




MEMORANDUM

TO: Steve Mermell, City Manager
FROM: David M. Reyes, Director of Planning & Community Development
DATE: December 27, 2018
SUBJECT: Monthly Activity Reports: November 2018



Attached are the following reports:

Planning:

- 1) New Zoning Cases – Eight current planning (zoning) projects were submitted in November 2018.
- 2) Zoning Cases of Communitywide Significance – Seven ongoing Major Construction projects as of November 1, 2018. 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 November, a total of 163 new cases were opened, and 370 inspections were completed. Of the 163 new cases opened, 84 have been closed. The average response time for initial inspection was approximately 2.8 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	MEETING DATE	REVIEW BODY
Variance	PLN2018-000595	600	E	Colorado Blvd.	7	VAR for Historic Resource to allow a reduction in the number of required parking spaces to facilitate the adaptive reuse of a historic building.	Jamie Peltier (626) 744-7096 jpeltier@cityofpasadena.net	11/01/18	New Case: assigned	TBD	HO
Hillside Development Permit	PLN2018-00596	500	S	San Rafael Ave	6	HDP to allow a first and second story addition to an existing residence.	Jason Van Patten (626) 744-6760 jvanpatten@cityofpasadena.net	11/05/18	New Case: assigned	TBD	HO
Conditional Use Permit	PLN2018-00607	995	S	Fair Oaks Avenue	6	Major Modification to CUP#4577 to allow an expansion to an existing residential care, senior assisted living facility consisting of a 4-story, 88-unit, building and associated parking.	Jennifer Driver (626) 744-6756 jdriver@cityofpasadena.net	11/13/18	New Case: assigned	TBD	HO
Preliminary Plan Check	PLN2018-00536	841	N	Fair Oaks Avenue	3	PPC to review a 7-unit City of Garden residential development	Abdu Lachgar alac-Contractor@cityofpasadena.net	11/13/18	New Case: assigned	NA	Staff
Predevelopment Plan Review	PPR2018-00021	190	S	Marengo Ave	6	PPR for a new seven-story, 130,662 sf, hotel with 200 rooms.	Beilin Yu (626) 744-6726 byu@cityofpasadena.net	11/02/18	New Case: assigned	NA	Staff
Variance	PLN2018-00609	2412		Brigden Rd.	4	VAR to allow an addition to an accessory structure that will exceed site FAR and accessory structure size on a site improved with a single-family residence.	Jennifer Driver (626) 744-6756 jdriver@cityofpasadena.net	11/14/18	New Case: assigned	TBD	HO
Conditional Use Permit	PLN2018-00652	1420	N	Fair Oaks Avenue	1	CUP to allow establish a Child Day Care Center land use.	Jamie Peltier (626) 744-7096 jpeltier@cityofpasadena.net	11/29/18	New Case: assigned	TBD	HO
Minor Conditional Use Permit	PLN2018-00632	1914		Corson St.	2	MCUP to allow the expansion of a nonconforming SFR use in the CG zone	Jennifer Driver (626) 744-6756 jdriver@cityofpasadena.net	11/18/18	New Case: assigned	TBD	HO

Planning and Community Development - Major Zoning Cases

CASE TYPE	CASE #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	CURRENT STATUS	MEETING 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	Incomplete		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 Mirzakhanian (626) 744-7101 tmirzakhanian@cityofpasadena.net	5/9/2017	Continued at hearing		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	Completing environmental		HO
Affordable Housing Concession Permit	11873	690-700	N	Orange Grove Blvd.	3	Affordable Housing Concession Permit requesting two concessions (height and floor area) for a mixed-use project with 7,389 square feet of commercial, 48 units (eight low income) and 123 parking spaces.	Beilin Yu (626) 744-6726 byu@cityofpasadena.net	8/9/2017	Incomplete		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 construction of a new 33,566 s.f. building.	Jason Van Patten (626) 744-6760 jvanpatten@cityofpasadena.net	9/12/2017	Incomplete		HO
Conditional Use Permit	6658	83	N	Lake Ave.	3	CUP for construction 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	Incomplete		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	New Case: assigned		CC

Planning and Community Development - Community Planning Cases

CASE TYPE	CASE #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	CURRENT STATUS	MEETING DATE	REVIEW BODY
OTHER				Citywide	-	Housing Element: Implementation Process	Arlene Granadosin-Jones (626) 744-6743 agranadosin-jones@cityofpasadena.net	-	On-going	-	Other
OTHER				Citywide	-	Climate Action Plan Implementation	Ana Española (626) 744-6754 aespanola@cityofpasadena.net	-	On-going	-	-
PPR	2018-00018	405	S	Euclid Ave	6	Mayfied Junior School: PPR for Master Plan: Demolition of existing library/classroom building and constuction of three-story library/classroom building.	Natsue Sheppard (626) 744-7527 nsheppard@cityofpasadena.net	10/10/18	New Case: assigned	TBD	Staff
SP				Citywide	-	General Plan Implementation/Specific Plan Updates	Anita Cerna (626) 744-6767 acerna@cityofpasadena.net	-	On-going	-	CC
ZCA				Citywide	-	Mansionization: Phase 2	Martin Potter (626) 744-6710 mpotter@cityofpasadena.net	-	Developing Recommendation	-	CC
ZCA	2018-00403			Citywide	-	Zoning Code Text Amendment: Outdoor Electronic Signage	Natsue Sheppard (626) 744-7527 nsheppard@cityofpasadena.net	07/16/18	Developing Recommendation	11/14/18	PC
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		Developing Recommendation	12/12/18	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	MEETING DATE
PLN2018-00594	CERTIFICATE OF APPROPRIATENESS	1299	NORTH MICHIGAN AVE.	2	TEAR OFF ROOF OF GARAGE, RE-ROOF, REPLACE GARAGE DOOR, AND ADD EXTERIOR SHINGLES TO MATCH PRIMARY STRUCTURE	Amanda Landry (626)744-7137 alandry@cityofpasadena.net	11/1/2018	ACTIVE	Staff	12/28/2018
PLN2018-00599	CONCEPT DESIGN REVIEW	841	NORTH FAIR OAKS AVE.	3	NEW CONSTRUCTION OF A MIXED USE (7-UNIT MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OFFICE) BUILDING.	Amanda Landry (626)744-7137 alandry@cityofpasadena.net	11/6/2018	ACTIVE	Staff	2/11/2019
PLN2018-00600	CERTIFICATE OF APPROPRIATENESS	2760	THORNDIKE ROAD	4	MAJOR CHANGES TO THE FRONT ELEVATION OF AN EXISTING SFD.	Kevin Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	11/8/2018	ACTIVE	HPC	NA
PLN2018-00606	CERTIFICATE OF APPROPRIATENESS	581	NORTH RAYMOND AVE.	5	REAR ADDITION TO THE HOUSE, REPAIR OF SIDING, REPLACEMENT OF WINDOWS AND A DOOR, A NEW GARAGE	Amanda Landry (626)744-7137 alandry@cityofpasadena.net	11/8/2018	ACTIVE	Staff	2/4/2019
PLN2018-00610	CERTIFICATE OF APPROPRIATENESS	927	NORTH GARFIELD AVE.	3	NEW DRIVEWAY GATE	Rodrigo Pelayo (626)744-7309 rpelayo@cityofpasadena.net	11/14/2018	ACTIVE	Staff	1/2/2019
PLN2018-00629	CERTIFICATE OF APPROPRIATENESS	1575	CASA GRANDE STREET	2	EXPANDING MASTER BEDROOM, REPLACING REAR DOOR VISIBLE FROM THE STREET	Amanda Landry (626)744-7137 alandry@cityofpasadena.net	11/16/2018	ACTIVE	Staff	1/15/2019
PLN2018-00618	CERTIFICATE OF APPROPRIATENESS	982	NORTH MENTOR AVE.	2	REFACE CHIMNEY WITH BRICK VENEER	Kevin Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	11/14/2018	ACTIVE	Staff	1/7/2019
PLN2018-00635	CONSOLIDATED DESIGN REVIEW	614	EAST COLORADO BLVD.	7	STOREFRONT REMODELING	Rodrigo Pelayo (626)744-7309 rpelayo@cityofpasadena.net	11/20/2018	ACTIVE	Staff	1/24/2019
PLN2018-00639	CERTIFICATE OF APPROPRIATENESS	967	NORTH CHESTER AVE.	2	NEW SIDE FENCE AND GATE	Amanda Landry (626)744-7137 alandry@cityofpasadena.net	11/26/2018	ACTIVE	Staff	1/6/2018
PLN2018-00640	MASTER SIGN PLAN	527	SOUTH LAKE AVE.	7	MODIFICATION TO THE MASTER SIGN PLAN	Rodrigo Pelayo (626)744-7309 rpelayo@cityofpasadena.net	11/26/2018	ACTIVE	Staff	1/24/2019
PLN2018-00641	CONSOLIDATED DESIGN REVIEW	289	NORTH EL MOLINO AVE.	3	INSTALLATION OF NEW SIGNS	Kevin Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	11/26/2018	ACTIVE	Staff	1/22/2019
PLN2018-00636	MASTER SIGN PLAN	177	EAST COLORADO BLVD.	3	MODIFICATION TO THE MASTER SIGN PLAN	Rodrigo Pelayo (626)744-7309 rpelayo@cityofpasadena.net	11/21/2018	ACTIVE	Staff	1/24/2019

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	MEETING DATE
PLN2018-00642	CERTIFICATE OF APPROPRIATENESS	280	SOUTH ORANGE GROVE BLVD.	6	WAIVER FOR THE TWO PARKING SPACES REQUIREMENT	Amanda Landry (626)744-7137 alandry@cityofpasadena.net	11/27/2018	ACTIVE	Staff	1/24/2019
PLN2018-00608	CHANGE TO APPROVED PROJECT	2900	EAST DEL MAR BLVD.	4	MINOR CHANGES TO APPROVED FINAL DESIGN REVIEW FOR INDEPENDENT & ASSISTED LIVING BUILDINGS	Kevin Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	11/13/2018	ACTIVE	Staff	1/25/2019
PLN2018-00644	PRELIMINARY CONSULTATION	1550	ELIZABETH STREET	2	NEW CONSTRUCTION OF A 3-STORY, 130,000 S.F. STUDENT DORMITORY TO REPLACE THE 68,000 SQUARE FOOT AYLWARD STUDENT DORMITORY.	Amanda Landry (626)744-7137 alandry@cityofpasadena.net	11/27/2018	ACTIVE	DC	NA
PLN2018-00653	CONCEPT DESIGN REVIEW	253	SOUTH LOS ROBLES AVE.	6	NEW CONSTRUCTION OF A 6-STORY 92-UNIT CONDOMINIUM DEVELOPMENT	Rodrigo Pelayo (626)744-7309 rpelayo@cityofpasadena.net	11/29/2018	ACTIVE	DC	NA
PLN2018-00654	PRELIMINARY CONSULTATION	231	NORTH HILL AVE.	2	NEW CONSTRUCTION OF A 59-UNIT SINGLE RESIDENCE OCCUPANCY (SRO) DEVELOPMENT	Rodrigo Pelayo (626)744-7309 rpelayo@cityofpasadena.net	11/30/2018	ACTIVE	Staff	1/31/2019
PLN2018-00659	CONCEPT DESIGN REVIEW	690	NORTH ORANGE GROVE BLVD.	3	NEW CONSTRUCTION OF A MIXED-USE PROJECT (48 RESIDENTIAL UNITS AND 9,036 SF OF COMMERCIAL SPACE)	Kevin Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	11/30/2018	ACTIVE	DC	NA

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
NOVEMBER, 2018
Permits & Fees

Permits & Valuation

	<u>Month Nov-18</u>	<u>Month Nov-17</u>	<u>YTD FY 2019</u>	<u>YTD FY 2018</u>
Total Value	\$ 4,938,877	\$ 7,244,110	\$ 40,041,847	\$ 46,610,909
Total Permits	216	256	1313	1341
Residential - New				
Valuation	\$ 739,427	\$ -	\$ 7,428,900	\$ 7,085,616
Permits	3	0	18	15
Residential - Rehab				
Valuation	\$ 2,396,125	\$ 2,702,544	\$ 14,241,481	\$ 17,421,934
Permits	170	207	1074	1043
Non-Residential - New				
Valuation	\$ -	\$ -	\$ -	\$ 531,935
Permits	0	0	0	1
Non-Residential - Rehab				
* Valuation	\$ 1,803,325	\$ 4,541,566	\$ 18,371,466	\$ 21,571,424
Permits	43	49	221	282

Fees Collected

Permit and Plan Check	\$ 308,967	\$ 252,667	\$ 1,870,518	\$ 2,645,994
Residential Development Impact	\$ 93,501	\$ -	\$ 319,909	\$ 773,507
Transportation Improvement Fee	\$ 18,455	\$ -	\$ 53,973	\$ 96,418
Construction Tax	\$ 89,073	\$ 97,660	\$ 696,314	\$ 785,104

Fees Waived

Northwest Enterprise Zone	\$ -	\$ -	\$ -	\$ -
Research and Development	\$ -	\$ -	\$ -	\$ -
Affordable Housing	\$ -	\$ -	\$ -	\$ -

Other

Inspections	2,014	2,118	11,458	11,302
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**PLANNING &
COMMUNITY DEVELOPMENT
DEPARTMENT**

Monthly Activity Report
NOVEMBER, 2018

PLAN CHECK OVER \$ 500,000

569 LINCOLN AVE

New construction of a 5-unit condominium building @ 9,744 square feet
Project value \$ 1,082,407

571 LINCOLN AVE

New construction of a 4-unit condominium building @ 12,126 square feet, with subterranean parking @ 8,430 square feet
Project value \$ 2,185,538

443 S RAYMOND AVE

Tenant improvement @ 60,000 square feet
Project value \$ 1,901,980 (Bluebeam)

91 HARKNESS AVE

New construction of a 9-unit building @14,259 square feet, with subterranean parking garage @ 10,075 square feet
Project value \$ 2,270,000

BUILDING PERMITS OVER \$ 500,000

N/A

New Code Compliance Cases – November 2018

Complaint Type	Number of New Cases
Abandoned Bulky Items	1
Construction – Incomplete/Illegal/Hrs	11
Junk and Debris	13
Inoperable Vehicle	4
Vacant BLD/ Vacant Lot	2
Noise	13
Property Maintenance	40
Trees- Damaged/Hazardous/Protected	9
Overgrown Vegetation	22
Zoning Code Violations	36
Sign Code Violations/ Yard Sales	3
Home Occupation Permit/Cert of Inspection Required	4
Other	5

Total New Cases Opened	163
Average Time for 1st Inspection	2.8 days
Number of Cases Closed	84
Number of Cases Remaining Open	79