



## MEMORANDUM

**TO:** Steve Mermell, City Manager  
**FROM:** David M. Reyes, Director of Planning & Community Development  
**DATE:** September 26, 2019  
**SUBJECT:** Monthly Activity Reports: August 2019

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Attached are the following reports:

### Planning:

- 1) New Zoning Cases – Six current planning (zoning) projects were submitted in August 2019.
- 2) Zoning Cases of Communitywide Significance – Six ongoing Major Construction projects as of August 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 August, a total of 207 new cases were opened, and 401 inspections were completed. Of the 207 new cases opened, 95 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
Tentative Tract Map	PLN2019-00407	65	N	Wilson Ave.	5	TTM to allow the creation of 6 air parcels for condominium purposes on one lot	Abdu Lachgar alac-Contractor@cityofpasadena.net	08/08/19	Complete: scheduled	HO
Planned Development		491-577	S	Arroyo Pkwy	6	PPR for a proposed Planned Development (PD) for a commercial project consisting of 150k sq. ft. of medical office, 180k sq. ft. assisted living facility and the retention of a market (Whole Foods).	Luis Rocha (626) 744-6747 lrocha@cityofpasadena.net	08/19/19	Under Review	CC
Tentative Tract Map	PLN2019-00432	690-700	N	Orange Grove Blvd.	3	TTM to allow the creation of 52 air parcels on one land lot for a mixed-use project.	Abdu Lachgar alac-Contractor@cityofpasadena.net	08/21/19	Under Review	HO
Certificate of Exception	PLN2019-00437	33-45	W	Green St	6	CE to consolidate two commercial lots into one lot.	Abdu Lachgar alac-Contractor@cityofpasadena.net	08/23/19	Under Review	HO
Hillside Development Permit	PLN2019-00439	534		Lakeview Rd	6	HDP to allow a first and second story addition, totaling 2,163 sf, to an existing two-story residence.	Kristen Johnston (626) 744-6709 kjohnston@cityofpasadena.net	08/26/19	Incomplete	HO
Minor Variance	PLN2019-00444	599		Ashtabula St	5	MV to allow a reduced front setback of 25', where the code requirement is the average of the blockface (42'6"), for a new residence.	Carlos Chacon (626) 744-7123 cchacon@cityofpasadena.net	08/29/19	Under Review	HO

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	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	Arlene Granadosin-Jones (626) 744-6743 agranadosin-jones@cityofpasadena.net	-	Other
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	CC
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/Micro-Unit 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: Restaurant Conversion Parking Program - Playhouse Subdistrict	Andre Sahakian (626) 744-6916 asahakian@cityofpasadena.net	07/01/19	PC

Planning and Community Development - New Design and Historic Preservation Cases

CASE #	CASE TYPE	ADDRESS		CC District	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	CURRENT STATUS	REVIEW BODY
PLN2019-00398	CONCEPT DESIGN REVIEW	100	PICO ST	6	NEW CONSTRUCTION OF A RETAIL/MEDICAL OFFICE BUILDING	K. Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	8/1/2019	ACTIVE	DC
PLN2019-00400	CERTIFICATE OF APPROPRIATENESS	945	NORTH HOLLISTON AVENUE	2	ADDITION TO THE REAR OF SFR INFILL EXISTING WINDOWS ON THE SOUTH ELEVATION	R. Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	8/1/2019	ACTIVE	Staff
PLN2019-00402	CERTIFICATE OF APPROPRIATENESS	1202	ARDEN RD	7	CATEGORY 2 CERTIFICATE OF APPROPRIATENESS RENEWAL (PRIOR COA EXPIRED)	A. Landry (626)744-7137 alandry@cityofpasadena.net	8/1/2019	ACTIVE	Staff
PLN2019-00404	CERTIFICATE OF APPROPRIATENESS	1781	WHITEFILED RD	2	REAR ADDITION TO EXISTING SFR AND NEW CARPORT	R. Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	8/5/2019	ACTIVE	Staff
PLN2019-00412	CONSOLIDATED DESIGN REVIEW	68	WEST COLORADO BLVD	6	PAINTING OF EXISTING FACADE, MATERIALS INCLUDE STUCCO, STONE BASE, CAST STONE BASE & TRIM; NEW ILLUMINATED SIGN; NEW BANNER SIGN; NEW AWNINGS AND LOGO	A. Landry (626)744-7137 alandry@cityofpasadena.net	8/9/2019	ACTIVE	Staff
PLN2019-00413	CERTIFICATE OF APPROPRIATENESS	1685	WHITEFILED RD	2	190 SF ADDITION TO REAR GAME ROOM	E.Sissi (626) 744-6738 esissi@cityofpasadena.net	8/9/2019	ACTIVE	Staff
PLN2019-00418	CHANGE TO AN APPROVED PROJECT	3452	EAST FOOTHILL BLVD	4	MAJOR CHANGES TO PREVIOUSLY APPROVED CONCEPT DESIGN REVIEW FOR 232-UNIT RESIDENTIAL PROJECT AND EXTERIOR REMODELING OF EXISTING RESTAURANT AND OFFICE BUILDING	K. Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	8/13/2019	ACTIVE	DC
PLN2019-00417	TIME EXTENSION	737	EAST WALNUT STREET	3	REQUEST FOR TIME EXTENSION FOR CONCEPT DESIGN APPROVAL (PLN2018-00277)	A. Landry (626)744-7137 alandry@cityofpasadena.net	8/13/2019	ACTIVE	Staff
PLN2019-00410	CHANGE TO AN APPROVED PROJECT	61	WEST COLORADO BLVD	3	MINOR CHANGES TO MASTER SIGN PROGRAM	R. Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	8/8/2019	ACTIVE	Staff
PLN2019-00409	CONSOLIDATED DESIGN REVIEW	61	WEST COLORADO BLVD	3	NEW STOREFRONT ALTERATIONS	R. Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	8/8/2019	ACTIVE	Staff
PLN2019-00408	CHANGE TO AN APPROVED PROJECT	61	WEST COLORADO BLVD	3	MINOR CHANGES TO AN APPROVED PROJECT (PLN2018-00324)- STOREFRONT ALTERATIONS	R. Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	8/8/2019	ACTIVE	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	REVIEW BODY
PLN2019-00421	CONCEPT DESIGN REVIEW	1401	SOUTH OAK KNOLL AVE	7	REHABILITATION OF HUNTINGTON HOTEL PICTURE BRIDGE	K. Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	8/14/2019	ACTIVE	Staff
PLN2019-00419	TREE REMOVAL	1319	LA LOMA RD	6	PRIVATE TREE REMOVAL REQUEST OF COAST LIVE OAK 36" DBH, 25 FT HIGH AND 15 FT SPREAD	E.Sissi (626) 744-6738 esissi@cityofpasadena.net	8/13/2019	ACTIVE	Staff
PLN2019-00422	CHANGE TO AN APPROVED PROJECT	200	NORTH HILL AVENUE	2	MINOR CHANGE TO THE MASTER SIGN PLAN TO ALLOW FOR AN ADDITIONAL MONUMENT SIGN	R. Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	8/15/2019	ACTIVE	Staff
PLN2019-00425	CERTIFICATE OF APPROPRIATENESS	1138	HEATHER SQUARE	5	REPLACE NEW DOOR WITH ORIGINAL DOOR AND REMOVAL OF AWNING	E.Sissi (626) 744-6738 esissi@cityofpasadena.net	8/20/2019	ACTIVE	Staff
PLN2019-00427	PRELIMINARY CONSULTATION	444	NORTH FAIR OAKS BLVD	5	NEW CONSTRUCTION OF A 206 UNIT MULTI-FAMILY RESIDENTIAL PROJECT.	K. Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	8/20/2019	ACTIVE	DC
PLN2019-00426	CERTIFICATE OF APPROPRIATENESS	1985	CANYON CLOSE RD	4	REPLACEMENT OF WOOD WINDOWS WITH VINYL WINDOWS ON FRONT AND SIDE FACADES. SAME SIZE, SAME LOCATION.	E.Sissi (626) 744-6738 esissi@cityofpasadena.net	8/20/2019	ACTIVE	Staff
PLN2019-00428	CERTIFICATE OF APPROPRIATENESS	1527	LOMA VISTA ST	2	REPLACEMENT OF FRONT WINDOWS; WINDOWS HAVE ALREADY BEEN REPLACED WITHOUT BUILDING PERMIT; RECEIVED STOP WORK ORDER FROM BUILDING	E.Sissi (626) 744-6738 esissi@cityofpasadena.net	8/21/2019	ACTIVE	Staff
PLN2019-00433	CONSOLIDATED DESIGN REVIEW	93	EAST GREEN STREET	6	REPLACEMENT EXISTING PATIO COVER AWNING	E.Sissi (626) 744-6738 esissi@cityofpasadena.net	8/21/2019	ACTIVE	Staff
PLN2019-00429	CONSOLIDATED DESIGN REVIEW	1813	EAST COLORADO BLVD	2	MAJOR ALTERATIONS/ REBUILD OF AN EXISTING MOBILE GAS STATION	A. Landry (626)744-7137 alandry@cityofpasadena.net	8/21/2019	ACTIVE	DC
PLN2019-00438	TREE REMOVAL	1080	TOPEKA ST	2	REMOVE ONE CEDRUS DEODARA ON SIDE YARD OF SINGLE FAMILY RESIDENCE.	E.Sissi (626) 744-6738 esissi@cityofpasadena.net	8/26/2019	ACTIVE	Staff
PLN2019-00441	CONSOLIDATED DESIGN REVIEW	60	EAST COLORADO BLVD	6	TWO NEW WALL SIGNS FOR JAMBA JUICE	E.Sissi (626) 744-6738 esissi@cityofpasadena.net	8/28/2019	ACTIVE	Staff



**PLANNING &  
COMMUNITY DEVELOPMENT  
DEPARTMENT**

Monthly Activity Report  
**AUGUST, 2019**  
Permits & Fees

**Permits & Valuation**

	<i>Month Aug-19</i>	<i>Month Aug-18</i>	<i>YTD FY 2020</i>	<i>YTD FY 2019</i>
<b>Total Value</b>	\$ 26,927,384	\$ 8,384,155	\$ 47,491,736	\$ 15,462,952
<b>Total Permits</b>	290	259	590	505
<b>Residential - New</b>				
Valuation	\$ 1,347,070	\$ 3,358,288	\$ 11,589,398	\$ 4,949,806
Permits	4	5	8	8
<b>Residential - Rehab</b>				
Valuation	\$ 3,380,927	\$ 3,090,045	\$ 6,652,093	\$ 6,145,666
Permits	233	216	459	419
<b>Non-Residential - New</b>				
Valuation	\$ 19,673,842	\$ -	\$ 19,673,842	\$ -
Permits	4	0	4	0
<b>Non-Residential - Rehab</b>				
* Valuation	\$ 2,525,545	\$ 1,935,822	\$ 9,576,403	\$ 4,367,480
Permits	49	38	119	78

**Fees Collected**

Permit and Plan Check	\$ 479,659	\$ 467,810	\$ 983,157	\$ 771,690
Residential Development Impact	\$ 73,534	\$ 115,966	\$ 739,587	\$ 155,518
Transportation Improvement Fee	\$ 3,448	\$ 17,345	\$ 142,792	\$ 17,345
Construction Tax	\$ 498,116	\$ 146,516	\$ 872,266	\$ 263,640

**Fees Waived**

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

**Other**

Inspections	2,193	2,545	5,026	4,867
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**PLANNING &  
COMMUNITY DEVELOPMENT  
DEPARTMENT**

Monthly Activity Report  
**AUGUST, 2019**

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

61 W COLORADO BLVD

Re-demise of 3 levels of the building @ 53,722 square feet  
Project value \$ 1,760,464

3849 E FOOTHILL BLVD

Tenant improvement to change use from retail to new pediatrics urgent care practice @ 6,046 square feet  
Project value \$ 750,000

58 S SAN MARINO AVE

New construction of 3 townhomes @ 7,492 square feet, with subterranean parking @ 1,649 square feet  
Project value \$ 955,706

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

1155 LINDA VISTA AVE

New construction of a 2-story, single-family residence @ 3,201 square feet, with 2 attached 2-car garages @ 922 square feet and storage and workshop @ 1,200 square feet  
Project value \$ 732,139

1539 E HOWARD ST

New construction of a student dormitory @ 46,770 square feet (EF Academy)  
Project value \$ 7,020,177

1539 E HOWARD ST

New construction of a student dormitory with  
administration wing @ 27,225 square feet (EF  
Academy)

Project value \$ 4,185,023

1539 E HOWARD ST

New construction of a student dormitory @  
24,050 square feet (EF Academy)

Project value \$ 3,609,905

1539 E HOWARD ST

New construction of a student dormitory @  
32,370 square feet (EF Academy)

Project value \$ 4,858,737

## New Code Compliance Cases – August 2019

Complaint Type	Number of New Cases
Abandoned Bulky Items	2
Construction – Incomplete/Illegal/Hrs	31
Junk and Debris	3
Vacant BLD/ Vacant Lot	4
Noise	12
Property Maintenance	67
Trees- Damaged/Hazardous/Protected	3
Overgrown Vegetation	33
Zoning Code Violations	49
Other	3

<b>Total New Cases Opened</b>	<b>207</b>
<b>Average Time for 1<sup>st</sup> Inspection</b>	<b>3 Calendar Days</b>
<b>Number of Cases Closed</b>	<b>95</b>
<b>Number of Cases Remaining Open</b>	<b>112</b>