




MEMORANDUM

TO: Steve Mermell, City Manager
FROM:  David M. Reyes, Director of Planning & Community Development
DATE: September 24, 2020
SUBJECT: Monthly Activity Reports: August 2020

Attached are the following reports:

Planning:

- 1) New Zoning Cases – Ten current planning (zoning) projects were submitted in August 2020.
- 2) Zoning Cases of Communitywide Significance – Seven ongoing Major Construction projects as of August 1, 2020. 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:

For the month of August, a total of 277 new cases were opened, and 590 inspections were completed. A total of 231 cases have been closed. Code Compliance is responding to COVID19 complaints for businesses and construction sites, 74 complaints were received in August.

Reports can also be found here at this link:
<https://www.cityofpasadena.net/planning/monthly-activity-reports/>

Planning and Community Development - New Zoning Cases

CASE NO.	CASE #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	REVIEW BODY
2020-10002	PPR2020-10002	760	S	Fair Oaks Avenue	6	100,000 sf 4-story, medical office building with 2 levels of underground parking.	Beilin Yu (626) 744-6726 byu@cityofpasadena.net	08/03/20	Staff
6848	ZENT2020-10036	35	N	Lake Ave.	3	Cup to allow a private school. A variance from play area requirement is also requested.	Jennifer Driver (626) 744-6756 jdriver@cityofpasadena.net	08/10/20	HO
11929	ZENT2020-10037	1475		Hilfcresc Ave.	7	Minor Variance to adjust the front setback for a pool (double frontage lot)	Kent Lin (626) 744-6817 klin@cityofpasadena.net	08/11/20	HO
2020-10004	PPC2020-10004	398	N	Holliston Ave	2	PPC for the demolition of 2 units and a garage and the construction of 9 townhomes.	Katherine Moran (626) 744-6740 kmoran@cityofpasadena.net	08/12/20	Staff
11930	ZENT2020-10038	1155		Linda Vista Ave.	6	Variance to exceed the 30 percent maximum paving allowed in a front yard	Kristen Johnston (626) 744-6709 kjohnston@cityofpasadena.net	08/12/20	HO
6849	ZENT2020-10041	701	E	Union St.	3	CUP to establish a Park and Recreation facility use and TPM to allow a lot line adjustment between 5723-013-907 & 908, and merge parcels 5723-013-908 and 5723-013-074 into one parcel for the new park.	Beilin Yu (626) 744-6726 byu@cityofpasadena.net	08/14/20	HO
82169	ZENT2020-10042	127-141	S	Madison Ave.	3	VTTM for 49 residential units, 2,500 sf of commercial use and 87 parking spaces.	Jason Van Patten (626) 744-6760 jvanpatten@cityofpasadena.net	08/17/20	HO
83194	ZENT2020-10043	250	E	Union St.	3	VTTM to allow the creation of 59 residential air parcels and one commercial air parcel for condominium purposes	Carlos Chacon (626) 744-7123 cchacon@cityofpasadena.net	08/24/20	HO
6852	ZENT2020-10047	1483		Arroyo View Dr	6	MCUP for standing seam metal roof on a residential structure.	Carlos Chacon (626) 744-7123 cchacon@cityofpasadena.net	08/26/20	HO
6853	ZENT2020-10045	1292-1294	E	Colorado Blvd.	7	Expressive use permit for new bar, CUP for alcohol sales, MCUP for shared parking, and MCUP for valet parking.	Alison Walker (626) 744-6742 awalker@cityofpasadena.net	08/25/20	HO

Planning and Community Development - Major Zoning Cases

CASE TYPE	CASE #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	REVIEW BODY
Planned Development	37	740	E	Green St	7	PD for mixed-use project with 273 units; AHCP to exceed FAR and height	David Sinclair (626) 744-6766 dsinclair@cityofpasadena.net	07/24/18	CC
Planned Development	39	491-577	S	Arroyo Pkwy	6	Application for a new Planned Development, a Certificate of Exception, and a Variance for Historic Resources.	Kristen Johnston (626) 744-6709 kjohnston@cityofpasadena.net	03/26/20	CC
Planned Development	40	444	N	Fair oaks Avenue	5	PD to allow 206 residential units	Beilin Yu (626) 744-6726 byu@cityofpasadena.net	06/12/20	PC
Predevelopment Plan Review		1880	E	Walnut St	2	To allow the constructin of a new 58 unit multi-family residential project.	Jason Van Patten (626) 744-6760 jvanpatten@cityofpasadena.net	07/23/20	Staff
Conditional Use Permit	6846	1880	E	Walnut St	2	CUP to allow multi-family residential in CG/TOD. 58 new units.	Jason Van Patten (626) 744-6760 jvanpatten@cityofpasadena.net	07/23/20	HO
Conditional Use Permit	6737	150	E	Colorado Blvd.	6	CUP for new nonresidential construction exceeding 25,000 sf, MCUPs for shared and tandem parking, MV for additional height. 98 new units.	Jason Van Patten (626) 744-6760 jvanpatten@cityofpasadena.net	03/18/19	HO
Conditional Use Permit	6831	590	S	Fair Oaks Avenue	6	CUP for a 100,000 sf medical building and MCUP for shared parking	Kristen Johnston (626) 744-6709 kjohnston@cityofpasadena.net	04/03/20	CC

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	Ana Española (626) 744-6754 aespanola@cityofpasadena.net	-	-
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				Citywide	-	Updates to Residential Regulations	Andre Sahakian (626) 744-6916 asahakian@cityofpasadena.net	-	PC
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.	David Sinclair (626) 744-6766 dsinclair@cityofpasadena.net	03/02/20	CC
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				Citywide	-	Affordable Housing Concession Menu One Year Review	Andre Sahakian (626) 744-6916 asahakian@cityofpasadena.net	06/12/20	PC
MP	MP2020-10000	2116	E	Villa	2	Villa Esperanza Master Plan - 5 Year Review	Natsue Sheppard (626) 744-7527 nsheppard@cityofpasadena.net	06/29/20	PC
ZCA				Citywide	-	Housing on Religious Institution Sites	Martin Potter (626) 744-6710 mpotter@cityofpasadena.net	07/08/20	PC

Planning and Community Development - Community Planning Cases

CASE TYPE	CASE #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	REVIEW BODY
PPR	2020-10000			No Address	1	PPR for an 8-unit multi-family residential project on former Caltrans property located at the intersection of Lincoln and Canada (no APN or Address). Requires Zoning Map Amendment to change zone from PS to LASP-RM-16 and General Plan Amendment to designate the site as Medium Residential (currently no designation).	Martin Potter (626) 744-6710 mpotter@cityofpasadena.net	07/14/20	PC/CC
PPR	2020-10001	1880	E	Walnut	2	PPR for a new 4-story 58 unit multi-family residential affordable housing project.	Natsue Sheppard (626) 744-7527 nsheppard@cityofpasadena.net	07/23/20	CC
PPR	2020-10002	766	S	Fair Oaks	6	PPR for 100,000 SF, 4-story medical office building with 2 levels of underground parking.	Andre Sahakian (626) 744-6916 asahakian@cityofpasadena.net	08/03/20	CC
CUP	2020-10044	650	S	Wilson	7	CUP to replace existing cooling towers and related enclosure with new cooling tower and enclosure. (Caltech)	Natsue Sheppard (626) 744-7527 nsheppard@cityofpasadena.net	08/25/20	HO
MP	MP2020-10001	169	S	St. John	6	Maranatha High School Master Plan - 5 Year Review	Natsue Sheppard (626) 744-7527 nsheppard@cityofpasadena.net	8/27/220	PC
MP	MP2020-10002	940		Avenue 64	6	Hillsides Master Plan - 5 Year Review	Natsue Sheppard (626) 744-7527 nsheppard@cityofpasadena.net	08/28/20	PC
PPR	2020-10003	710	N	Fair Oaks	3	PPR for New Construction of 70-unit Affordable Housing for Homeless Seniors and Ground Floor Commercial Space	Ana Española (626) 744-6754 aespanola@cityofpasadena.net	09/03/20	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
DHP2020-10045	FINAL DESIGN REVIEW	254	EAST	UNION ST	3	NEW CONSTRUCTION OF A 6-STORY MIXED USE BUILDING WITH 2.5 LEVELS OF SUBTERRANEAN PARKING.	K.Johnson (626) 744-7806 kevinjohnson@cityofpasadena.net	8/4/2020	DC
DHP2020-10046	PRELIMINARY CONSULTATION	825	NORTH	LAKE AVE	5	MAJOR ALTERATION TO EXTERIOR FACADES OF EXISTING COMMERCIAL BUILDINGS	E. Sissi (626) 744-6738 esissi@cityofpasadena.net	8/5/2020	DC
DHP2020-10047	CERTIFICATE OF APPROPRIATENESS	265	SOUTH	MERIDITH AVE	7	CONSTRUCTION OF A PUBLICALLY VISIBLE REAR ADDITION WITH MINOR ALTERATIONS TO THE FRONT PORCH.	E. Sissi (626) 744-6738 esissi@cityofpasadena.net	8/7/2020	staff
DHP2020-10048	CERTIFICATE OF APPROPRIATENESS	386	SOUTH	MARENGO AVE	6	RE-ROOF REUSING THE EXISTING CLAY TILE (HISTORIC MONUMENT).	K.Johnson (626) 744-7806 kevinjohnson@cityofpasadena.net	8/7/2020	Staff
DHP2020-10049	CERTIFICATE OF APPROPRIATENESS	1740		LOMA VISTAT ST	2	CONSTRUCTION OF A NEW REAR ADDITION TO AN EXISTING SFR, A NEW DETACHED GARAGE, AND NEW ADDITIONS TO THE EXISTING DETACHED GARAGE.	R. Pelayo (626)744-7309 rpelayo@cityofpasadena.net	8/10/2020	Staff
DHP2020-10050	CERTIFICATE OF APPROPRIATENESS	376	SOUTH	HILL AVE	7	FIRST AND SECOND-FLOOR ADDITION AT THE REAR OF EXISTING TWO-STORY HOUSE INCLUDING REPAIR/RESTORATION OF EXTERIOR FEATURES AND WINDOWS.	E. Sissi (626) 744-6738 esissi@cityofpasadena.net	8/12/2020	Staff
DHP2020-10052	CERTIFICATE OF APPROPRIATENESS	80		ANNANDALE RD	6	REMOVAL OF A NON-ORIGINAL CLERESTORY WINDOWS ON THE SECOND FLOOR. REPLACEMENT OF NON-ORIGINAL WINDOWS WITH NEW WOOD-CLAD WINDOWS. RESTORATION OF EXTERIOR TRIM AND PLASTER.	R. Pelayo (626)744-7309 rpelayo@cityofpasadena.net	8/17/2020	Staff
DHP2020-10053	MAJOR CHANGE TO APPROVED PROJECT	1233		WENTWORTH AVE	7	MAJOR CHANGES TO PREVIOUSLY APPROVED PROJECT INCLUDING RECONSTRUCTION OF REAR WALLS, ALTERNATIVE CHIMNEY MATERIALS AND MODIFIED PATIO TRELIS AT MAIN HOUSE AND MODIFICATIONS TO PILASTERS, TRELIS AND OPENINGS OF GARAGE/GUEST HOUSE	K.Johnson (626) 744-7806 kevinjohnson@cityofpasadena.net	8/18/2020	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
DHP2020-10054	CERTIFICATE OF APPROPRIATENESS	535	EAST	CALIFORNIA BLVD	6	REPLACING 18 WINDOWS WITH FIBREX WINDOWS	R. Pelayo (626)744-7309 rpelayo@cityofpasadena.net	8/18/2020	Staff
DHP2020-10056	CERTIFICATE OF APPROPRIATENESS	1467		CASA GRANDE ST	2	RELOCATE EXISTING DETACHED GARAGE TO REAR OF SITE	A. Landry (626)744-7137 alandry@cityofpasadena.net	8/19/2020	Staff
DHP2020-10058	MINOR CHANGE	39	SOUTH	LOS ROBLES AVE	6	CHANGES TO A PREVIOUSLY APPROVED FINAL DESIGN REVIEW APPROVAL FOR A MIXED-USE PROJECT. INSTALLATION OF OPAQUE GLASS AND LOUVER VENTS AT CERTAIN STOREFRONT OPENINGS AND REMOVE PROJECTING CANOPIES.	K.Johnson (626) 744-7806 kevinjohnson@cityofpasadena.net	8/20/2020	Staff
DHP2020-10059	PRELIMINARY CONSULTATION	700	EAST	WASHINGTON BLVD	5	DEMOLITION OF A 275 SF PUBLIC RESTROOM BUILDING AND NEW CONSTRUCTION OF A 1500 SF COMMUNITY BUILDING AND 500 SF RESTROOM BUILDING	E. Sissi (626) 744-6738 esissi@cityofpasadena.net	8/20/2020	Staff
DHP2020-10060	PRELIMINARY CONSULTATION	1200	EAST	CALIFORNIA BLVD	7	DEMOLITION OF AN EXISTING 8,500 SF LAB BUILDING AND CONSTRUCTION OF A NEW 80,000 SF (APPROX.) LAB BUILDING AT CAL-TECH.	K.Johnson (626) 744-7806 kevinjohnson@cityofpasadena.net	8/21/2020	DC
DHP2020-10061	CONSOLIDATED DESIGN REVIEW	87	EAST	COLORADO BLVD	3	NEW WALL SIGN AND REPLACEMENT CANVAS ON EXISTING AWNING.	R. Pelayo (626)744-7309 rpelayo@cityofpasadena.net	8/24/2020	Staff
DHP2020-10055	MAJOR CHANGE TO APPROVED PROJECT	85	WEST	GREEN ST	6	MAJOR CHANGES TO PREVIOUSLY APPROVED CONCEPT DESIGN REVIEW - CHANGING TO MIXED-USE PROJECT WITH 3,702 SQUARE FEET OF COMMERCIAL USE AND 18 RESIDENTIAL UNITS WITH ASSOCIATED CHANGES TO THE BUILDING DESIGN	K.Johnson (626) 744-7806 kevinjohnson@cityofpasadena.net	8/19/2020	DC
DHP2020-10062	CONCEPT DESIGN REVIEW	63	NORTH	SIERRA BONITA AVE	2	DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF A 4-UNIT MULTI-FAMILY RESIDENTIAL PROJECT.	K.Johnson (626) 744-7806 kevinjohnson@cityofpasadena.net	8/26/2020	Staff
DHP2020-10064	CERTIFICATE OF APPROPRIATENESS	731	NORTH	CHESTER AVE	2	REPLACEMENT OF AN IRON DRIVEWAY GATE WITH A WOOD GATE AND THE REPLACEMENT OF SIDEYARD FENCING.	E. Sissi (626) 744-6738 esissi@cityofpasadena.net	8/27/2020	Staff
DHP2020-10063	CONCEPT DESIGN REVIEW	97	NORTH	CRAIG AVE	2	NEW CONSTRUCTION OF A 5-UNIT 2 STORY MULTI-FAMILY RESIDENTIAL PROJECT.	R. Pelayo (626)744-7309 rpelayo@cityofpasadena.net	8/27/2020	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
ZENT2020-10049	TREE REMOVAL	135	NORTH	LOS ROBLES AVE	3	PRIVATE TREE REMOVAL OF 4 TREES (SYCAMORES 8"DBH)	E. Sissi (626) 744-6738 esissi@cityofpasadena.net	8/26/2020	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

New Code Compliance Cases – August 2020

Complaint Type	Number of New Cases
Building and Safety	6
Noise	21
Property Maintenance	111
Tree	26
Zoning	39
COVID19 – Businesses in Violation of Order	74

Total New Cases Opened	277
Number of Cases Closed	231