



## MEMORANDUM

**TO:** Steve Mermell, City Manager  
**FROM:** David M. Reyes, Director of Planning & Community Development  
**DATE:** September 27, 2018  
**SUBJECT:** Monthly Activity Reports: August 2018

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Attached are the following reports:

### Planning:

- 1) New Zoning Cases – Thirteen current planning (zoning) projects were submitted in August 2018.
- 2) Zoning Cases of Communitywide Significance – Seven ongoing Major Construction projects as of August 1, 2018. 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 August, a total of 176 new cases were opened, and 607 inspections were completed. Of the 176 new cases opened, 81 have been closed. The average response time for initial inspection was approximately 2 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	MEETING DATE	REVIEW BODY
Preliminary Plan Check	2018-00428	673	E	California Blvd	7	PPC for construction of a new eight unit City of Gardens project.	Carlos Chacon (626) 744-7123 cchacon@cityofpasadena.net	08/02/18	New Case: assigned		Staff
Predevelopment Plan Review	2018-00014	439	N	Hill Ave	2	PPR for construction of a new 11-unit City of Gardens project.	Kent Lin (626) 744-6817 klin@cityofpasadena.net	08/10/18	New Case: assigned		Staff
Preliminary Plan Check	2018-00443	439	N	Hill Ave	2	PPC for construction of a new 11-unit City of Gardens project.	Kent Lin (626) 744-6817 klin@cityofpasadena.net	08/10/18	New Case: assigned		Staff
Preliminary Plan Check	2018-00434	351		Adena St	3	PPC for construction of a new 9-unit City of Garden project..	Carlos Chacon (626) 744-7123 cchacon@cityofpasadena.net	08/07/18	New Case: assigned		Staff
Variance	11897	1605		Whitefield Rd	2	VAR to allow an addition exceeding 150 sf to a residence without providing the required two covered parking spaces.	Jamie Peltier (626) 744-7096 jpeltier@cityofpasadena.net	08/07/18	Incomplete		HO
Hillside Development Permit	6672	1205		Hartwood Point Dr	4	HDP to allow a first and second story addition to an existing residence.	Kent Lin (626) 744-6817 klin@cityofpasadena.net	08/13/18	Incomplete		HO
Conditional Use Permit	6674	399	E	Green St	6	CUP to allow the sale of full alcohol for on-site consumption for a proposed restaurant within the Hyatt Hotel.	Abdu Lachgar alac-Contractor@cityofpasadena.net	08/20/18	Incomplete		HO
Preliminary Plan Check	2018-00480	154		Mar Vista Ave	5	PPC to review a 6-unit City of Gardens residential development	Abdu Lachgar alac-Contractor@cityofpasadena.net	08/23/18	Incomplete		Staff

Planning and Community Development - New Zoning Cases

CASE TYPE	CASE #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	CURRENT STATUS	MEETING DATE	REVIEW BODY
Conditional Use Permit	6676	1038	E	Colorado Blvd.	7	CUP to allow for full alcohol sales for off- site consumption in conjunction with the operation of a Rite-Aid. VAR to deviate from separation requirements in AD-2 overlay.	Jennifer Driver (626) 744-6756 jdriver@cityofpasadena.net	08/23/18	New Case: assigned		HO
Minor Conditional Use Permit	6673	657		Linda Vista Ave.	6	MCUP for a new standing seam metal roof on a residence.	Carlos Chacon (626) 744-7123 cchacon@cityofpasadena.net	08/20/18	New Case: assigned		HO
Hillside Development Permit	6675	1155		Linda Vista Ave.	6	HDP to build a new residence and accessory structures.	Kristen Johnston (626) 744-6709 kjohnston@cityofpasadena.net	08/21/18	Incomplete		HO
Conditional Use Permit	6677	1237	N	Lincoln Ave.	1	CUP to allow the establishment of religious facility land use.	Kent Lin (626) 744-6817 klin@cityofpasadena.net	08/23/18	New Case: assigned		HO
Minor Variance	11898	725	S	Pasadena Ave	6	MV to allow a six-foot tall fence in the required front setback of a property utilized by a community garden within an RS zone.	Jennifer Driver (626) 744-6756 jdriver@cityofpasadena.net	08/21/18	New Case: assigned		HO
Minor Conditional Use Permit	6679	320	S	Arroyo Parkway	6	MCUP to allow tandem parking for a nonresidential use (restaurant).	Carlos Chacon (626) 744-7123 cchacon@cityofpasadena.net	08/27/18	New Case: assigned		HO
Tentative Tract Map	82339	61	N	Grand Oaks Ave	2	TTM for the creation of 5 air parcels for residential condominium purposes.	Kent Lin (626) 744-6817 klin@cityofpasadena.net	08/27/18	New Case: assigned		HO
Predevelopment Plan Review	2018-00015	139	S	Oak Knoll Ave	7	PPR for construction of a new 16-unit multi-family project (2 VLI units) with concessions..	Kristen Johnston (626) 744-6709 kjohnston@cityofpasadena.net	08/27/18	New Case: assigned		Staff

Planning and Community Development - New Zoning Cases

CASE TYPE	CASE #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	CURRENT STATUS	MEETING DATE	REVIEW BODY
Predevelopment Plan Review	2018-00016	150	S	Oak Knoll Ave	7	PPR for construction of a new 19-unit multi-family project (2 VLI units) with concessions..	Kristen Johnston (626) 744-6709 kjohnston@cityofpasadena.net	08/27/18	New Case: assigned		Staff

Planning and Community Development - Major Zoning Cases

CASE TYPE	CASE #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	CURRENT STATUS	MEETING DATE	REVIEW BODY
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	Incomplete	-	HO
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 Mirzakhanian (626) 744-7101 tmirzakhanian@cityofpasadena.net	5/9/2017	Continued at hearing		HO
Affordable Housing Concession Permit	11870	250	E	Union St	3	Affordable Housing Concession Permit for two concessions: FAR and Height.	Beilin Yu (626) 744-6726 byu@cityofpasadena.net	5/16/2017	Completing environmental		HO
Affordable Housing Concession Permit	11873	690-700	N	Orange Grove Blvd.	3	Affordable Housing Concession Permit requesting two concessions related to height and floor area to facilitate the development of a mixed-use bldg with 48 units (12 moderate income) and 123 parking spaces.	Beilin Yu (626) 744-6726 byu@cityofpasadena.net	8/9/2017	Incomplete		HO
Conditional Use Permit	6580	2030	E	Colorado Blvd.	7	Conditional Use Permit to establish a Vehicle Services, Sales and Leasing land use for 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	Incomplete		HO
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	Incomplete		PC
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	New Case: assigned		CC

Planning and Community Development - Community Planning Cases

CASE TYPE	CASE #		ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	CURRENT STATUS	MEETING 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	-	-
SP			Citywide	-	General Plan Implementation/Specific Plan Updates	Anita Cerna (626) 744-6767 acerna@cityofpasadena.net	-	On-going	-	CC
ZCA			Citywide	-	Mansionization: Phase 2	Martin Potter (626) 744-6710 mpotter@cityofpasadena.net	-	Developing Recommendation	-	PC/CC
ZCA	2018-00403		Citywide	-	Zoning Code Text Amendment: Outdoor Electronic Signage	Natsue Sheppard (626) 744-7527 nsheppard@cityofpasadena.net	07/16/18	Developing Recommendation	-	PC/CC
ZCA	2018-00484		Citywide	-	Zoning Code Text Amendment: Conversion of hotels and motels to affordable housing.	Andre Sahakian (626) 744-6916 asahakian@cityofpasadena.net		Complete: scheduled	10/01/18	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		Developing Recommendation	TBD	PC/CC

Planning and Community Development - New Design and Historic Preservation Cases

CASE #	CASE TYPE	ADDRESS		CC District	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	CURRENT STATUS	MEETING DATE	REVIEW BODY
PLN2018-00430	CERTIFICATE OF APPROPRIATENESS	370	SOUTH ALLEN AVE	7	A RESIDENTIAL REMODEL AND ADDITION OF FIRST FLOOR AT 93 SF, SECOND FLOOR AT 920 SF	M. Khrustaleva (626) 744-6792 mkhrustaleva@cityofpasadena.net	8/6/2018	COMPLETE - HEARING SCHEDULED	10/2/2018	HPC
PLN2018-00432	CERTIFICATE OF APPROPRIATENESS	2055	FOX RIDGE DRIVE	4	REVIEW OF A WINDOW CHANGE OUT (CATEGORY 2)	M. Khrustaleva (626) 744-6792 mkhrustaleva@cityofpasadena.net	8/7/2018	COMPLETE - UNDER STAFF REVIEW	NA	Staff
PLN2018-00436	CERTIFICATE OF APPROPRIATENESS	1069	NORTH MAR VISTA AVE	2	REPLACEMENT OF AN EXISTING CHAIN LINK FENCE	A. Landry (626)744-7137 alandry@cityofpasadena.net	8/7/2018	COMPLETE - UNDER STAFF REVIEW	NA	Staff
PLN2018-00444	CERTIFICATE OF APPROPRIATENESS	1090	ARMADA DRIVE	1	INSTALLATION OF NEW DRIVEWAY GATE	A. Landry (626)744-7137 alandry@cityofpasadena.net	8/10/2018	COMPLETE - UNDER STAFF REVIEW	NA	Staff
PLN2018-00442	PRELIMINARY CONSULTATION	439	NORTH HILL ST	2	NEW CONSTRUCTION OF A 11-UNIT RESIDENTIAL PROJECT	M. Khrustaleva (626) 744-6792 mkhrustaleva@cityofpasadena.net	8/10/2018	COMPLETE - HEARING SCHEDULED	10/23/2018	DC
PLN2018-00438	CERTIFICATE OF APPROPRIATENESS	1720	EAST MOUNTAIN STREET	2	REPLACEMENT 62 WINDOWS WITH FIBERGLASS CLAD WOOD WINDOWS.	R. Pelayo (626)744-7309 rpelayo@cityofpasadena.net	8/9/2018	COMPLETE - UNDER STAFF REVIEW	NA	Staff
PLN2018-00447	CONSOLIDATED DESIGN REVIEW	303	CORDOVA ST	6	AN EXTERIOR FACADE REMODEL OF THE EXISTING PORTE-COCHERE AND PRIMARY LOBBY ENTRANCE	K. Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	8/13/2018	COMPLETE - UNDER STAFF REVIEW	NA	Staff
PLN2018-00452	PRELIMINARY CONSULTATION	93	NORTH HOLLISTON AVE	2	NEW CONSTRUCTION OF A PROPOSED 9 UNIT, 3 STORY MULTIFAMILY RESIDENTIAL PROJECT WITH SUBTERRANEAN PARKING	A. Landry (626)744-7137 alandry@cityofpasadena.net	8/16/2018	COMPLETE - UNDER STAFF REVIEW	NA	Staff
PLN2018-00450	CONSOLIDATED DESIGN REVIEW	301	NORTH LAKE AVE	5	INSTALLATION OF ONE NEW BUILDING IDENTITY WALL SIGN "FIRST FOUNDATION" (BUILDING IS OVER 75' HIGH)	M. Khrustaleva (626) 744-6792 mkhrustaleva@cityofpasadena.net	8/16/2018	COMPLETE - HEARING SCHEDULED	11/13/2018	DC
PLN2018-00446	CONSOLIDATED DESIGN REVIEW	750	SOUTH ARROYO PKWY	7	CONSTRUCTION OF A NEW RESTAURANT WITH SURFACE PARKING	A. Landry (626)744-7137 alandry@cityofpasadena.net	8/13/2018	COMPLETE - UNDER STAFF REVIEW	NA	Staff
PLN2018-00455	CERTIFICATE OF APPROPRIATENESS	814	EAST CLAREMONT ST	5	INSTALLATION OF A NEW SECURITY GATE FOR THE ARCHED ENTRANCE	R. Pelayo (626)744-7309 rpelayo@cityofpasadena.net	8/20/2018	COMPLETE - UNDER STAFF REVIEW	NA	Staff
PLN2018-00456	CERTIFICATE OF APPROPRIATENESS	288	CONGRESS PLACE	6	MODIFICATION OF A PREVIOUSLY APPROVED PROJCT, NEW PORCH, NEW ENTRANCE DOOR, MINOR ROOF MODIFICATION	M. Khrustaleva (626) 744-6792 mkhrustaleva@cityofpasadena.net	8/20/2018	COMPLETE - UNDER STAFF REVIEW	NA	Staff
PLN2018-00458	RELIEF OF REPLACEMENT BUILDING PERMITS	2579	BERSA STREET	4	DEMOLITION OF A VACANT SINGLE FAMILY RESIDENCE	R. Pelayo (626)744-7309 rpelayo@cityofpasadena.net	8/20/2018	COMPLETE - UNDER STAFF REVIEW	NA	Staff
PLN2018-00462	CERTIFICATE OF APPROPRIATENESS	1244	NORTH CATAUNA AVE	2	REPAIR OF A FRONT PORCH COVER	R. Pelayo (626)744-7309 rpelayo@cityofpasadena.net	8/20/2018	COMPLETE - UNDER STAFF REVIEW	NA	Staff

Planning and Community Development - New Design and Historic Preservation Cases

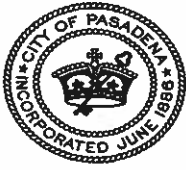
CASE #	CASE TYPE	ADDRESS		CC District	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	CURRENT STATUS	MEETING DATE	REVIEW BODY
PLN2018-00453	FINAL DESIGN REVIEW	170	SOUTH EUCLID AVE	6	CONSTRUCTION OF A 5-STORY MIXED-USE BUILDING WITH 1,000 SF OF GROUND-FLOOR COMMERCIAL SPACE AND 42 RESIDENTIAL UNITS	K. Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	8/20/2018	COMPLETE - HEARING SCHEDULED	9/25/2018	DC
PLN2018-00471	CONCEPT DESIGN REVIEW	270	NORTH LOS ROBLES AVE	3	NEW CONSTRUCTION OF A NEW 5-STORY, 18-UNIT MULTI-FAMILY DEVELOPMENT WITH SUBTERRANEAN PARKING	K. Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	8/22/2018	COMPLETE - HEARING SCHEDULED	10/13/2018	DC
PLN2018-00472	CERTIFICATE OF APPROPRIATENESS	1190	MAR VISTA AVE	2	EXTENSION OF AN EXISTING DRIVEWAY GATE AND REPLACE SIDE YARD FENCING	M. Khrustaleva (626) 744-6792 mkhrustaleva@city ofpasadena.net	8/22/2018	COMPLETE - UNDER STAFF REVIEW	NA	Staff
PLN2018-00487	CERTIFICATE OF APPROPRIATENESS	232	GLEN SUMMER ROAD	6	NEW CONSTRUCTION OF A SECOND STORY ADDITION TO THE REAR OF AN EXISTING TWO-STORY HOUSE	R. Pelayo (626)744-7309 rpelayo@cityofpasadena.net	8/27/2018	COMPLETE - UNDER STAFF REVIEW	NA	Staff
PLN2018-00474	CHANGE TO APPROVED PROJECT	1660	LOMBARDY RD	7	MAJOR CHANGE TO AN APPROVED PROEJECT (CATEGORY 2)	A. Landry (626)744-7137 alandry@cityofpasadena.net	8/22/2018	COMPLETE - UNDER STAFF REVIEW	NA	Staff
PLN2018-00481	PRELIMINARY CONSULTATION	139	SOUTH OAK KNOLL AVENUE	7	NEW CONSTRUCTION OF A 16-UNIT MULTI-FAMILY RESIDENTIAL PROJECT W/ SUBTERRANEAN PARKING	M. Khrustaleva (626) 744-6792 mkhrustaleva@city ofpasadena.net	8/27/2018	COMPLETE - HEARING SCHEDULED	11/13/2018	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
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



**PLANNING &  
COMMUNITY DEVELOPMENT  
DEPARTMENT**

Monthly Activity Report  
**AUGUST, 2018**  
Permits & Fees

**Permits & Valuation**

	<i>Month Aug-18</i>	<i>Month Aug-17</i>	<i>YTD FY 2019</i>	<i>YTD FY 2018</i>
<b>Total Value</b>	\$ 8,384,155	\$ 12,312,110	\$ 15,462,952	\$ 22,396,405
<b>Total Permits</b>	259	301	505	566
<b>Residential - New</b>				
Valuation	\$ 3,358,288	\$ 3,620,234	\$ 4,949,806	\$ 5,207,968
Permits	5	6	8	9
<b>Residential - Rehab</b>				
Valuation	\$ 3,090,045	\$ 3,445,295	\$ 6,145,666	\$ 6,115,190
Permits	216	230	419	433
<b>Non-Residential - New</b>				
Valuation	\$ -	\$ -	\$ -	\$ 531,935
Permits	0	0	0	1
<b>Non-Residential - Rehab</b>				
* Valuation	\$ 1,935,822	\$ 5,246,581	\$ 4,367,480	\$ 10,541,312
Permits	38	65	78	123

**Fees Collected**

Permit and Plan Check	\$ 467,810	\$ 512,903	\$ 771,690	\$ 1,345,637
Residential Development Impact	\$ 115,966	\$ 762,901	\$ 155,518	\$ 762,901
Transportation Improvement Fee	\$ 17,345	\$ 82,613	\$ 17,345	\$ 82,613
Construction Tax	\$ 146,516	\$ 265,756	\$ 263,640	\$ 440,081

**Fees Waived**

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

**Other**

Inspections	2,545	2,602	4,867	4,796
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**PLANNING &  
COMMUNITY DEVELOPMENT  
DEPARTMENT**

Monthly Activity Report  
**AUGUST, 2018**

**PLAN CHECK OVER \$ 500,000**

1200 E CALIFORNIA BLVD

Tenant improvement of a research building @  
141,890 square feet (Caltech)  
Project value \$ 7,258,879

3235 E COLORADO BLVD

Addition @ 4,999 square feet to existing office  
building  
Project value \$ 619,726

1315 FAIRLAWN WAY

New construction of a 2-story house @ 9,500  
square feet with detached garage @ 1,960  
square feet  
Project value \$ 1,169,951

888 E WALNUT ST

Interior tenant improvement @ 37,004 square  
feet (Acco)  
Project value \$ 1,850,000

888 E WALNUT ST

Interior tenant improvement @ 36,750 square  
feet (Acco)  
Project value \$ 1,837,500

440 N MADISON AVE

Remodel and new storage space @ 175  
square feet  
Project value \$ 521,000

17 ELOISE AVE

New construction of a mixed-use residential  
and commercial building @ 5,000 square feet  
with subterranean parking @ 3,500 square feet  
Project value \$ 809,802

**BUILDING PERMITS OVER \$ 500,000**

**355 E CALIFORNIA BLVD**

New construction of two 2-story condominiums and one 3-story condominium @ 6,375 square feet with subterranean parking garage @ 4,059 square feet  
Project value \$ 1,065,566

**884 LINDA VISTA AVE**

New construction of a 2-story single-family residence @ 7,755 square feet with detached garage @ 400 square feet  
Project value \$ 797,404

**361 LINDA VISTA AVE**

New construction of a 1-story single-family residence @ 4,254 square feet with 4-car garage @ 924 square feet  
Project value \$ 590,117

**661 BELLEFONTAINE ST**

New construction of a 2-story single-family residence @ 5,120 square feet with detached 2-car garage @ 596 square feet  
Project value \$ 695,750

## New Code Compliance Cases – August 2018

Complaint Type	Number of New Cases
Abandoned Bulky Items	2
Construction – Incomplete/Illegal/Hrs	8
Improper Occupancy/Life-Safety	6
Oversized Vehicles/Commercial Vehicles	3
Junk and Debris	3
Parking front yard	3
Inoperable Vehicle	7
Vacant BLD/ Vacant Lot	4
Noise	8
Property Maintenance	67
Trees- Damaged/Hazardous/Protected	11
Overgrown Vegetation	11
Zoning Code Violations	37
Sign Code Violations/ Yard Sales	2
Attractive Nuisance	2
Home Occupation Permit/Cert of Inspection Required	2

<b>Total New Cases Opened</b>	<b>176</b>
<b>Average Time for 1<sup>st</sup> Inspection</b>	<b>2 days</b>
<b>Number of Cases Closed</b>	<b>81</b>
<b>Number of Cases Remaining Open</b>	<b>95</b>