2017	ACTIVE	NA	HPC
COA	PLN2017-00338	851	EAST WASHINGTON BLVD	5	RESTORE THEATER'S MARQUEE TO ORIGINAL DESIGN	Johnson	7/19/2017	ACTIVE	NA	HPC
CONSOLIDATED DESIGN REVIEW	PLN2017-00334	290	EAST COLORADO BLVD	6	MODIFICATION TO MASTER SIGN PLAN FOR NEW STORFRONT SIGNAGE FOR GREAT MAPLE	Johnson	7/14/2017	ACTIVE	NA	Staff
COA	PLN2017-00342	761	NORTH HOLLISTON AVE	2	C OF A FOR REMOVAL AND REPLACEMENT OF FOUR WINDOWS	Landry	7/20/2017	ACTIVE	NA	Staff
PRELIMINARY CONSULTATION	PLN2017-00351	86	SOUTH FAIR OAKS AVE	6	PRELIMINARY CONSULTATION FOR DESIGN REVIEW TO A MIXED USE DEVELOPMENT INCLUDING APPROX 8000 SQ FT OF COMMERCIAL, 87 RENTAL APARTMENTS AND 4 LIVE-WORK - THREE BUILDINGS, OVER SUBTERRANEAN PARKING	Johnson	7/25/2017	ACTIVE	10/24/2017	DC
CONSOLIDATED DESIGN REVIEW	PLN2017-00352	72	NORTH FAIR OAKS AVE	3	NEW SIGNAGE FOR FISHWIVES	Potter	7/25/2017	ACTIVE	NA	Staff
CONSOLIDATED DESIGN REVIEW	PLN2017-00359	125	HURLBUT ST	6	CHANGE TO APPROVED PROJECT DESIGN FROM WATER-JET METAL PANELS ON BALCONY TO ETCHED BRONZE GLASS, SAME PATTERN DESIGN TO BE USED.	Johnson	7/27/2017	ACTIVE	NA	Staff
COA	PLN2017-00358	1750	CASA GRANDE ST	2	C OF A FOR NEW FRONT YARD FENCE	Landry	7/27/2017	ACTIVE	NA	Staff
CONSOLIDATED DESIGN REVIEW	PLN2017-00364	1661	NORTH FAIR OAKS AVE	1	CONSOLIDATED DESIGN REVIEW FOR 9 RESIDENTIAL UNITS AND RELOCATIONS OF DECKER HOUSE.	Landry	7/28/2017	ACTIVE	NA	Staff
CONSOLIDATED DESIGN REVIEW	PLN2017-00363	520	SOUTH LAKE AVE	7	TWO NEW NON-ILLUMINATED WALL SIGNS ON SECOND FLOOR OF COMMERCIAL BUILDING.	Potter	7/28/2017	ACTIVE	NA	Staff
CONSOLIDATED DESIGN REVIEW	PLN2017-00365	1669	NORTH FAIR OAKS AVE	1	NEW 7 UNIT CONDOMINIUM PROJECT, REMOVAL OF 4 PROTECTED TREES, RELIEF FROM REPLACEMENT BUILDING PERMIT.	Landry	7/28/2017	ACTIVE	NA	Staff
RFC	PPR2017-00008	1427	LINCOLN AVE	1	NEW 24,000 LIQUOR STORE AND TRANSMISSION SHOP	White	7/20/2017	ACTIVE	NA	Staff
RFC	PPR2017-00009	1570	GLEN OAKS BLVD	6	NEW SINGLE FAMILY RESIDENCE IN HILLSIDE OVERLAY	Landry	7/24/2017	ACTIVE	NA	Staff
RFC	PPR2017-00010	86	SOUTH FAIR OAKS AVE	6	PPR FOR A MIXED USE DEVELOPMENT INCLUDING APPROX. 8000 SQ FT OF COMMERCIAL, 87 RENTAL APARTMENTS AND 4 LIVE-WORK UNITS ARRAYED IN THREE BUILDINGS OVER SUBTERRANEAN PARKING.	Johnson	7/25/2017	ACTIVE	NA	Staff
RFC	PPR2017-00011	1307	LINCOLN AVE	1	PREDEVELOPMENT PLAN REVIEW FOR DEMOLITION OF EXISTING BUILDINGS AND TO CONSTRUCT 54 NEW DETACHED TOWNHOMES.	Landry	7/26/2017	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
JULY, 2017
Permits & Fees

Permits & Valuation

	<i>Month Jul-17</i>	<i>Month Jul-16</i>	<i>YTD FY 2018</i>	<i>YTD FY 2017</i>
Total Value	\$ 9,939,945	\$ 5,546,537	\$ 9,939,945	\$ 5,546,537
Total Permits	257	258	257	258
Residential - New				
Valuation	\$ 1,587,734	\$ 324,061	\$ 1,587,734	\$ 324,061
Permits	3	1	3	1
Residential - Rehab				
Valuation	\$ 2,669,895	\$ 2,655,735	\$ 2,669,895	\$ 2,655,735
Permits	203	211	203	211
Non-Residential - New				
Valuation	\$ 531,935	\$ -	\$ 531,935	\$ -
Permits	1	0	1	0
Non-Residential - Rehab				
Valuation	\$ 5,150,381	\$ 2,566,741	\$ 5,150,381	\$ 2,566,741
Permits	50	46	50	46

Fees Collected

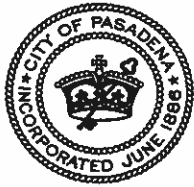
Permit and Plan Check	\$ 832,734	\$ 337,722	\$ 832,734	\$ 337,722
Residential Development Impact	\$ -	\$ 20,583	\$ -	\$ 20,583
Transportation Improvement Fee	\$ -	\$ 2,813	\$ -	\$ 2,813
Construction Tax	\$ 174,325	\$ 89,910	\$ 174,325	\$ 89,910

Fees Waived

Northwest Enterprise Zone	\$ -	\$ -	\$ -	\$ -
Research and Development	\$ -	\$ -	\$ -	\$ -
Affordable Housing	\$ -	\$ -	\$ -	\$ -

Other

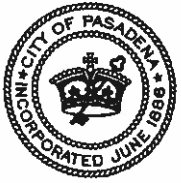
Inspections	2194	2488	2194	2488
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**PLANNING &
COMMUNITY DEVELOPMENT
DEPARTMENT**

Monthly Building Permit Report
JULY, 2017
Dwelling Units

DATE	STREET ADDRESS OF DWELLING UNITS	VALUATION	NEW SINGLE UNITS	NEW DUPLEX UNITS	NEW APART UNITS	NEW CONDO UNITS	UNITS MOVED IN	UNITS MOVED OUT	UNITS DEMOLISHED
7/17/2017	545 N WILSON AVE	\$ -							1
7/17/2017	555 N WILSON AVE	\$ -							1
7/17/2017	553 N WILSON AVE	\$ -							1
7/19/2017	575 LINCOLN AVE	\$ -							1
7/19/2017	563 LINCOLN AVE	\$ -							1
7/19/2017	565 LINCOLN AVE	\$ -							1
7/19/2017	573 LINCOLN AVE	\$ -							1
7/20/2017	920 HILLCREST PL	\$ -							1
7/20/2017	300 S ARROYO BLVD	\$ 1,188,444	1						
7/28/2017	1628 FOREST AVE	\$ 199,992	1						
7/31/2017	594 DEL MONTE ST	\$ 199,298	1						
	GRAND TOTAL	\$ 1,587,734							



**PLANNING &
COMMUNITY DEVELOPMENT
DEPARTMENT**

Monthly Activity Report

JULY, 2017

Development Processing Section

PLAN CHECK OVER \$ 500,000

380 E UNION ST

Core and shell constructions for a new 5-story office building @ 78,300 square feet, with a 4-level subterranean parking garage @ 118,900 square feet (Alexandria)
Project value \$ 24,776,263

39 S LOS ROBLES AVE

New construction of 5 stories of residential (3rd - 7th floors) condominium building @ 128,899 square feet (Paseo Colorado)
Project value \$ 15,730,834

3205 LOMBARDY RD

New construction of a 2-story single family residence @ 4,796 square feet, with 3-car garage @ 651 square feet
Project value \$ 560,747

300 E COLORADO BLVD

New construction of a 2-story retail space building @ 66,281 square feet (Paseo Colorado)
Project value \$ 7,031,618

94 S LOS ROBLES AVE

Construction of a 3-story building @ 90,776 square feet over 3 levels of subterranean garage @ 73,656 square feet (Kaiser Permanente School of Medicine)
Project value \$ 13,928,437

875 S ARROYO PKWY

Tenant improvement to existing retail space @ 22,171 square feet (Marshalls)
Project value \$ 587,709

1200 E CALIFORNIA BLVD

Construction of a 2-story type student center building @ 13,500 square feet (Cal Tech)
Project value \$ 2,571,230

BUILDING PERMITS OVER \$ 500,000

300 S ARROYO BLVD

New construction of a 2-story single family residence @ 9,296 square feet, with detached garage @ 946 square feet and cabana @ 540 square feet
Project value \$ 1,188,444

30 S BERKELEY AVE

New construction of a 2-story auto dealer showroom @ 3,117 square feet, with service bays @ 1,881 square feet (Crown City Motors)
Project value \$ 531,935

35 N LAKE AVE

Interior tenant improvement of the entire third floor of office space @ 15,269 square feet
Project value \$ 820,636

655 N FAIR OAKS AVE

Tenant improvement for a supermarket @ 51,888 square feet (Vallarta)
Project value \$ 1,840,747

New Code Compliance Cases – July 2017

Complaint Type	Number of Complaints
General Property Maintenance	67
Signage	7
Zoning Violations	7
Overgrown Vegetation	21
Improper Occupancy	3
Attractive Nuisance	5
Tree Maintenance	16
Noise	6
Construction (Hours, Illegal)	8
Junk and Debris	8
Bulky Items	1
Trash Cans	1
Yard Sales W/O Permit	3
Vacant Bldgs/Vacant Lots	7

Total New Cases Opened	160
Average Time for 1st Inspection	2.2 Calendar Days
Number of Cases Closed	61
Number of Cases Remaining Open	99
Percentage of Cases Closed	38%