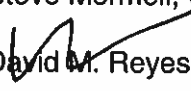




MEMORANDUM

TO: Steve Mermell, City Manager
FROM:  David M. Reyes, Director of Planning & Community Development
DATE: December 26, 2019
SUBJECT: Monthly Activity Reports: November 2019

Attached are the following reports:

Planning:

- 1) New Zoning Cases – Six current planning (zoning) projects were submitted in November 2019.
- 2) Zoning Cases of Communitywide Significance – Five ongoing Major Construction projects as of November 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 November, a total of 108 new cases were opened, and 432 inspections were completed. Of the 108 new cases opened, 47 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
Preliminary Plan Check	2019-00593	63	N	Sierra Bonita Ave	2	PPC for a four unit City of Gardens project.	Alison Walker (626) 744-6742 awalker@cityofpasadena.net	11/25/19	Staff
Preliminary Plan Check	2019-00584	93	N	Craig Ave	2	PPC for construction of a new six-unit City of Gardens project	Kent Lin (626) 744-6817 klin@cityofpasadena.net	11/21/19	Staff
Predevelopment Plan Review	2019-00015	336		Saint Katherine Dr	2	PPR to consolidate lots and construct three new single-family residences in the Hillside Overlay district.	Jason Van Patten (626) 744-6760 jvanpatten@cityofpasadena.net	11/21/19	Staff
Conditional Use Permit	6793	300	E	Colorado Blvd.	6	CUP for alcohol for Panini Kabob Grill	Jennifer Driver (626) 744-6756 jdriver@cityofpasadena.net	11/07/19	HO
Preliminary Plan Check	2019-00558	395	N	Holliston Ave	2	PPC for construction of a new five unit City of Gardens project.	Jennifer Driver (626) 744-6756 jdriver@cityofpasadena.net	11/01/19	Staff
Variance	11917	771	N	Holliston Ave	2	Variance to allow tandem parking, Minor Variances for setback deviations to garage and residence.	Kristen Johnston (626) 744-6709 kjohnston@cityofpasadena.net	11/05/19	HO

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 Mirzakhianian (626) 744-7101 tmirzakhianian@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	6658	83	N	Lake Ave.	3	CUP for construction of a mixed-use project 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	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	02/20/19	CC
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	2018-00403			Citywide	-	Zoning Code Amendment: Outdoor Electronic Signage	Natsue Sheppard (626) 744-7527 nshppard@cityofpasadena.net	07/16/18	CC
ZCA				CG and CD 1 - CD 6 Zoning Districts	-	Zoning Code Amendment: Single-Room Occupancy/Micro-Unit Regulations	Andre Sahakian (626) 744-6916 asahakian@cityofpasadena.net		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	2019-003255			CD-4 Zoning District	3 & 7	Zoning Code Amendment: Use Conversion Parking Reduction - Playhouse Subdistrict	Andre Sahakian (626) 744-6916 asahakian@cityofpasadena.net	07/01/19	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
PLN2019-00557	PRELIMINARY CONSULTATION	395	NORTH	HOLLISTON AVENUE	2	NEW CONSTRUCTION - 5-UNIT MULTI-FAMILY RESIDENTIAL PROJECT	K. Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	11/1/2019	Staff
PLN2019-00559	CERTIFICATE OF APPROPRIATENESS	2374	EAST	ORANGE GROVE BLVD	4	ADDITION TO THE FRONT OF RESIDENCE IN AN ELIGIBLE HISTORIC DISTRICT	R. Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	11/1/2019	Staff
PLN2019-00563	TREE REMOVAL	288		MARKHAM PL	6	REMOVAL OF 3 VICTORIAN BOX TREES "PITOSPORUM UNDULATUM" WITH DBH AT 16 INCHES (TREE #1), 24 INCHES (TREE#2), AND 20 INCHES (TREE#6)	E.Sissi (626) 744-6738 esissi@cityofpasadena.net	11/5/2019	Staff
PLN2019-00561	CONSOLIDATED DESIGN REVIEW	225	SOUTH	LAKE AVENUE	7	TWO NEW WALL SIGNS (THE AGENCY)	E.Sissi (626) 744-6738 esissi@cityofpasadena.net	11/5/2019	Staff
PLN2019-00564	CONSOLIDATED DESIGN REVIEW	55	SOUTH	SOUTH LAKE AVENUE	7	MINOR EXTERIOR MODIFICATIONS TO ACCOMMODATE MECHANICAL EQUIPMENT ON A BALCONY AND ROOFTOP OF PARKING GARAGE	R. Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	11/6/2019	Staff
PLN2019-00565	PRELIMINARY CONSULTATION	193	SOUTH	ALLEN AVE	7	DEMOLITION OF AN EXISTING DUPLEX PROPERTY AND NEW CONSTRUCTION OF A NEW 3 UNIT CONDOMINIUM.	K. Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	11/7/2019	Staff
PLN2019-00567	PRELIMINARY CONSULTATION	500	SOUTH	SOUTH PASADENA AVE	6	DEMOLITION OF TWO EXISTING BUILDINGS AND THE CONSTRUCTION OF A NEW CHILD DAY CARE CENTER.	E.Sissi (626) 744-6738 esissi@cityofpasadena.net	11/12/2019	DC
PLN2019-00569	CONSOLIDATED DESIGN REVIEW	264	SOUTH	LAKE AVENUE	7	REPLACEMENT OF STOREFRONT, SIGNAGE, AND ENTRY CANOPY.	R. Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	11/13/2019	Staff
PLN2019-00570	CONSOLIDATED DESIGN REVIEW	81	WEST	BELLEVUE DR	6	INSTALLATION OF A NEW NONILLUMINATED WALL SIGN (AMORPHOLOGY, INC.)	R. Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	11/15/2019	Staff
PLN2019-00571	CERTIFICATE OF APPROPRIATENESS	827	NORTH	CHESTER AVE	2	REPLACE BATHROOM WINDOW AND RESTORE WINDOW OPENING AT REAR BEDROOM ON SOUTH ELEVATION.	E.Sissi (626) 744-6738 esissi@cityofpasadena.net	11/18/2019	Staff
PLN2019-00576	FINAL DESIGN REVIEW	841	NORTH	FAIR OAKS AVE	3	NEW MIXED USE. APPROX 900 S.F. OFFICE & 7 RESIDENTIAL UNITS	A. Landry (626)744-7137 alandry@cityofpasadena.net	11/19/2019	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
PLN2019-00575	CERTIFICATE OF APPROPRIATENESS	1241	NORTH	HOLLISTON AVE	2	CONSTRUCTION OF LOW WALLS AT THE FRONT PORCH STEPS AND AN OPEN TRELLIS ENTRY PERGOLA AT FRONT YARD PROPERTY LINE OVER FRONT YARD WALKWAY	A. Landry (626)744-7137 alandry@cityofpasadena.net	11/19/2019	Staff
PLN2019-00581	CERTIFICATE OF APPROPRIATENESS	1085	NORTH	MICHIGAN AVE	2	ADDITION OF HANDRAILS TO EXISTING FRONT STEPS	E.Sissi (626) 744-6738 esissi@cityofpasadena.net	11/20/2019	Staff
PLN2019-00578	TREE REMOVAL	599		ASHTABULA ST	5	REMOVAL OF ONE CHINESE ELM TREE	R. Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	11/20/2019	Staff
PPR2019-00014	REQUEST FOR COMMENTS	1000	EAST	WALNUT ST	5	PPR TO ALLOW THE DEMOLITION OF A TWO-STORY BUILDING OWNED/OPERATED BY SALVATION ARMY FOR SOCIAL SERVICES/OFFICES, TO CONSTRUCT A 47.193 SQUARE FOOT FOUR-STORY BUILDING INCLUDING 65 SUPPORTIVE HOUSING STUDIOS FOR HOMELESS (PLUS A MGRS STUDIO) OVER A FIRST FLOOR OFFICES.	A. Landry (626)744-7137 alandry@cityofpasadena.net	11/12/2019	Staff
PLN2019-00590	CERTIFICATE OF APPROPRIATENESS	285		CONGRESS PL	6	REPLACEMENT OF (13) WOOD WINDOWS WITH (13) FIBREX WINDOWS AT UPPER FLOOR ONLY SAME SIZE SAME LOCATION.	E.Sissi (626) 744-6738 esissi@cityofpasadena.net	11/25/2019	Staff
PLN2019-00588	CERTIFICATE OF APPROPRIATENESS	943	EAST	ELIZABETH ST	2	CONSTRUCTION OF A NEW DETACHED 2-CAR GARAGE LOCATED IN THE REAR YARD	R. Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	11/25/2019	Staff
PLN2019-00586	DESIGN REVIEW	2773	EAST	COLORADO BLVD	4	NEW MASTER SIGN PLAN FOR REFACING OF (1) MONUMENT SIGN, INSTALLATION OF (6) NEW NON-ILLUMINATED WALL SIGNS AND (3) NEW ILLUMINATED WALL SIGNS FOR PUBLIC STORAGE FACILITY.	K. Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	11/25/2019	Staff
PLN2019-00583	CERTIFICATE OF APPROPRIATENESS	1244	NORTH	CATALINA AVE	2	866 SQ. FT. 1-STORY REAR ADDITION TO SINGLE FAMILY RESIDENCE	A. Landry (626)744-7137 alandry@cityofpasadena.net	11/21/2019	Staff
PLN2019-00589	CERTIFICATE OF APPROPRIATENESS	831		BELLEVUE DR	5	MODIFY ROOF DESIGN OF A DETACHED GARAGE	K. Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	11/25/2019	Staff
PLN2019-00594	PRELIMINARY CONSULTATION	63	NORTH	SIERRA BONITA AVE	2	NEW CONSTRUCTION - 4-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT	K. Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	11/25/2019	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
PLN2019-00591	CONSOLIDATED DESIGN REVIEW	155	NORTH	LAKE AVE	3	EXTERIOR REPAINT OF THE BUILDING AND PARKING STRUCTURE	R. Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	11/25/2019	Staff
PLN2019-00592	CONSOLIDATED DESIGN REVIEW	33	NORTH	LAKE AVE	3	EXTERIOR REPAINT OF BUILDING AND PARKING STRUCTURE	E.Sissi (626) 744-6738 esissi@cityofpasadena.net	11/25/2019	Sataff
PLN2019-00596	TREE REMOVAL	500	NORTH	ROSEMEAD BLVD	4	ONE (1) 39" COAST LIVE OAK AT MULTIFAMILY DEVELOPMENT IN EPSP-d2-CO-D-2 ZONE.	E.Sissi (626) 744-6738 esissi@cityofpasadena.net	11/26/2019	Staff
PLN2019-00598	PRELIMINARY CONSULTATION	164		CHESTNUT ST	3	NEW CONSTRUCTION OF A 24-UNIT MULTIFAMILY PROJECT, 5-STORY OVER 2 LEVELS OF FULLY SUBTERRANEAN GARAGE	K. Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	11/27/2019	DC

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, 2019
Permits & Fees

Permits & Valuation

	<i>Month Nov-19</i>	<i>Month Nov-18</i>	<i>YTD FY 2020</i>	<i>YTD FY 2019</i>
Total Value	\$ 9,090,212	\$ 4,938,877	\$ 87,904,631	\$ 40,041,847
Total Permits	303	216	1568	1313
Residential - New				
Valuation	\$ 4,738,364	\$ 739,427	\$ 17,809,790	\$ 7,428,900
Permits	7	3	18	18
Residential - Rehab				
Valuation	\$ 2,314,213	\$ 2,396,125	\$ 14,394,017	\$ 14,241,481
Permits	246	170	1275	1074
Non-Residential - New				
Valuation	\$ -	\$ -	\$ 20,221,834	\$ -
Permits	0	0	5	0
Non-Residential - Rehab				
* Valuation	\$ 2,037,635	\$ 1,803,325	\$ 35,478,990	\$ 18,371,466
Permits	50	43	270	221

Fees Collected

Permit and Plan Check	\$ 296,762	\$ 308,967	\$ 1,913,317	\$ 1,870,518
Residential Development Impact	\$ 477,484	\$ 93,501	\$ 1,347,880	\$ 319,909
Transportation Improvement Fee	\$ 84,259	\$ 18,455	\$ 247,989	\$ 53,973
Construction Tax	\$ 205,358	\$ 89,073	\$ 1,633,113	\$ 696,314

Fees Waived

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

Other

Inspections	2,399	2,014	12,873	11,458
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**PLANNING &
COMMUNITY DEVELOPMENT
DEPARTMENT**

Monthly Activity Report
NOVEMBER, 2019

PLAN CHECK OVER \$ 500,000

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

55 S LAKE AVE

Tenant improvement to medical office and laboratory @ 23,825 square feet
Project value \$ 1,413,836

2570 DEODAR CIR

New construction of a 2-story single-family residence @ 3,819 square feet, with detached 2-car garage @ 1,023 square feet
Project value \$ 518,059

BUILDING PERMITS OVER \$ 500,000

569 LINCOLN AVE

New construction of a 2-story, 5-unit condominium building @ 9,380 square feet, with porches and balconies @ 600 square feet
Project value \$ 1,082,732

571 LINCOLN AVE

New construction of a 2-story, 4-unit condominium building @ 7,971 square feet, with porches and balconies @ 465 square feet,

and basement-level private garages for 569
and 571 LINCOLN AVE @ 12,126 square feet
Project value \$ 1,719,687

637 BELLEFONTAINE ST

New construction of a 2-story single-family
residence @ 7,802 square feet, with detached
garage @ 919 square feet, mechanical room
@ 121 square feet, decks and balconies @
261 square feet, entry pergola and BBQ trellis
@ 262 square feet, and loggia and trellises @
1,119 square feet
Project value \$ 1,030,568

100 S LOS ROBLES AVE

Tenant improvement @13,581 square feet
(Kaiser Permanente)
Project value \$ 805,937

New Code Compliance Cases – November 2019

Complaint Type	Number of New Cases
Abandoned Bulky Items	2
Construction – Incomplete/Illegal/Hrs	12
Junk and Debris	5
Vacant BLD/ Vacant Lot	4
Noise	5
Property Maintenance	36
Trees- Damaged/Hazardous/Protected	2
Overgrown Vegetation	8
Zoning Code Violations	32
Other	2

Total New Cases Opened	108
Average Time for 1st Inspection	2 Calendar Days
Number of Cases Closed	47
Number of Cases Remaining Open	61