



MEMORANDUM

TO: Miguel Márquez, City Manager

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

DATE: October 19, 2023

SUBJECT: Monthly Activity Reports: August 2023

Attached are the following reports:

Planning:

- 1) New Zoning Cases – Five current planning (zoning) projects were submitted in August 2023.
- 2) Ongoing Zoning Cases: Major Construction – Defined as 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 & Historic Preservation applications.

Code Compliance:

257 new cases were opened, 558 inspections were completed, and 257 cases were closed. There were 84 Presale certificates issued and 653 Quadrennial rental units inspected.

Building and Safety:

954 building and subtrade permits were issued with a valuation of \$15,287,155; 21 ADU permits were issued; and 3,158 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
7153	ZENT2023-00095	1190		Charles St.	6	MCUP for metal standing seam roof on existing SFR and ADU	Amy Wong (626) 744-7527 awong@cityofpasadena.net	09/05/23	HO
7154	ZENT2023-00096	1145		Glen Oaks Blvd.	6	HDP #7154 to construct new 3,788 SF single-family residence with 810 sf garage in RS-2 HD on vacant lot	Jennifer Driver (626) 744-6756 jdriver@cityofpasadena.net	09/06/23	HO
7156	ZENT2023-00098	1119		Wotkyns Dr.	1	HDP for single-story addition over 500 SF	Katherine Moran (626) 744-6740 kmoran@cityofpasadena.net	09/13/23	HO
-	PPC2023-00004	369	S	Marengo St.	6	PPC to demolish 3 units and construct 12 units (SDB project-1 VL unit) with 24 parking stalls.	Katherine Moran (626) 744-6740 kmoran@cityofpasadena.net	09/13/23	Other
7157	ZENT2023-00100	615		Burleigh Dr.	6	HDP to construct a second-story addition	Alison Walker (626) 744-6742 awalker@cityofpasadena.net	09/20/23	HO

Planning and Community Development - Ongoing Major Zoning Cases: Major Construction

CASE TYPE	CASE #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	REVIEW BODY
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. in gross floor area & a CUP for Vehicle Services - Sales and Leasing. The application also includes a Minor Variance to deviate from the 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 Active 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	-	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	-	Life Sciences Zoning Code Amendment	Melanie Hall (626) 744-7101 mhall@cityofpasadena.net	-	PC/CC
OTHER				Citywide	-	Adaptive Reuse Zoning Code Amendment	Melanie Hall (626) 744-7101 mhall@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 Central District Plan, 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 Active Cases

CASE TYPE	CASE #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	REVIEW BODY
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
OTHER				Citywide	-	Outdoor dining Time Extensions Zoning Code Amendment	David Sinclair (626) 744-6766 dsinclair@cityofpasadena.net	-	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
DHP2023-00233	HISTORIC RESOURCE EVALUATION	1175		GLEN OAKS BLVD	6	FOR SFR BUILT IN 1937	Michelle Anderson mand-contractor@cityofpasadena.net	8/1/2023	STAFF
DHP2023-00235	CERTIFICATE OF APPROPRIATENESS	542		CALIFORNIA TERR	6	CONSTRUCT NEW 10' X 37' FRONT PORCH.	Michelle Anderson mand-contractor@cityofpasadena.net	8/3/2023	STAFF
DHP2023-00237	CERTIFICATE OF APPROPRIATENESS	508		PRESCOTT ST	3	REPLACE 10 WINDOWS AND ONE DOOR WITH NEW FIBERGLASS WINDOWS AND DOOR	B. KEATINGE (626)744-7309 rkeatinge@cityofpasadena.net	8/8/2023	STAFF
DHP2023-00241	CERTIFICATE OF APPROPRIATENESS	1019		MAR VISTA AVE	2	RETROFIT OF NON-ORIGINAL ALUMINUM WINDOWS WITH TAN VINYL WINDOWS.	S. CISNEROS (626)744-7219 scisneros@cityofpasadena.net	8/16/2023	STAFF
DHP2023-00242	CONSOLIDATED DESIGN REVIEW	265	SOUTH	ARROYO PKWY	6	CNSL DR FOR NEW PAINT AT MIXED USE SITE (MULTIPLE BUILDINGS)	R. DUONG (626)744-7346 rduong@cityofpasadena.net	8/17/2023	STAFF
DHP2023-00243	CONSOLIDATED DESIGN REVIEW	107	WEST	COLORADO BLVD	3	FOR STOREFRONT PAINT AND SIGNAGE FOR "ARC'TERYX"	B. KEATINGE (626)744-7309 rkeatinge@cityofpasadena.net	8/18/2023	STAFF
DHP2023-00244	CERTIFICATE OF APPROPRIATENESS	1019		MAR VISTA AVE	2	NEW SIDE YARD FENCE IN BUNGALOW HEAVEN LD	S. CISNEROS (626)744-7219 scisneros@cityofpasadena.net	8/18/2023	STAFF
DHP2023-00246	CONSOLIDATED DESIGN REVIEW	241		MAR VISTA AVE	5	FOR NEW 6-UNIT, 3-STORY CONDOMINIUM BUILDING	E. SISSI (626) 744-6738 esissi@cityofpasadena.net	8/24/2023	STAFF
DHP2023-00247	MINOR CHANGE TO APPROVED PROJECT	1200	EAST	CALIFORNIA BLVD	7	TREE REMOVAL AND UPDATE TO LANDSCAPE PLAN	S. CISNEROS (626)744-7219 scisneros@cityofpasadena.net	8/24/2023	STAFF
DHP2023-00248	TIME EXTENSION	690	NORTH	ORANGE GROVE BLVD	3	A NEW MIXED-USE PROJECT APPROVED THROUGH FINAL DESIGN REVIEW WITH AN EXPIRATION OF SEPTEMBER 24, 2023	B. KEATINGE (626)744-7309 rkeatinge@cityofpasadena.net	8/25/2023	DC
DHP2023-00249	CERTIFICATE OF APPROPRIATENESS	948		MAR VISTA AVE	2	DEMO OF DETACHED GARAGE IN REAR YARD ON CONTRIBUTOR TO BUNGALOW HEAVEN HISTORIC DISTRICT	S. CISNEROS (626)744-7219 scisneros@cityofpasadena.net	8/28/2023	STAFF
DHP2023-00250	CONCEPT DESIGN REVIEW	1999	EAST	COLORADO BLVD	2	NEW 4-STORY MIXED-USE BLDG W/ 68 RESIDENTIAL UNITS AND 4,350 SF OF COMMERCIAL SPACE	R. DUONG (626)744-7346 rduong@cityofpasadena.net	8/28/2023	DC
DHP2023-00251	CONCEPT DESIGN REVIEW	2025	EAST	COLORADO BLVD	2	NEW 4-STORY MIXED-USE BLDG W/ 7,400 SF OF COMMERCIAL SPACE AND 69 RESIDENTIAL UNITS	R. DUONG (626)744-7346 rduong@cityofpasadena.net	8/28/2023	DC
DHP2023-00253	CONSOLIDATED DESIGN REVIEW	161	WEST	COLORADO BLVD	3	MODIFY STOREFRONT TO CREATE TWO SEPARATE ENTRIES.	B. KEATINGE (626)744-7309 rkeatinge@cityofpasadena.net	8/29/2023	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	
DHP2023-00254	HISTORIC RESOURCE EVALUATION	1661		LOMBARDY	7	FOR AN UNSURVEYED SFR (1924)	Michelle Anderson mand-contractor@cityofpasadena.net	8/29/2023	STAFF
DHP2023-00255	CONSOLIDATED DESIGN REVIEW	646	EAST	COLORADO BLVD	7	NEW SIGN FOR "DELLANNO"	B. KEATINGE (626)744-7309 rkeatinge@cityofpasadena.net	8/31/2023	STAFF
DHP2023-00256	MINOR CHANGE TO APPROVED PROJECT	385	EAST	COLORADO BLVD	3	AMENDMENT TO A PREVIOUSLY-APPROVED MASTER SIGN PLAN FOR A NEW MONUMENT DIRECTIONAL SIGN	B. KEATINGE (626)744-7309 rkeatinge@cityofpasadena.net	8/31/2023	STAFF
DHP2023-00257	CERTIFICATE OF APPROPRIATENESS	142		ANNANDALE RD	6	DEMOLITION OF EXISTING DETACHED GARAGE AND RECONSTRUCTION OF NEW DETACHED GARAGE TO MATCH EXISTING ON NON-CONTRIBUTING PROPERTY	E. SISSI (626) 744-6738 esissi@cityofpasadena.net	8/31/2023	STAFF
DHP2023-00258	CONSOLIDATED DESIGN REVIEW	790	EAST	GREEN ST	7	TWO NEW WALL SIGNS FOR 'PCDA'	B. KEATINGE (626)744-7309 rkeatinge@cityofpasadena.net	8/31/2023	STAFF
DHP2023-00259	CERTIFICATE OF APPROPRIATENESS	1003		ATCHISON ST	2	ENCLOSURE OF REAR-FACING UPPER-FLOOR DECK AT SIDE STREET ELEVATION	S. CISNEROS (626)744-7219 scisneros@cityofpasadena.net	8/31/2023	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.

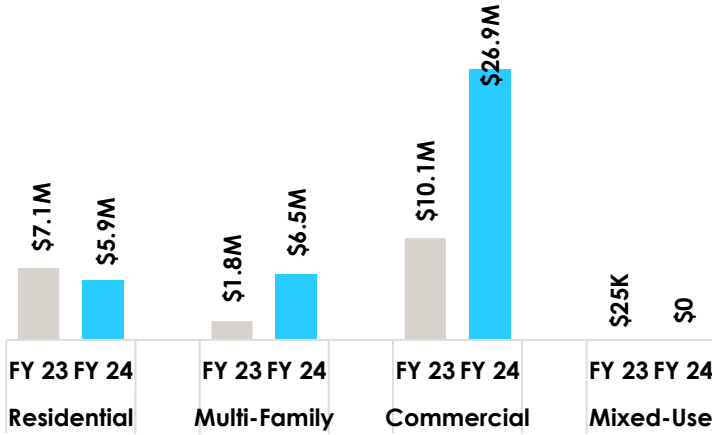
Acronym	Review Body
CC	City Council
DC	Design Commission
HO	Hearing Officer
PC	Planning Commission
BZA	Board of Zoning Appeals

NEIGHBORHOOD & BUSINESS SERVICES

MONTHLY ACTIVITY REPORT

DEVELOPMENT ACTIVITY (Year Over Year Comparison)

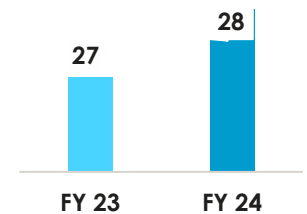
**BUILDING PERMITS ISSUED (VALUATION)
JULY - AUGUST.**



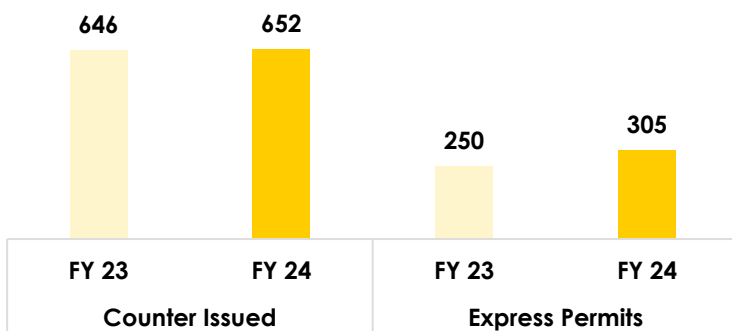
**BLD. INSPECTIONS
JULY - AUGUST.**



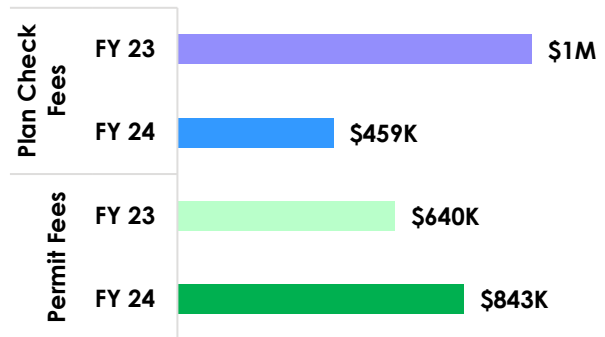
**ADU PERMITS
ISSUED
JULY - AUGUST.**



**SUB-TRADE PERMITS ISSUED,
JULY - AUGUST.**



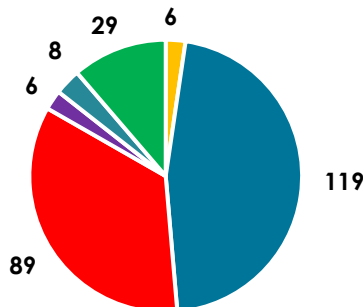
PERMIT REVENUES, JULY - AUGUST.



CODE COMPLIANCE ACTIVITY (AUGUST ACTIVITY)

NEW CODE COMPLIANCE CASES - 257

- Building & Safety
- Noise
- Property Maintenance
- Tree
- Housing
- Zoning



Presale Certificates Issued:	84
Quadrennial Units Inspected:	653
Zoning/Property Maintenance Inspections:	558
Cases Resolved (Closed):	257