



MEMORANDUM

TO: Steve Mermell, City Manager
FROM: David M. Reyes, Director of Planning & Community Development
DATE: November 21, 2019
SUBJECT: Monthly Activity Reports: October 2019

Attached are the following reports:

Planning:

- 1) New Zoning Cases – Eleven current planning (zoning) projects were submitted in October 2019.
- 2) Zoning Cases of Communitywide Significance – Six ongoing Major Construction projects as of October 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 October, a total of 211 new cases were opened, and 601 inspections were completed. Of the 211 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	REVIEW BODY
Certificate of Exception	371	111	N	Madison Ave	3	CE to consolidate four parcels into one.	Jason Van Patten (626) 744-6760 jvanpatten@cityofpasadena.net	10/01/19	HO
Certificate of Compliance	372	111	N	Madison Ave	3	CC for a parcel that was created as a result of consolidating four parcels.	Jason Van Patten (626) 744-6760 jvanpatten@cityofpasadena.net	10/01/19	Staff
Conditional Use Permit	6780	1687	E	Colorado Blvd.	2	CUP for on-site alcohol sales (beer and wine) in conjunction with the operation of a restaurant (Chipotle).	Alison Walker (626) 744-6742 awalker@cityofpasadena.net	10/03/19	HO
Tentative Parcel Map	72866	500	S	Pasadena Ave	6	Time Extension request for TPM #72866	Alison Walker (626) 744-6742 awalker@cityofpasadena.net	10/09/19	HO
Affordable Housing Concession Permit	11916	256	N	Michigan Ave	5	AHCP to allow an increase in building height to facilitate the construction of a multi-family project with 31 units.	Kristen Johnston (626) 744-6709 kjohnston@cityofpasadena.net	10/15/19	HO
Vesting Tentative Parcel Map	74302	3105	E	Sierra Madre Blvd	4	VTPM to subdivide one residential parcel into three parcels.	Carlos Chacon (626) 744-7123 cchacon@cityofpasadena.net	10/15/19	HO
Conditional Use Permit	6783	1218	E	Colorado Blvd.	7	CUP to allow alcohol sales (beer and wine) in conjunction with an existing restaurant, Daisy Mint.	Carlos Chacon (626) 744-7123 cchacon@cityofpasadena.net	10/16/19	HO
Preliminary Plan Check	2019-00520	264	N	Chester Ave	2	PPC for a five unit City of Gardens project.	Alison Walker (626) 744-6742 awalker@cityofpasadena.net	10/17/19	Staff

Planning and Community Development - New Zoning Cases

CASE TYPE	CASE #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	REVIEW BODY
Preliminary Plan Check	2019-00527	81		Harkness Ave	2	PPC for a six unit City of Gardens project.	Alison Walker (626) 744-6742 awalker@cityofpasadena.net	10/21/19	Staff
Predevelopment Plan Review	2019-00010	590	S	Fair Oaks Avenue	6	PPR for a new 100,000 sq. ft. medical office building.	Kristen Johnston (626) 744-6709 kjohnston@cityofpasadena.net	10/21/19	Staff
Predevelopment Plan Review	2019-00011	274-282	N	Oakland Ave	3	PPR for 185 units SRO project	Jennifer Driver (626) 744-6756 jdriver@cityofpasadena.net	10/23/19	Staff
Conditional Use Permit	6790	854	E	Green St	7	CUP to allow alcohol sales (beer and wine) in conjunction with an existing restaurant, Republic Coffee Lounge.	Carlos Chacon (626) 744-7123 cchacon@cityofpasadena.net	10/29/19	HO
Conditional Use Permit	6789	36	W	Colorado Blvd.	6	CUP to allow alcohol sales (beer and wine) in conjunction with a restaurant, Feel Burger and Fries.	Carlos Chacon (626) 744-7123 cchacon@cityofpasadena.net	10/29/19	HO
Predevelopment Plan Review	2019-00012	1065		La Loma Rd	6	PPR to construct a new single-family residence in the Hillside Overlay district.	Jason Van Patten (626) 744-6760 jvanpatten@cityofpasadena.net	10/29/19	Staff

Planning and Community Development - Major Zoning Cases

CASE TYPE	CASE #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED 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	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 Mirzakhian (626) 744-7101 tmirzakhian@cityofpasadena.net	5/9/2017	HO
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
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
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. 54 residential units and 118,919 sf of office space proposed.	Jason Van Patten (626) 744-6760 jvanpatten@cityofpasadena.net	6/14/2018	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	CC

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
OTHER				Citywide	-	Climate Action Plan Implementation	Ana Española (626) 744-6754 aespanola@cityofpasadena.net	-	-
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	11/18/19	CC Info Only
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	TBD	CC
ZCA	2018-00403			Citywide	-	Zoning Code Amendment: Outdoor Electronic Signage	Natsue Sheppard (626) 744-7527 nsheppard@cityofpasadena.net	-	CC
ZCA	2018-00512			Citywide	-	Zoning Code Amendment: Inclusionary Housing and In-Lieu Fee. In conjunction with Housing Dept.	Andre Sahakian (626) 744-6916 asahakian@cityofpasadena.net	08/19/19	CC
ZCA				Citywide	-	Zoning Code Amendment: Single-Room Occupancy/Micro-Unit Regulations	Andre Sahakian (626) 744-6916 asahakian@cityofpasadena.net	11/13/19	PC
ZCA	2019-00356	351	S	Hudson Avenue	7	Zoning Map Amendment: Planned Development (PUSD)	David Sinclair (626) 744-6766 dsinclair@cityofpasadena.net	-	CC
ZCA	2019-003255			Citywide	-	Zoning Code Amendment: Use Conversion Parking Reduction - Playhouse Subdistrict	Andre Sahakian (626) 744-6916 asahakian@cityofpasadena.net	12/18/19	PC

Planning and Community Development - New Design and Historic Preservation Cases

CASE #	CASE TYPE	ADDRESS		CC District	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	REVIEW BODY
PLN2019-00499	CONSOLIDATED DESIGN REVIEW	600	EAST COLORADO BLVD	7	REPLACE TWO WINDOWS AND TWO DOORS ON SECOND FLOOR BALCONIES	K. Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	10/2/2019	STAFF
PLN2019-00501	CONCEPT DESIGN REVIEW	231	NORTH HILL AVENUE	2	NEW CONSTRUCTION OF A 58 unit SRO HOUSING DEVELOPMENT	R. Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	10/3/2019	DC
PLN2019-00507	CONSOLIDATED DESIGN REVIEW	465	SOUTH ARROYO PARKWAY	6	3 NEW SIGNS AT WHOLE FOODS MARKET	K. Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	10/8/2019	STAFF
PLN2019-00510	CERTIFICATE OF APPROPRIATENESS	1019	NORTH HOLLISTON AVENUE	2	MODIFICATIONS TO THE STREET-FACING GARAGE DOOR	A. Landry (626)744-7137 alandry@cityofpasadena.net	10/9/2019	Staff
PLN2019-00524	CONSOLIDATED DESIGN REVIEW	323	SOUTH ARROYO PARKWAY	6	REFACE 2 EXISTING SIGNS AND INSTALL ONE NEW WALL SIGN	R. Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	10/18/2019	STAFF
PLN2019-00512	CONSOLIDATED DESIGN REVIEW	1070	GREEN STREET	7	NEW SIGN INSTALLATION	A. Landry (626)744-7137 alandry@cityofpasadena.net	10/14/2019	STAFF
PLN2019-00513	CERTIFICATE OF APPROPRIATENESS	1778	CASA GRANDE STREET	2	RE-STUCCO THE EXTERIOR OF AN EXISTING RESIDENCE	K. Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	10/14/2019	STAFF
PLN2019-00519	CONSOLIDATED DESIGN REVIEW	79	RAYMOND AVENUE	3	NEW SIGN INSTALLATION	E.Sissi (626) 744-6738 esissi@cityofpasadena.net	10/17/2019	STAFF
PLN2019-00521	TREE REMOVAL	1910	NEWPORT AVENUE	1	TREE REMOVAL	E.Sissi (626) 744-6738 esissi@cityofpasadena.net	10/18/2019	STAFF
PLN2019-00526	PRELIMINARY CONSULTATION	81	HARKNESS AVENUE	2	NEW CONSTRUCTION OF A 6-UNIT MULTI-FAMILY RESIDENTIAL RESIDENCE	R. Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	10/21/2019	STAFF
PLN2019-00522	RELIEF FROM REPLACEMENT BUILDING PERMIT	597	MAR VISTA AVE	5	DEMOLITION OF SINGLE FAMILY RESIDENCE	R. Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	10/22/2019	STAFF
PLN2019-00538	CERTIFICATE OF APPROPRIATENESS	682	SOUTH MENTOR AVE	7	REPLACEMENT OF EXISTING WOOD SHAKE ROOF W/ ASPHALT SHINGLE (CHANGE OF MATERIAL)	R. Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	10/24/2019	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
PLN2019-00540	CONSOLIDATED DESIGN REVIEW	511	SOUTH FAIR OAKS AVE	6	INSTALLATION OF NEW BUILDING IDENTIFICATION SIGNAGE AND COMPANY BRANDING (PUBLIC STORAGE FACILITY)	R. Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	10/28/2019	STAFF
PLN2019-00542	PRELIMINARY CONSULTATION	296	NORTH OAK AVE	2	DEMOLITION OF EXISTING SINGLE FAMILY RESIDENCE AND CONSTRUCTION OF THREE MULTI-FAMILY RESIDENTIAL UNITS	E.Sissi (626) 744-6738 esissi@cityofpasadena.net	10/28/2019	12/27/2019
PLN2019-00530	CERTIFICATE OF APPROPRIATENESS	152	ANNANDALE RD	6	DEMOLITION OF EXISTING SOUTH SIDE ENTRY DOOR AND CONCRETE LANDING, AND REMOVAL OF ONE CASEMENT WINDOW, SAME ELEVATION.	A. Landry (626)744-7137 alandry@cityofpasadena.net	10/22/2019	STAFF
PLN2019-00541	DESIGN REVIEW	328	WEST GREEN ST	6	REVISION TO TYPE OF SITE FURNITURE AND AMENITIES	K. Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	10/28/2019	STAFF
PLN2019-00537	CERTIFICATE OF APPROPRIATENESS	1225	NORTH WILSON AVE	2	REPLACEMENT OF EIGHT WINDOWS (SAME SIZE AND SAME LOCATION)	E.Sissi (626) 744-6738 esissi@cityofpasadena.net	10/24/2019	STAFF
PLN2019-00536	CERTIFICATE OF APPROPRIATENESS	1425	NORTH MICHIGAN AVE	2	REPLACEMENT OF SEVEN WINDOWS (SAME SIZE AND LOCATION) ON THE SIDE AND FRONT ELEVATIONS	R. Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	10/24/2019	STAFF
PLN2019-00529	CERTIFICATE OF APPROPRIATENESS	1440	WHITEFILED RD	2	CONSTRUCTION OF A 302 S.F. ADDITION @ REAR FOR A NEW MASTER BATH; 288 S.F. NEW REAR COVERED PATIO; DEMOLISH AN EXISTING 498 S.F. DETACHED SINGLE-CAR GARAGE W/ STORAGE AND CONSTRUCT A NEW 400 S.F. DETACHED 2-CAR GARAGE	R. Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	10/22/2019	STAFF
PLN2019-00532	CHANGE TO AN APPROVED PROJECT	140	CHESTNUT ST	3	MAJOR MODIFICATION TO PREVIOUSLY APPROVED FINAL DESIGN REVIEW DECISION	K. Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	10/23/2019	DC
PLN2019-00545	FINAL DESIGN REVIEW	1435	LINCOLN AVE	1	NEW CONSTRUCTION OF A NEW MIXED-USED DEVELOPMENT	A. Landry (626)744-7137 alandry@cityofpasadena.net	10/29/2019	DC
PLN2019-00543	CERTIFICATE OF APPROPRIATENESS	1045	CHESTER AVE	2	NEW FRONT YARD RETAINING WALL/FENCE	E.Sissi (626) 744-6738 esissi@cityofpasadena.net	10/28/2019	STAFF
PLN2019-00545	CERTIFICATE OF APPROPRIATENESS	254	SOUTH MEREDITH AVENUE	7	REAR BEDROOM ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE, DEMOLITION OF EXISTING DETACHED GARAGE, AND CONSTRUCTION OF A NEW DETACHED GARAGE.	R. Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	10/28/2019	STAFF
PLN2019-00551	CONSOLIDATED DESIGN REVIEW	490	EAST UNION ST	3	CONVERSION OF EXISTING ART MUSEUM AND SINGLE FAMILY RESIDENCE INTO A SPECIALIZED SCHOOL AND TRAINING SCHOOL WITH A BOARDING HOUSE AND 2,600 SQUARE FOOT ADDITION	K. Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	10/30/2019	STAFF

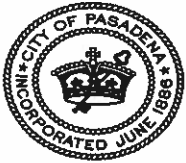
Planning and Community Development - New Design and Historic Preservation Cases

CASE #	CASE TYPE	ADDRESS		CC District	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	REVIEW BODY
PLN2019-00550	CONSOLIDATED DESIGN REVIEW	600	EAST COLORADO BLVD	7	REMOVE A PORTION OF EXISTING STOREFRONT AND ADD SECURITY GATE WITH IMAGE ON FRONT OF SECURITY GATE	A. Landry (626)744-7137 alandry@cityofpasadena.net	10/30/2019	STAFF
PLN2019-00554	CONSOLIDATED DESIGN REVIEW	36	EAST COLORADO BLVD	6	BUILDING ALTERATIONS ALONG THE ALLEY-FACING FACADE FOR REPLACEMENT OF BASEMENT WINDOW WITH DOOR	R. Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	10/31/2019	STAFF
PLN2019-00553	CONSOLIDATED DESIGN REVIEW	800	SOUTH ARROYO PARKWAY	7	MAJOR FACADE ALTERATION/REHAB FOR TWO SEPERATE BUILDINGS	A. Landry (626)744-7137 alandry@cityofpasadena.net	10/31/2019	STAFF
PLN2019-00552	CONSOLIDATED DESIGN REVIEW	912	EAST UNION ST	5	STOREFRONT ALTERATION, NEW OUTDOOR DINING, NEW STOREFRONT TRELLIS, NEW SIGN	E.Sissi (626) 744-6738 esissi@cityofpasadena.net	10/31/2019	STAFF
PPR2019-00013	PREDEVELOPMENT PLAN REVIEW	164	NORTH CHESTER AVE	3	NEW CONSTRUCTION OF A 24-UNIT RESIDENTIAL DWELLING	K. Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	10/31/2019	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



**PLANNING &
COMMUNITY DEVELOPMENT
DEPARTMENT**

Monthly Activity Report
OCTOBER, 2019
Permits & Fees

Permits & Valuation

	<i>Month Oct-19</i>	<i>Month Oct-18</i>	<i>YTD FY 2020</i>	<i>YTD FY 2019</i>
Total Value	\$ 19,740,874	\$ 14,490,174	\$ 78,814,419	\$ 35,102,970
Total Permits	408	315	1265	1097
Residential - New				
Valuation	\$ 1,482,028	\$ 656,904	\$ 13,071,426	\$ 6,689,473
Permits	3	3	11	15
Residential - Rehab				
Valuation	\$ 3,188,655	\$ 3,813,014	\$ 12,079,804	\$ 11,845,356
Permits	340	262	1029	904
Non-Residential - New				
Valuation	\$ 547,992	\$ -	\$ 20,221,834	\$ -
Permits	1	0	5	0
Non-Residential - Rehab				
* Valuation	\$ 14,522,199	\$ 10,020,256	\$ 33,441,355	\$ 16,568,141
Permits	64	50	220	178

Fees Collected

Permit and Plan Check	\$ 328,054	\$ 500,603	\$ 1,616,555	\$ 1,561,551
Residential Development Impact	\$ 128,775	\$ 29,768	\$ 870,396	\$ 226,408
Transportation Improvement Fee	\$ 20,938	\$ 2,890	\$ 163,730	\$ 35,518
Construction Tax	\$ 348,563	\$ 263,316	\$ 1,427,755	\$ 607,241

Fees Waived

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

Other

Inspections	2,748	2,484	10,474	9,444
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**PLANNING &
COMMUNITY DEVELOPMENT
DEPARTMENT**

Monthly Activity Report
OCTOBER, 2019

PLAN CHECK OVER \$ 500,000

301 N LAKE AVE

Exterior plaza update work to include planters, new tile pavers, sun shade trellis, building entry portal, and furniture
Project value \$ 500,000

71 ELOISE AVE

New construction of research and development manufacturing facility @ 4,900 square feet
Project value \$ 714,800

251 S LAKE AVE

Tenant improvement of interior office @ 19,125 square feet
Project value \$ 1,100,000

39 N BERKELEY AVE

New construction of a 6-unit apartment building @ 6,758 square feet, with new garage @ 2,315 square feet
Project value \$ 948,239

BUILDING PERMITS OVER \$ 500,000

262 N WILSON AVE

New construction of a 5-unit condominium building @ 6,342 square feet, with subterranean garage @ 2,568 square feet
Project value \$ 923,958

900 S ARROYO PKWY

Tenant improvement on 1st and 2nd floors @ 20,242 square feet, with new accessibility parking and new trash enclosure (Plaza Home Care Pharmacy)
Project value \$ 916,558

1260 WENTWORTH AVE

First floor addition @ 2,481 square feet, second floor addition @ 557 square feet, basement remodel and addition @ 1,066 square feet, and new 3-car garage @ 768 square feet
Project value \$ 522,829

2875 SIERRA GRANDE ST

Renovation of an existing distribution center (Avon) into Home Depot @ 146,251 square feet, with renovation of parking structure @ 56,396 square feet
Project value \$ 7,650,082

1005 ARMADA DR

New construction of a 2-story with basement innovation lab/classroom building @ 2,854 square feet
Project value \$ 547,992

2965 E COLORADO BLVD

Tenant improvement of existing automobile dealership @ 46,377 square feet, including addition and elevator replacement @ 1,848 square feet (Rusnak Audi)
Project value \$ 1,715,108

299 N EUCLID AVE

Tenant improvement @ 14,144 square feet
Project value \$ 537,472

74 N PASADENA AVE

Tenant improvement of existing office space @ 24,671 square feet (Kaiser Permanente)
Project value \$ 1,421,198

New Code Compliance Cases – October 2019

Complaint Type	Number of New Cases
Abandoned Bulky Items	2
Construction – Incomplete/Illegal/Hrs	27
Junk and Debris	9
Vacant BLD/ Vacant Lot	3
Noise	8
Property Maintenance	79
Trees- Damaged/Hazardous/Protected	11
Overgrown Vegetation	13
Zoning Code Violations	56
Other	3

Total New Cases Opened	211
Average Time for 1st Inspection	2 Calendar Days
Number of Cases Closed	81
Number of Cases Remaining Open	130