



MEMORANDUM

TO: Miguel Márquez, City Manager

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

DATE: September 7, 2023

SUBJECT: Monthly Activity Reports: July 2023

Attached are the following reports:

Planning:

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

257 new cases were opened (129 of these cases were in response to leaf-blower complaints), 614 inspections were completed and 292 cases were closed. There were 89 Presale certificates issued and 436 Quadrennial rental units inspected.

Building and Safety:

719 building and subtrade permits were issued with a valuation of \$24,242,135; 7 ADU permits were issued; and 3,172 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
7134	ZENT2023-00073	1530		Scenic Dr.	6	HDP for new 2 story SFR (3,858 sf) with an attached 4 car garage (2,550 sf), in-ground pool and spa, and a minor variance to exceed the 28 foot height requirement by four feet.	Joseph Weaver (626) 744-3813 joweaver@cityofpasadena.net	07/14/23	HO
7133	ZENT2023-00069	170		Anita Dr.	6	Enclose a 2nd floor 140 sf. covered balcony.	Jennifer Driver (626) 744-6756 jdriver@cityofpasadena.net	07/03/23	HO
7137	ZENT2023-00075	60	N	Lake St.	5	Admin CUP for beer, wine, and liquor for Settebello Pizzeria.	Eduardo Galdamez (626) 744-6817 egal-contractor@cityofpasadena.net	07/25/23	Staff
7138	ZENT2023-00076	1392	E	Washington Blvd.	2	MCUP to allow shared parking and valet parking to address an increase in parking associated with a proposed change of use within 1365 and 1392 tenant spaces	Jason Van Patten (626) 744-6760 jvanpatten@cityofpasadena.net	07/26/23	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 43,000 gross square feet of non-residential space (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 to allow the construction of a new 135,064 sf. vehicle sales structure. A CUP is required for Major Project exceeding 25,000 sf. and a gross floor area & CUP for Vehicle Services - Sales and Leasing use. The application also includes a Minor Variance to deviate from setback requirement along Colorado Boulevard and 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
OTHER				Citywide		METRO Grant Administration	Anita Cerna (626) 744-6767 acerna@cityofpasadena.net	-	-
OTHER				Citywide	-	Climate Action Plan Implementation	Martin Potter (626) 744-6710 mpotter@cityofpasadena.net	-	-
OTHER				Citywide	-	High Density Residential Objective Design Standards.	Martin Potter (626) 744-6710 mpotter@cityofpasadena.net	-	PC/CC
OTHER				Citywide	-	Accessory Dwelling Units (ADUs) Zoning Code Amendment	Guille Nunez (626) 744-7634 gnunezl@cityofpasadena.net	-	PC/CC
OTHER				Citywide	-	Zoning Code Amendment for Emergency Shelters, Low Barrier Navigation Centers, Safe Parking and Modifications for a Disability.	Martin Potter (626) 744-6710 mpotter@cityofpasadena.net	-	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	PC/CC
SP				Citywide	-	General Plan Implementation/Specific Plan Updates. Currently working on the North Lake Specific Plan and Lamanda Park Specific Plan.	Anita Cerna (626) 744-6767 acerna@cityofpasadena.net	-	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.	Melanie Hall (626) 744-7101 mhall@cityofpasadena.net	03/02/20	CC

Planning and Community Development - Community Planning Cases

CASE TYPE	CASE #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	REVIEW BODY
MP	2022-00006	324		Madeline	6	Incorporation of the 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	Other
MP	2022-00008	169	S	St. John	6	Amendment to the Maranatha Master Plan to incorporate Fowler Gardens parcel.	Martin Potter (626) 744-6710 mpotter@cityofpasadena.net	11/29/22	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
DHP2023-00204	HISTORIC RESOURCE EVALUATION	710	WEST	HOLLY ST	1	NON-SURVEYED SFR CONSTRUCTED IN 1965	Michelle Anderson mand-contractor@cityofpasadena.net	7/6/2023	STAFF
DHP2023-00205	CERTIFICATE OF APPROPRIATENESS	914	NORTH	CATALINA AVE	2	REPLACEMENT OF GARAGE DOOR.	B. KEATINGE (626)744-7309 rkeatinge@cityofpasadena.net	7/6/2023	STAFF
DHP2023-00206	CONSOLIDATED DESIGN REVIEW	673	EAST	COLORADO BLVD	3	CONVERT TICKET BOOTH WINDOW TO FOOD/BEVERAGE SERVING COUNTER; ADD OUTDOOR SEATING W/ FENCE ENCLOSURE.	R. DUONG (626)744-7346 rduong@cityofpasadena.net	7/7/2023	STAFF
DHP2023-00209	HISTORIC RESOURCE EVALUATION	3725		CARTWRIGHT ST	4	FOR AN UNSURVEYED SFR (1951)	Michelle Anderson mand-contractor@cityofpasadena.net	7/11/2023	STAFF
DHP2023-00210	HISTORIC RESOURCE EVALUATION	3300		CALVERT RD	4	FOR AN UNSURVEYED SFR (1953)	Michelle Anderson mand-contractor@cityofpasadena.net	7/11/2023	STAFF
DHP2023-00211	CERTIFICATE OF APPROPRIATENESS	757		BELVIDERE ST	5	FOR NEW FRONT YARD FENCE ON CONTRIBUTOR TO WASHINGTON SQUARE LD	E. SISSI (626) 744-6738 esissi@cityofpasadena.net	7/11/2023	STAFF
DHP2023-00212	TIME EXTENSION	1124		MAR VISTA AVE	2	TIME EXTENSION RE: DHP2021-00249 TO EXPIRE ON 7/20/2023	B. KEATINGE (626)744-7309 rkeatinge@cityofpasadena.net	7/11/2023	STAFF
DHP2023-00213	CERTIFICATE OF APPROPRIATENESS	619	EAST	CLAREMONT ST	3	FIRST AND SECOND FLOOR ADDITIONS ON CONTRIBUTING PROPERTY TO CRAFTSMAN HEIGHTS LD	S. CISNEROS (626)744-7219 scisneros@cityofpasadena.net	7/11/2023	HPC
DHP2023-00215	HISTORIC RESOURCE EVALUATION	1624	NORTH	EL MOLINO AVE	1	NON-SURVEYED SFR CONSTRUCTED IN 1950 AND PROPOSED FOR A MAJOR FRONT PORCH ALTERATION	Michelle Anderson mand-contractor@cityofpasadena.net	7/13/2023	STAFF
DHP2023-00216	CERTIFICATE OF APPROPRIATENESS	962	NORTH	CATALINA AVE	2	REPLACEMENT OF NON-ORIGINAL GARAGE DOOR	B. KEATINGE (626)744-7309 rkeatinge@cityofpasadena.net	7/13/2023	STAFF
DHP2023-00218	PRELIMINARY CONSULTATION	2771	EAST	FOOTHILL BLVD	4	DEMOLITION OF TWO COMMERCIAL BUILDINGS AND CONSTRUCTION OF ONE NEW THREE- TO FOUR-STORY 21-UNIT MIXED-USE BUILDING WITH SUBTERRANEAN PARKING	R. DUONG (626)744-7346 rduong@cityofpasadena.net	7/18/2023	DC
DHP2023-00219	PRELIMINARY CONSULTATION	2155	EAST	COLORADO BLVD	2	NEW AUTOMOBILE DEALERSHIP (GENESIS OF PASADENA)	S. CISNEROS (626)744-7219 scisneros@cityofpasadena.net	7/19/2023	STAFF
DHP2023-00220	CERTIFICATE OF APPROPRIATENESS	1127		SUNSET AVE	3	FENCE IN FRONT YARD (BANBURY OAKS LD)	B. KEATINGE (626)744-7309 rkeatinge@cityofpasadena.net	7/19/2023	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
DHP2023-00221	CONSOLIDATED DESIGN REVIEW	170	NORTH	HALSTEAD ST	4	NEW 6-STORY, 48-UNIT 100% AFFORDABLE HOUSING PROJECT.	R. DUONG (626)744-7346 rduong@cityofpasadena.net	7/20/2023	DC
DHP2023-00222	CERTIFICATE OF APPROPRIATENESS	411	SOUTH	MERIDITH AVE	7	FOR EXTERIOR RENOVATION, INCLUDING REPLACEMENT OF FRONT DOOR, WINDOWS, GARAGE DOOR, RESCONSTRUCTION OF DETERIORATED ROOF, RECONSTRUCTION OF REAR (SOUTH) WALL (ROSE VILLA-OAKDALE LD)	Michelle Anderson mand-contractor@cityofpasadena.net	7/21/2023	STAFF
DHP2023-00224	PRELIMINARY CONSULTATION	615	SOUTH	CATALINA AVE	7	FOR A NEW 7-STORY, 49-UNIT MULTI-FAMILY PROJECT	R. DUONG (626)744-7346 rduong@cityofpasadena.net	7/25/2023	DC
DHP2023-00225	HISTORIC RESOURCE EVALUATION	42	SOUTH	BERKELEY AVE	7	UNSURVEYED SFR CONSTRUCTED CA. 1913/1918	Michelle Anderson mand-contractor@cityofpasadena.net	7/25/2023	STAFF
DHP2023-00226	MINOR CHANGE TO APPROVED PROJECT	150	SOUTH	OAK KNOLL AVE	7	REDUCTION OF METAL SIDING, SIMPLIFIED BALCONY RAILINGS, REDUCED NUMBER OF FIRE PITS.	R. DUONG (626)744-7346 rduong@cityofpasadena.net	7/25/2023	STAFF
DHP2023-00227	TIME EXTENSION	83	NORTH	LAKE AVE	3	EXTENSION OF FINAL DESIGN REVIEW (PLN2020-00186) WITH AN EXPIRATION DATE OF AUGUST 8, 2023	B. KEATINGE (626)744-7309 rkeatinge@cityofpasadena.net	7/27/2023	DC
DHP2023-00228	HISTORIC RESOURCE EVALUATION	500	NORTH	MADISON AVE	3	FOR UNSURVEYED MFR CONSTRUCTED CA. 1916	Michelle Anderson mand-contractor@cityofpasadena.net	7/27/2023	STAFF
DHP2023-00229	TIME EXTENSION	1740		LOMA VISTA ST	2	EXTENSION OF CERTIFICATE OF APPROPRIATENESS (DHP2020-10049) WITH AN EXPIRATION DATE OF AUGUST 17, 2023.	B. KEATINGE (626)744-7309 rkeatinge@cityofpasadena.net	7/27/2023	STAFF
DHP2023-00230	CONSOLIDATED DESIGN REVIEW	55	EAST	WALNUT ST	3	RECONSTRUCTION OF DAMAGED THREE-BAY STOREFRONTS	E. SISSI (626) 744-6738 esissi@cityofpasadena.net	7/27/2023	STAFF
DHP2023-00231	CERTIFICATE OF APPROPRIATENESS	1740		CASA GRANDE ST	2	WINDOW REPLACEMENTS AND RECONIFURATIONS AT FRONT, NEW FRONT PORCH, AND SIDE ADDITION TO NON-CONTRIUBTOR TO NORTH PASADENA HEIGHTS LANDMARK DISTRICT	B. KEATINGE (626)744-7309 rkeatinge@cityofpasadena.net	7/31/2023	STAFF
DHP2023-00232	HISTORIC RESOURCE EVALUATION	2002		EL SERENO AVE	1	HRE OF NON-SURVEYED SFR CONSTRUCTED IN 1964	Michelle Anderson mand-contractor@cityofpasadena.net	7/31/2023	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
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.

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

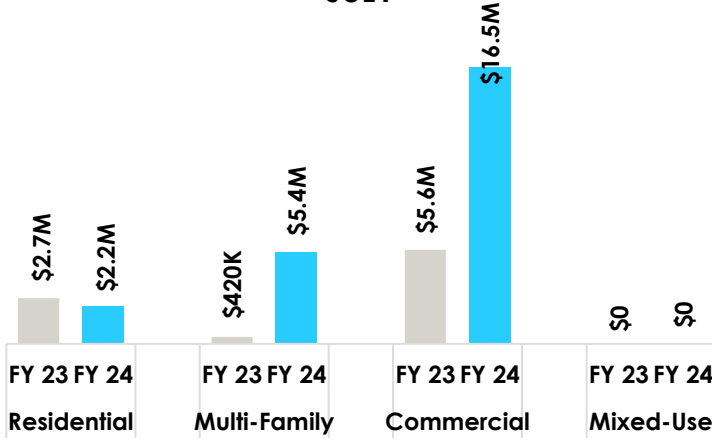
NEIGHBORHOOD & BUSINESS SERVICES

MONTHLY ACTIVITY REPORT

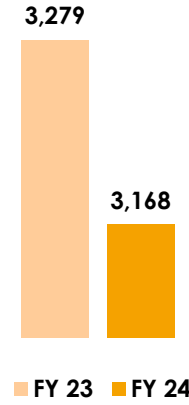


DEVELOPMENT ACTIVITY (Year Over Year Comparison)

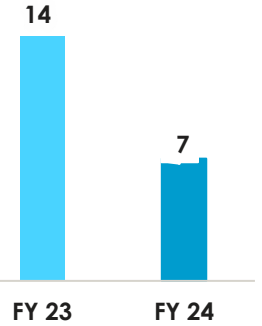
BUILDING PERMITS ISSUED (VALUATION) JULY



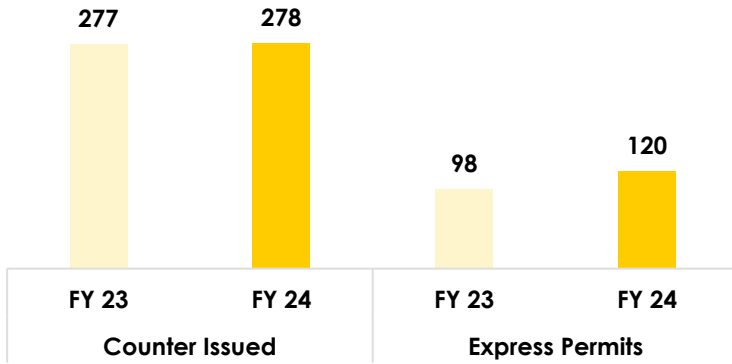
BLD. INSPECTIONS JULY



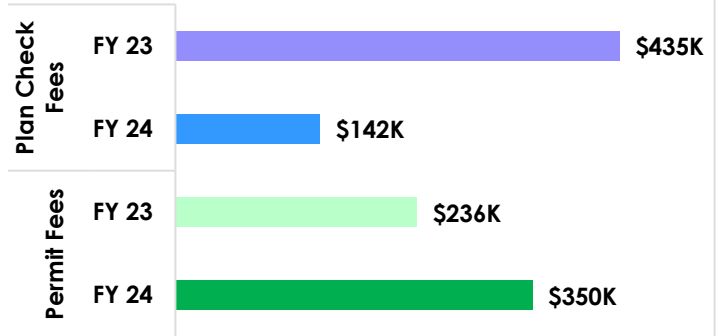
ADU PERMITS ISSUED JULY



SUB-TRADE PERMITS ISSUED, JULY

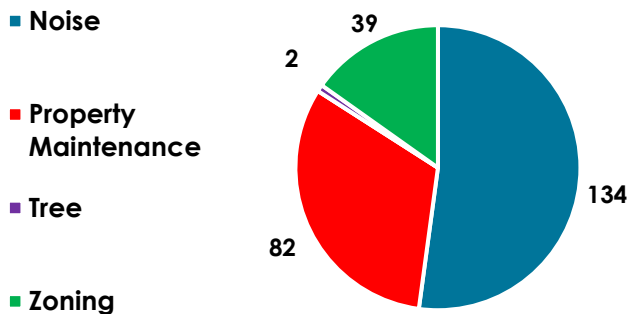


PERMIT REVENUES, JULY



CODE COMPLIANCE ACTIVITY (JULY ACTIVITY)

NEW CODE COMPLIANCE CASES - 257



Presale Certificates Issued:	89
Quadrennial Units Inspected:	436
Zoning/Property Maintenance Inspections:	614
Cases Resolved (Closed):	292