



MEMORANDUM

TO: Steve Mermell, City Manager
FROM: David M. Reyes, Director of Planning & Community Development
DATE: August 29, 2019
SUBJECT: Monthly Activity Reports: July 2019

Attached are the following reports:

Planning:

- 1) New Zoning Cases – Seventeen current planning (zoning) projects were submitted in July 2019.
- 2) Zoning Cases of Communitywide Significance – Six ongoing Major Construction projects as of July 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 July, a total of 220 new cases were opened, and 387 inspections were completed. Of the 220 new cases opened, 98 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
Preliminary Plan Check	2019-00331	261	N	Oak Ave	2	PPC for the construction of a new six unit City of Gardens project.	Carlos Chacon (626) 744-7123 cchacon@cityofpasadena.net	07/01/19	Comments sent	Staff
Tentative Tract Map	82690	1665	N	Fair Oaks Avenue	1	TTM to allow the creation of 7 air parcels for condominium purposes on one lot	Abdu Lachgar alac-Contractor@cityofpasadena.net	07/02/19	Complete: scheduled	HO
Tentative Tract Map	82691	1655	N	Fair Oaks Avenue	1	TTM to allow the creation of 9 air parcels for condominium purposes on one lot	Abdu Lachgar alac-Contractor@cityofpasadena.net	07/02/19	Complete: scheduled	HO
Conditional Use Permit	6760	464	E	Walnut St	3	CUP to establish a Non-Traditional College Campus use within an existing structure.	Kristen Johnston (626) 744-6709 kjohnston@cityofpasadena.net	07/09/19	Incomplete	HO
Conditional Use Permit	6761	40	W	Green St	6	Conditional Use Permit for on-site and off-site alcohol sales in conjunction with a new restaurant (Agnes).	Katherine Moran (626) 744-6776 kmoran@cityofpasadena.net	07/10/19	Incomplete	HO
Sign Exception	11909	1095	E	Colorado Blvd.	5	Sign Exception to allow three wall signs that exceed the 25-foot maximum allowed height.	Katherine Moran (626) 744-6776 kmoran@cityofpasadena.net	07/10/19	Incomplete	HO
Preliminary Plan Check	2019-00359	814		Magnolia Ave	7	PPC for construction of a new seven-unit City of Gardens project.	Kent Lin (626) 744-6817 klin@cityofpasadena.net	07/16/19	Under Review	Staff
Conditional Use Permit	6763	673	E	Colorado Blvd.	3	CUP for on-site alcohol sales (beer and wine) in conjunction with the Laemmle movie theater.	Kent Lin (626) 744-6817 klin@cityofpasadena.net	07/18/19	Under Review	HO

Planning and Community Development - New Zoning Cases

CASE TYPE	CASE #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	CURRENT STATUS	REVIEW BODY
Minor Variance	11910	1265		Chateau Rd	6	MV to allow a six-foot tall fence in the front yard, where the maximum allowed is four feet. Fence to serve as pool barrier.	Jennifer Driver (626) 744-6756 jdriver@cityofpasadena.net	07/22/19	Incomplete	HO
Expressive Use Permit	6764	630	E	Colorado Blvd.	7	EUP to allow live entertainment and dancing in conjunction with a restaurant. CUP for full alcohol sales.	Jason Van Patten (626) 744-6760 jvanpatten@cityofpasadena.net	07/22/19	Incomplete	HO
Preliminary Plan Check	2019-00376	1027	N	Altadena Dr	4	PPC to review a 9-unit City of Gardens residential development	Abdu Lachgar alac-Contractor@cityofpasadena.net	07/22/19	Under Review	Staff
Conditional Use Permit	6765	1880	E	Colorado Blvd.	7	CUP to expand an existing auto repair use.	Kristen Johnston (626) 744-6709 kjohnston@cityofpasadena.net	07/23/19	Under Review	HO
Minor Variance	11911	925	E	Elizabeth St	2	MV to allow an attached patio cover with a reduced rear yard setback of 13'; where the minimum required is 25'.	Abdu Lachgar alac-Contractor@cityofpasadena.net	07/23/19	Incomplete	HO
Preliminary Plan Check	2019-00381	440	N	Oak Ave	2	PPC for construction of a new three-unit City of Gardens project.	Kent Lin (626) 744-6817 kliin@cityofpasadena.net	07/23/19	Comments sent	Staff
Conditional Use Permit	6766	105	N	Hill Ave.	2	Conditional Use Permit for beer and wine in conjunction with a restaurant. (Monsieur Crepe)	Katherine Moran (626) 744-6776 kmoran@cityofpasadena.net	07/25/19	Complete: not scheduled	HO
Predevelopment Plan Review	2019-00006	444	N	Fair Oaks Avenue	5	PPR for a PD to include 199 apartment units in a 4-5 story building along Fair Oaks Avenue and 7 townhome units on a portion of the property that connects out to Raymond Avenue.	Jason Van Patten (626) 744-6760 jvanpatten@cityofpasadena.net	07/30/19	Under Review	CC

Planning and Community Development - New Zoning Cases

CASE TYPE	CASE #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	CURRENT STATUS	REVIEW BODY
Predevelopment Plan Review	2019-00007	800	S	Arroyo Pkwy	7	PPR for tenant improvement and site upgrades to facilitate the establishment of two new restaurants.	Jason Van Patten (626) 744-6760 jvanpatten@cityofpasadena.net	07/31/19	Under Review	Staff

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 Mirzakhianian (626) 744-7101 tmirzakhianian@cityofpasadena.net	5/9/2017	CC	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 Leasing 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	Ariene Granadosin-Jones (626) 744-6743 agranadosin-jones@cityofpasadena.net	-	Other
OTHER				Citywide	-	Climate Action Plan Implementation	Ana Española (626) 744-6754 aespanola@cityofpasadena.net	-	-
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	Staff
SP				Citywide	-	General Plan Implementation/Specific Plan Updates	Anita Cerna (626) 744-6767 acerna@cityofpasadena.net	-	CC
ZCA				Citywide	-	Mansionization: Phase 2	Martin Potter (626) 744-6710 mpotter@cityofpasadena.net	-	CC
ZCA	2018-00403			Citywide	-	Zoning Code Text Amendment: Outdoor Electronic Signage	Natsue Sheppard (626) 744-7527 nsheppard@cityofpasadena.net	07/16/18	CC
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		CC
ZCA				Citywide	-	Zoning Code Text Amendment: Single-Room Occupancy Regulations	Andre Sahakian (626) 744-6916 asahakian@cityofpasadena.net		PC
ZCA	2019-00356	351	S	Hudson Avenue	7	Zoning Map Amendment: Planned Development (PUSD)	David Sinclair (626) 744-6766 dsinclair@cityofpasadena.net	06/03/19	CC
ZCA	2019-003255			Citywide	-	Zoning Code Text Amendment: Proposed Valet Program - Playhouse Subdistrict	Andre Sahakian (626) 744-6916 asahakian@cityofpasadena.net	08/28/19	PC

Planning and Community Development - New Design and Historic Preservation Cases

CASE TYPE	ADDRESS		CC District	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	CURRENT STATUS	REVIEW BODY
CERTIFICATE OF APPROPRIATENESS	1008	NORTH GARFIELD AVE	3	REAR ADDITION TO AN EXISTING HOUSE IN GARFIELD HEIGHTS LANDMARK DISTRICT	K. Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	7/2/2019	ACTIVE	Staff
CERTIFICATE OF APPROPRIATENESS	743	SOUTH MENTOR AVE	7	ADDITION TO THE FRONT OF DETACHED GARAGE	R. Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	7/2/2019	ACTIVE	Staff
PRELIMINARY CONSULTATION	826	NORTH FAIR OAKS AVENUE	3	DESIGN REVIEW FOR A NEW MIXED-USE DEVELOPMENT WITH 6,548 SF OF COMMERCIAL, 6 RESIDENTIAL UNITS, 33 PARKING SPACES	K. Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	7/3/2019	ACTIVE	DC
CERTIFICATE OF APPROPRIATENESS	1186	NORTH HOLLISTON AVENUE	2	REAR FAMILY ROOM ADDITION TO EXISTING SINGLE FAMILY RESIDENCE	K. Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	7/8/2019	ACTIVE	Staff
CONSOLIDATED DESIGN REVIEW	301	NORTH LAKE AVENUE	3	STOREFRONT ALTERATIONS, PLAZA IMPROVEMENTS, AND NEW TRELIS STRUCTURE, AND REMOVAL OF TWO CREPE MYRTLE TREES.	R. Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	7/10/2019	ACTIVE	Staff
CERTIFICATE OF APPROPRIATENESS	510	LOCKEHAVEN ST	6	RE-ROOF REAR SECTION OF HOUSE WITH OAK RIDGE SHINGLES	A. Landry (626)744-7137 alandry@cityofpasadena.net	7/10/2019	ACTIVE	Staff
CONSOLIDATED DESIGN REVIEW	98	SOUTH LOS ROBLES AVENUE	7	TWO WALL SIGNS AND ONE MONUMENT SIGN	K. Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	7/11/2019	ACTIVE	Staff
CONSOLIDATED DESIGN REVIEW	43	EAST COLORADO BLVD	3	NEW SECOND FLOOR ADDITION OF 1124 SQUARE FEET.	R. Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	7/12/2019	ACTIVE	Staff
CONSOLIDATED DESIGN REVIEW	696	EAST COLORADO BLVD	7	REPLACE AN EXISTING AWNING WITH A NEW FREESTANDING CANOPY STRUCTURE AT EXISTING RESTAURANT	K. Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	7/9/2019	ACTIVE	Staff
CERTIFICATE OF APPROPRIATENESS	1105	BELL ST	2	INSTALL NEW FRENCH DOOR ON EAST SIDE OF EXISTING RESIDENCE	R. Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	7/16/2019	ACTIVE	Staff
CONSOLIDATED DESIGN REVIEW	300	EAST COLORADO BLVD	6	MODIFICATIONS TO RESTAURANT, INCLUDING NEW DINING PATIO	K. Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	7/16/2019	ACTIVE	Staff
CONSOLIDATED DESIGN REVIEW	30	NORTH RAYMOND AVE	3	NEW PAINT COLORS ON BUILDING	A. Landry (626)744-7137 alandry@cityofpasadena.net	7/16/2019	ACTIVE	Staff

Planning and Community Development - New Design and Historic Preservation Cases

CASE TYPE	ADDRESS		CC District	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	CURRENT STATUS	REVIEW BODY
CHANGE TO AN APPROVED PROJECT	177	EAST COLORADO BLVD	3	CHANGE IN EXTERIOR CLADDING MATERIAL AND COLOR OF EXTERIOR FINISHES	R. Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	7/18/2019	ACTIVE	Staff
CHANGE TO AN APPROVED PROJECT	1660	LOMBARDY RD	7	REPLACEMENT OF ORIGINAL WINDOWS	A. Landry (626)744-7137 alandry@cityofpasadena.net	7/18/2019	ACTIVE	Staff
CERTIFICATE OF APPROPRIATENESS	1570	ROSE VILLA STREET	7	LOW GARDEN WALL CREATING A PATIO IN THE FRONT YARD	A. Landry (626)744-7137 alandry@cityofpasadena.net	7/18/2019	ACTIVE	HPC
CERTIFICATE OF APPROPRIATENESS	604	PRESCOTT ST	3	REPLACE ALL WINDOWS IN NON-CONTRIBUTING HOUSE (HOUSE COULD BE REHABILITATED TO BECOME CONTRIBUTING)	K. Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	7/22/2019	ACTIVE	Staff
MASTER SIGN PLAN	300	EAST COLORADO BLVD	6	AMENDMENT TO PASEO COLORADO MASTER SIGN PLAN (NOOR)	K. Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	7/22/2019	ACTIVE	Staff
CERTIFICATE OF APPROPRIATENESS	1568	LOMA VISTA ST	2	RENOVATION AND ADDITION TO MAIN STRUCTURE THAT INCLUDES NEW MASTER BEDROOM/BATH, LIVING ROOM, KITCHEN, AND DETACHED GARAGE. DEMOLITION OF EXISTING GARAGE	A. Landry (626)744-7137 alandry@cityofpasadena.net	7/23/2019	ACTIVE	Staff
CONSOLIDATED DESIGN REVIEW	59	EAST COLORADO BLVD	3	NEW WALL SIGN (WANDERLUST CREAMERY)	E.Sissi (626) 744-6738 esissi@cityofpasadena.net	7/23/2019	ACTIVE	Staff
CERTIFICATE OF APPROPRIATENESS	164	CHESTNUT STREET	3	RELOCATE SINGLE FAMILY HOUSE TO NEW LOCATION ON GRAND AVE	K. Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	7/24/2019	ACTIVE	Staff
CHANGE TO AN APPROVED PROJECT	1233	WENTWORTH AVE	7	CHANGE TRELLIS TO CANOPY; REPLACING UNREINFORCED MASONRY WALLS; WINDOW REFINISHING AND REPLACEMENT	K. Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	7/24/2019	ACTIVE	Staff
CONSOLIDATED DESIGN REVIEW	300	EAST COLORADO BLVD	6	STOREFRONT ALTERATIONS (SPECTRUM/PASEO COLORADO)	A. Landry (626)744-7137 alandry@cityofpasadena.net	7/29/2019	ACTIVE	Staff
CHANGE TO AN APPROVED PROJECT	39	SOUTH LOS ROBLES AVENUE	6	ALTERATIONS TO A MIXED-USE BUILDING WHICH INCLUDES THE ELIMINATION OF TWO SECOND-FLOOR BRIDGES	K. Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	7/26/2019	ACTIVE	Staff
CONSOLIDATED DESIGN REVIEW	3373	EAST FOOTHILL BLVD	4	MAJOR EXTERIOR CHANGES TO EXISTING BUILDING	A. Landry (626)744-7137 alandry@cityofpasadena.net	7/29/2019	ACTIVE	Staff
PRELIMINARY CONSULTATION	266	NORTH WILSON AVE	5	CONSTRUCTION OF 5 UNIT MULTI-FAMILY RESIDENCE	K. Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	7/31/2019	ACTIVE	Staff
PRELIMINARY CONSULTATION	1027	NORTH ALTA DENA DR	4	REVIEW OF A NINE UNIT MULTI-FAMILY DEVELOPMENT	R. Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	7/31/2019	ACTIVE	Staff
CERTIFICATE OF APPROPRIATENESS	1168	NORTH CHESTER AVE	2	CENTER EXISTING WINDOW OPENING IN KITCHEN ALONG NORTH ELEVATION	K. Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	7/31/2019	ACTIVE	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, 2019
Permits & Fees

Permits & Valuation

	<i>Month Jul-19</i>	<i>Month Jul-18</i>	<i>YTD FY 2020</i>	<i>YTD FY 2019</i>
Total Value	\$ 20,564,352	\$ 7,078,797	\$ 20,564,352	\$ 7,078,797
Total Permits	300	246	300	246
Residential - New				
Valuation	\$ 10,242,328	\$ 1,591,518	\$ 10,242,328	\$ 1,591,518
Permits	4	3	4	3
Residential - Rehab				
Valuation	\$ 3,271,166	\$ 3,055,621	\$ 3,271,166	\$ 3,055,621
Permits	226	203	226	203
Non-Residential - New				
Valuation	\$ -	\$ -	\$ -	\$ -
Permits	0	0	0	0
Non-Residential - Rehab				
Valuation	\$ 7,050,858	\$ 2,431,658	\$ 7,050,858	\$ 2,431,658
Permits	70	40	70	40

Fees Collected

Permit and Plan Check	\$ 503,499	\$ 303,881	\$ 503,499	\$ 303,881
Residential Development Impact	\$ 666,053	\$ 39,552	\$ 666,053	\$ 39,552
Transportation Improvement Fee	\$ 139,344	\$ -	\$ 139,344	\$ -
Construction Tax	\$ 374,150	\$ 117,123	\$ 374,150	\$ 117,123

Fees Waived

Northwest Enterprise Zone	\$ -	\$ -	\$ -	\$ -
Research and Development	\$ -	\$ -	\$ -	\$ -
Affordable Housing	\$ 5,202	\$ -	\$ 5,202	\$ -

Other

Inspections	2833	2322	2833	2322
-------------	------	------	------	------



**PLANNING &
COMMUNITY DEVELOPMENT
DEPARTMENT**

Monthly Activity Report

JULY, 2019

Development Processing Section

PLAN CHECK OVER \$ 500,000

1539 E HOWARD ST

Renovation of an existing auditorium (Mott Auditorium), classroom/office renovations, and indoor basketball court/assembly area @ 36,718 square feet (EF Academy)
Project value \$ 1,583,464

61 S FAIR OAKS AVE

Interior tenant improvement of office space on the 2nd floor to expand to the 3rd floor @ 12,050 square feet (Supply Frame)
Project value \$ 648,169

74 N PASADENA AVE

Tenant improvement @ 24,671 (Kaiser Permanente)
Project value \$ 1,421,198

1539 E HOWARD S

Renovation of an existing cafeteria @ 18,567, addition @ 3,983 square feet, and open patio space of 2,035 square feet (EF Academy)
Project value \$ 1,400,507

100 S LOS ROBLES AVE

Tenant improvement @13,581 square feet (Kaiser Permanente)
Project value \$ 805,937

841 N FAIR OAKS AVE

New construction of a 3-story, 7-unit apartment building @ 15,606 square feet and office area @ 1,000 square feet
Project value \$ 1,872,493

BUILDING PERMITS OVER \$ 500,000

1315 FAIRLAWN WAY

New construction of a 2-story house @ 9,500 square feet with detached garage @ 1,960 square feet
Project value \$ 1,218,963

440 N MADISON AVE

Remodel of an existing residential building
Project value \$ 521,000

178 S EUCLID AVE

New construction of a 4-story mixed-use building with commercial office space @ 940 square feet, 42 multi-family condominium units @ 41,975, and 3 levels of parking @ 33,480 square feet
Project value \$ 8,411,970

465 N HALSTEAD ST

Tenant improvement of office space @ 23,900 square feet (GM Cruise)
Project value \$ 559,009

1150 WELLINGTON AVE

New construction of a 1-story single-family residence @ 3,585 square feet, with attached garage @ 441 square feet, covered patio @ 549.9 square feet, and detached pool house @ 600 square feet
Project value \$ 541,509

1539 E HOWARD ST

Tenant improvement of classrooms and office spaces @ 35,766 square feet (EF Academy)
Project value \$ 1,732,478

177 E COLORADO BLVD

Tenant improvement of the 4th floor of an administrative building @ 20,361 square feet (Arrowhead Pharmaceuticals)
Project value \$ 1,172,916

New Code Compliance Cases – July 2019

Complaint Type	Number of New Cases
Construction – Incomplete/Illegal/Hrs	22
Junk and Debris	11
Vacant BLD/ Vacant Lot	4
Noise	17
Property Maintenance	65
Trees- Damaged/Hazardous/Protected	6
Overgrown Vegetation	37
Zoning Code Violations	44
Abandoned Bulky Items	5
Other	9

Total New Cases Opened	220
Average Time for 1st Inspection	3 Calendar Days
Number of Cases Closed	98
Number of Cases Remaining Open	122