



## MEMORANDUM

**TO:** Miguel Márquez, City Manager  
**FROM:**  Jennifer Paige, AICP, Acting Director of Planning & Community Development  
**DATE:** September 29, 2022  
**SUBJECT:** Monthly Activity Reports: August 2022

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Attached are the following reports:

### Planning:

- 1) New Zoning Cases – Ten current planning (zoning) projects were submitted in August 2022.
- 2) Zoning Cases of Communitywide Significance – Six ongoing Major Construction projects as of August 1, 2022. 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 113 new cases were opened, and 335 inspections were completed. A total of 140 cases have been closed. The average response time for an initial inspection was approximately 3 calendar days.

### Building and Safety:

Building Permits Issued and Valuation: 854 building permits and sub trade permits were issued; 3,746 building inspections completed; and, 16 ADU permits issued.

**All Reports can be found at this link:**

<https://www.cityofpasadena.net/planning/monthly-activity-reports/>

**Planning and Community Development - New Zoning Cases**

CASE #	CASE TYPE			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	REVIEW BODY
Conditional Use Permit	7033	3161	E	Orange Grove Blvd.	4	CUP #7033 to establish a new commercial nursery in the OS district	Joseph Weaver (626) 744-3813 joweaver@cityofpasadena.net	08/01/22	HO
Conditional Use Permit	7034	1801	E	Del Mar Blvd.	7	CUP to establish a child day care use	Joseph Weaver (626) 744-3813 joweaver@cityofpasadena.net	08/03/22	HO
Conditional Use Permit	7038	259		Sierra Madre Villa Ave.	4	Admin CUP for alcohol sales Villa Tacos	Jason Van Patten (626) 744-6760 jvanpatten@cityofpasadena.net	08/11/22	Staff
Conditional Use Permit	7041	96	E	Colorado Blvd.	6	Admin CUP for alcohol No Comment Restaurant	Jason Van Patten (626) 744-6760 jvanpatten@cityofpasadena.net	08/19/22	Staff
Conditional Use Permit	7042	150	N	Halstead St.	4	Verizon proposes to install a temporary cell site adjacent to an existing cell site for several months until Verizon has completed its relocation of cell site from 3452 E Foothill Blvd property to the existing cell site at 150 N Halstead St.	Alison Walker (626) 744-6742 awalker@cityofpasadena.net	08/24/22	HO
Minor Conditional Use Permit	7037	1116		Glen Avenue	3	MCUP #7037 New Wireless Telecommunications Antenna Facilities, Minor (building mounted facility)	Katherine Moran (626) 744-6740 kmoran@cityofpasadena.net	08/08/22	HO
Minor Variance	11958	3890		Shadow Grove Rd	4	Minor Variance to allow a 6-foot high vinyl fence within the corner side yard	Joseph Weaver (626) 744-3813 joweaver@cityofpasadena.net	08/10/22	HO
Preliminary Plan Check	2022-00009	731	E	Washington Blvd.	5	PPC for the conversion of an existing commercial building (3,795 SF) into mixed use	Katherine Moran (626) 744-6740 kmoran@cityofpasadena.net	08/09/22	Staff

**Planning and Community Development - New Zoning Cases**

CASE #	CASE TYPE			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	REVIEW BODY
Single Family Neighborhood Compatability Permit	7044	2390		Vista Laguna	1	SCP #7044 to allow proposed one story addition to exceed NCA (2,151 sf) by 535 sf	Ivan Galeazzi (626)744-7124 igaleazzi@cityofpasadena.net	08/30/22	ZA
Variance	11957	1380	S	Los Robles Ave.	7	Minor Conditional Use Permit, Variance, and Certificate of Exception for accessory structure location, height/top plate, and to merge two lots into one.	Alison Walker (626) 744-6742 awalker@cityofpasadena.net	08/09/22	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	465-577	S	Arroyo Pkwy	6	Planned Development to rezone the site from CD-6 to PD-39, and allow construction of two new buildings: A) a 154,000-sf, 7-story (aboveground) medical office building with ground-floor commercial uses; and B) 184,376-sf, 7-story (aboveground) assisted living building with 85,800 sf of assisted living uses and 98,576 sf of independent living uses including up to 95 senior housing units. Includes a Variance for Historic Resources to allow an increase in allowable building height of the two new buildings to preserving two historic structures on the project site.	Jason Van Patten (626) 744-6760 jvanpatten@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	CC
Conditional Use Permit	6737	150	E	Colorado Blvd.	6	Seven-story mixed-use project consisting of 191,250 gross square feet (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

Planning and Community Development - Major Zoning Cases

CASE TYPE	CASE #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	REVIEW BODY
Conditional Use Permit	6926	2915	E	Colorado Blvd.	4	CUP#6926 - CUP to allow the construction of a new 135,064 square-foot vehicle sales structure. A CUP is required for Major Project exceeding 25,000 square feet of gross floor area & CUP for Vehicle Services - Sales and Leasing use. The application includes a Minor Variance to deviate from setback requirement along Colorado Boulevard & 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		Housing Element: 2022-2029 Cycle Development	David Sanchez (626) 744-6707 dasanchez@cityofpasadena.net	-	CC
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	-	-
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	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.	Martin Potter (626) 744-6710 mpotter@cityofpasadena.net	03/02/20	CC
MP	MP2021-00003	405	S	Euclid	6	Master Plan for Mayfield Junior High School of the Holy Child Jesus.	Natsue Sheppard (626) 744-7527 nsheppard@cityofpasadena.net	05/11/21	PC
MP	2022-00006	324		Madeline	6	Incorporation of 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.	Natsue Sheppard (626) 744-7527 nsheppard@cityofpasadena.net	04/11/22	PC

**Planning and Community Development - Community Planning Cases**

CASE TYPE	CASE #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	REVIEW BODY
PPR	2022-00006	1488		Linda Ridge	6	New construction of a 2,978 s/f, 3-story single family residence with 2 covered parking spaces.	Melanie Hall (626) 744-7101 mhall@cityofpasadena.net	08/11/22	-
PPR	2022-00007	851	E	Washington	2	Remodel existing building and add three floors of SRO units and three floors of subterranean parking; construct new building on adjacent vacant parcel (1383 Prime Ct) with three floors of SRO units and three floors of subterranean parking.	Martin Potter (626) 744-6710 mpotter@cityofpasadena.net	09/01/22	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
<a href="#">DHP2022-00292</a>	FINAL DESIGN REVIEW	766	SOUTH	FAIR OAKS AVE	6	NEW 100,285 SF, 4-STORY MEDICAL OFFICE BUILDING WITH 3 LEVELS OF SUBTERRANEAN PARKING	S. CISNEROS (626)744-7219 scisneros@cityofpasadena.net	8/1/2022	DC
<a href="#">DHP2022-00293</a>	LANDMARK DESIGNATION	353		ANITA DR	6	HISTORIC MONUMENT DESIGNATION FOR UNSURVEYED SFR BUILT IN 1935	S. CISNEROS (626)744-7219 scisneros@cityofpasadena.net	8/4/2022	HPC
<a href="#">DHP2022-00294</a>	CERTIFICATE OF APPROPRIATENESS	511	WEST	CALIFORNIA BLVD	6	PARTIAL REAR DEMO, 1000 S.F. ADDITION, NEW ATTACHED GARAGE, AND FACADE REHABILITATION	S. CISNEROS (626)744-7219 scisneros@cityofpasadena.net	8/4/2022	STAFF
<a href="#">DHP2022-00295</a>	CONSOLIDATED DESIGN REVIEW	535	EAST	WALNUT ST	3	NEW NON-ILLUMINATED WALL SIGN	B. KEATING (626)744-7309 rkeatinge@cityofpasadena.net	8/5/2022	STAFF
<a href="#">DHP2022-00296</a>	CERTIFICATE OF APPROPRIATENESS	1329	NORTH	MICHIGAN AVE	2	NEW FRONT YARD WALL	B. KEATING (626)744-7309 rkeatinge@cityofpasadena.net	8/5/2022	STAFF
<a href="#">DHP2022-00297</a>	HISTORIC RESOURCE EVALUATION	1518		LINDA VISTA AVE	6	HRE FOR SFR BUILT IN 1964	Michelle Anderson mand-contractor@cityofpasadena.net	8/8/2022	STAFF
<a href="#">DHP2022-00298</a>	HISTORIC RESOURCE EVALUATION	808		LINDA VISTA AVE	6	HRE FOR SFR BUILT IN 1941	Michelle Anderson mand-contractor@cityofpasadena.net	8/9/2022	STAFF
<a href="#">DHP2022-00299</a>	HISTORIC RESOURCE EVALUATION	1430		CHAMBERLAIN RD	6	HRE OF NON-SURVEYED SFR CONSTRUCTED IN 1952	Michelle Anderson mand-contractor@cityofpasadena.net	8/10/2022	STAFF
<a href="#">DHP2022-00300</a>	CONSOLIDATED DESIGN REVIEW	310	SOUTH	LAKE AVE	7	NEW WALL SIGN	B. KEATING (626)744-7309 rkeatinge@cityofpasadena.net	8/11/2022	STAFF
<a href="#">DHP2022-00301</a>	CERTIFICATE OF APPROPRIATENESS	1570		SAN PASQUAL ST	7	COA FOR NEW FRONT YARD FENCES AND GATES	B. KEATING (626)744-7309 rkeatinge@cityofpasadena.net	8/11/2022	STAFF
<a href="#">DHP2022-00303</a>	HISTORIC RESOURCE EVALUATION	478		FILLMORE ST	7	HRE OF CONTRIBUTING SFR TO NON-DESIGNATED MADISON HEIGHTS LD	Michelle Anderson mand-contractor@cityofpasadena.net	8/11/2022	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
<a href="#">DHP2022-00304</a>	CERTIFICATE OF APPROPRIATENESS	1690		KAWEAH DR	6	CERTIFICATE OF APPROPRIATENESS CATEGORY 2 FOR 323 SF ADDITION TO AN EXISTING INDIVIDUALLY ELIGIBLE HISTORIC RESOURCE	S. CISNEROS (626)744-7219 scisneros@cityofpasadena.net	8/12/2022	STAFF
<a href="#">DHP2022-00305</a>	HISTORIC RESOURCE EVALUATION	1495		ARROYO VIEW DR	6	HRE FOR UNSURVEYED SFR CONSTRUCTED IN 1962	Michelle Anderson mand-contractor@cityofpasadena.net	8/16/2022	STAFF
<a href="#">DHP2022-00306</a>	HISTORIC RESOURCE EVALUATION	1535		LINDA VISTA AVE	6	HRE OF NON-SURVEYED SFR CONSTRUCTED IN 1966	Michelle Anderson mand-contractor@cityofpasadena.net	8/16/2022	STAFF
<a href="#">DHP2022-00307</a>	MINOR CHANGE TO APPROVED PROJECT	30	WEST	COLORADO BLVD	6	MINOR CHANGE TO REMOVE A TRANSOM WINDOW ON A SIDE ELEVATION TO A PREVIOUSLY-APPROVED PROJECT	E. SISSI (626) 744-6738 esissi@cityofpasadena.net	8/16/2022	STAFF
<a href="#">DHP2022-00308</a>	MASTER SIGN PLAN	475	SOUTH	LAKE AVE	7	MSP FOR NEW WALL SIGNS AND MONUMENT SIGN FOR THE I.MAGNIN & CO. BUILDING	E. SISSI (626) 744-6738 esissi@cityofpasadena.net	8/16/2022	STAFF
<a href="#">DHP2022-00309</a>	TIME EXTENSION	897		SUMMIT AVE	3	TIME EXTENSION REQUEST TO PREVIOUSLY-APPROVED COA FOR FRONT DOOR ALTERATIONS (PLN2019-00195)	B. KEATING (626)744-7309 rkeatinge@cityofpasadena.net	8/16/2022	STAFF
<a href="#">DHP2022-00310</a>	MINOR CHANGE TO APPROVED PROJECT	735	NORTH	ORANGE GROVE BLVD	3	MINOR CHANGE TO PREVIOUSLY APPROVED NEW CONSTRUCTION OF A 5-STORY MIXED USE BUILDING	S. CISNEROS (626)744-7219 scisneros@cityofpasadena.net	8/17/2022	STAFF
<a href="#">DHP2022-00311</a>	HISTORIC RESOURCE EVALUATION	361	SOUTH	PARKWOOD AVE	7	HRE OF SFR CONSTRUCTED IN 1930	Michelle Anderson mand-contractor@cityofpasadena.net	8/17/2022	STAFF
<a href="#">DHP2022-00313</a>	MINOR CHANGE TO APPROVED PROJECT	3425	EAST	COLORADO BLVD	4	MINOR CHANGE TO APPROVED MASTER SIGN PLAN	R. DUONG (626)744-7346 rduong@cityofpasadena.net	8/19/2022	STAFF
<a href="#">DHP2022-00314</a>	CERTIFICATE OF APPROPRIATENESS	1100	SOUTH	GRAND AVE	6	RENEW PREVIOUSLY APPROVED AND EXPIRED CERTIFICATE OF APPROPRIATENESS FOR AN ADDITION TO A STREET-FACING ELEVATION OF THE HOUSE, CONSTRUCTION OF AN ACCESSORY STRUCTURE, AND MODIFICATION OF HISTORICAL FENCING	K.JOHNSON (626)744-7806 kevinjohnson@cityofpasadena.net	8/22/2022	HPC
<a href="#">DHP2022-00315</a>	CONSOLIDATED DESIGN REVIEW	231	EAST	COLORADO BLVD	3	FOR NEW LED CHANNEL LETTER SIGNAGE	B. KEATING (626)744-7309 rkeatinge@cityofpasadena.net	8/22/2022	STAFF
<a href="#">DHP2022-00316</a>	CONSOLIDATED DESIGN REVIEW	442	SOUTH	MADISON AVE	7	REPLACE 4 WINDOWS AND INSTALL 2 NEW WINDOW OPENINGS VISIBLE FROM STREET	R. DUONG (626)744-7346 rduong@cityofpasadena.net	8/23/2022	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
<a href="#">DHP2022-00317</a>	CONSOLIDATED DESIGN REVIEW	120	SOUTH	LAKE AVE	7	2 NEW SIGNS FOR EXISTING BUSINESS AND RE-CANVAS AWNING (ZO SKINCARE CENTER)	B. KEATING (626)744-7309 rkeatinge@cityofpasadena.net	8/23/2022	STAFF
<a href="#">DHP2022-00318</a>	HISTORIC RESOURCE EVALUATION	3890		CARTWRIGHT ST	4	HRE FOR SFR BUILT IN 1953 DUE TO NEW ADDITIONS AND EXTERIOR ALTERATIONS	Michelle Anderson mand-contractor@cityofpasadena.net	8/23/2022	STAFF
<a href="#">DHP2022-00319</a>	CERTIFICATE OF APPROPRIATENESS	440		ARROYO TER	1	ROOF REPLACEMENT AND POTENTIAL RIGGER BEAM REPLACEMENT	E. SISSI (626) 744-6738 esissi@cityofpasadena.net	8/23/2022	STAFF
<a href="#">DHP2022-00320</a>	CERTIFICATE OF APPROPRIATENESS	1600		SAN PASQUAL ST	7	NEW CABANA STRUCTURE ON INDIVIDUALLY DESIGNATED RESOURCE	S. CISNEROS (626)744-7219 scisneros@cityofpasadena.net	8/23/2022	STAFF
<a href="#">DHP2022-00321</a>	MINOR CHANGE TO APPROVED PROJECT	405	SOUTH	BONNIE AVE	7	MINOR CHANGE TO AN APPROVED COA REGARDING THE ROOF HEIGHT.	R. DUONG (626)744-7346 rduong@cityofpasadena.net	8/26/2022	STAFF
<a href="#">DHP2022-00322</a>	CONCEPT DESIGN REVIEW	340	SOUTH	MADISON AVE	7	CONVERT EXISTING HISTORICAL HOUSE INTO THREE UNITS AND CONSTRUCT NEW DETACHED 6-UNIT MFR AT REAR	E. SISSI (626) 744-6738 esissi@cityofpasadena.net	8/26/2022	STAFF
<a href="#">DHP2022-00323</a>	FINAL DESIGN REVIEW	995	SOUTH	FAIR OAKS AVE	6	CONSTRUCTION OF A NEW 76-UNIT, FIVE-STORY INDEPENDENT SENIOR LIVING FACILITY WITH ONE LEVEL SUBTERRANEAN PARKING	E. SISSI (626) 744-6738 esissi@cityofpasadena.net	8/26/2022	DC
<a href="#">DHP2022-00324</a>	MINOR CHANGE TO APPROVED PROJECT	417	NORTH	MADISON AVE	3	MINOR CHANGES TO AN APPROVED PROJECT - DESIGN OF VENT COVERS AND GUTTERS	R. DUONG (626)744-7346 rduong@cityofpasadena.net	8/29/2022	STAFF
<a href="#">DHP2022-00325</a>	HISTORIC RESOURCE EVALUATION	241		MAR VISTA ST	5	HRE FOR UNSURVEYED SFR (1905)	Michelle Anderson mand-contractor@cityofpasadena.net	8/29/2022	STAFF
<a href="#">DHP2022-00326</a>	CERTIFICATE OF APPROPRIATENESS	1035	NORTH	CHESTER AVE	2	REPLACEMENT OF EXISTING FRONT PORCH AND PORCH WALL	S. CISNEROS (626)744-7219 scisneros@cityofpasadena.net	8/30/2022	STAFF
<a href="#">DHP2022-00327</a>	PROPERTY RESEACH AND EVALUATION	39	NORTH	BERKELEY AVE	2	HRE FOR MULTIFAMILY BUNGALOW COURT BUILT IN 1950	Michelle Anderson mand-contractor@cityofpasadena.net	8/31/2022	STAFF
<a href="#">DHP2022-00328</a>	CONSOLIDATED DESIGN REVIEW	45	NORTH	RAYMOND AVE	3	CDR FOR STOREFRONT ALTERATIONS - 'NOODLE PUB JUMAK'	B. KEATING (626)744-7309 rkeatinge@cityofpasadena.net	8/31/2022	STAFF
<a href="#">DHP2022-00329</a>	HISTORIC RESOURCE EVALUATION	745		OAK KNOLL CIR	7	HRE FOR UNSURVEYED SFR (1926)	Michelle Anderson mand-contractor@cityofpasadena.net	8/31/2022	STAFF
<a href="#">DHP2022-00330</a>	MAJOR CHANGE TO APPROVED PROJECT	154		MAR VISTA AVE	5	MAJOR CHANGE TO AN APPROVED PROJECT (PLN2017-00570)	R. DUONG (626)744-7346 rduong@cityofpasadena.net	8/31/2022	STAFF
<a href="#">DHP2022-00331</a>	HISTORIC RESOURCE EVALUATION	1210		LINDA RIDGE RD	6	HRE FOR UNSURVEYED SFR (1965)	Michelle Anderson mand-contractor@cityofpasadena.net	8/31/2022	STAFF

**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
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.

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

## New Code Compliance Cases – August 2022

<b>Complaint Type</b>	<b>Number of New Cases</b>
<b>Building and Safety</b>	<b>10</b>
<b>Noise</b>	<b>13</b>
<b>Property Maintenance</b>	<b>64</b>
<b>Tree</b>	<b>14</b>
<b>Zoning</b>	<b>12</b>

**Total New Cases Opened** **113**

**Number of Cases Closed** **140**



Monthly Activity Report

**August, 2022**  
**Permits & Fees**

**PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT**

**Building Permits Issued and Valuation**

	Year over Year Comparison - Monthly			
	August, 2022		August, 2021	
	# of Permits	Valuation	# of Permits	Valuation
<b>Building Permits</b>				
Residential*	211	\$ 4,425,405	179	\$ 2,469,643
Multi-Family*	50	\$ 1,457,768	33	\$ 565,096
Commercial*	68	\$ 4,508,058	48	\$ 4,388,959
Building Temporary Structure	3	\$ -	1	\$ 2,000
Building Mixed Use	1	\$ 25,000	0	\$ -
<b>Subtrade Permits</b>				
Electrical	149	\$ -	137	\$ -
Electrical - Express ePermit	44	\$ -	30	\$ -
Mechanical	115	\$ -	67	\$ -
Mechanical - Express ePermit	60	\$ -	42	\$ -
Plumbing	105	\$ -	87	\$ -
Plumbing - Express ePermit	48	\$ -	27	\$ -
<b>Totals</b>	<b>854</b>	<b>\$ 10,416,231</b>	<b>651</b>	<b>\$ 7,425,698</b>

	Year over Year Comparison - Monthly			
	July- August, 2022		July-August, 2021	
	# of Permits	Valuation	# of Permits	Valuation
<b>Building Permits</b>				
Residential*	405	\$ 7,152,582	336	\$ 5,095,835
Multi-Family*	78	\$ 1,877,756	53	\$ 754,861
Commercial*	103	\$ 10,135,577	91	\$ 7,066,148
Building Temporary Structure	4	\$ -	1	\$ 2,000
Building Mixed Use	1	\$ 25,000	0	\$ -
<b>Subtrade Permits</b>				
Electrical	269	\$ -	289	\$ -
Electrical - Express ePermit	73	\$ -	48	\$ -
Mechanical	193	\$ -	150	\$ -
Mechanical - Express ePermit	109	\$ -	79	\$ -
Plumbing	184	\$ -	182	\$ -
Plumbing - Express ePermit	68	\$ -	49	\$ -
<b>Totals</b>	<b>1487</b>	<b>\$ 19,190,915</b>	<b>1278</b>	<b>\$ 12,918,844</b>

**Fees Collected**

	August, 2022	August, 2021	July-Aug 2022	July-Aug 2021
Permit Fees	\$ 404,313	\$ 253,055	\$ 641,196	\$ 473,298
Plan Check Fees - Building	\$ 607,748	\$ 173,438	\$ 1,043,340	\$ 464,262
Construction Tax	\$ 219,448	\$ 120,429	\$ 305,998	\$ 233,725
Residential Dev. Impact	\$ 37,712	\$ 27,832	\$ 78,899	\$ 56,736
Transportation Improvement	\$ 9,550	\$ -	\$ 9,550	\$ -
<b>Totals</b>	<b>\$ 1,278,772</b>	<b>\$ 574,754</b>	<b>\$ 2,078,983</b>	<b>\$ 1,228,021</b>

**Building Inspections Completed**

	August, 2022	August, 2021	July-Aug 2022	July-Aug 2021
<b>Totals</b>	<b>3746</b>	<b>1710</b>	<b>7013</b>	<b>3421</b>

**ADU Permits Issued**

	August, 2022	August, 2021	July-Aug 2022	July-Aug 2021
<b>Totals</b>	<b>13</b>	<b>11</b>	<b>27</b>	<b>15</b>