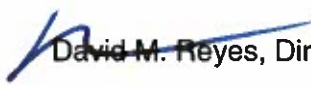




MEMORANDUM

TO: Steve Mermell, City Manager
FROM:  David M. Reyes, Director of Planning & Community Development
DATE: January 31, 2019
SUBJECT: Monthly Activity Reports: December 2018

Attached are the following reports:

Planning:

- 1) New Zoning Cases – Nine current planning (zoning) projects were submitted in December 2018.
- 2) Zoning Cases of Communitywide Significance – Seven ongoing Major Construction projects as of December 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 December, a total of 136 new cases were opened, and 490 inspections were completed. Of the 136 new cases opened, 76 have been closed. The average response time for initial inspection was approximately 2.2 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	CURRENT STATUS	MEETING DATE	REVIEW BODY
Conditional Use Permit	PLN2018-00650	1539	E	Howard St.	2	CUP to establish a Private School (EF Academy)	David Sinclair (626) 744-6766 dsinclair@cityofpasadena.net	12/06/18	Incomplete	TBD	HO
Conditional Use Permit	PLN2018-00670	1336	E	Colorado Blvd.	7	CUP for the establishment of a Hotel land use on the South Parcel within PD-35 (Colorado-Hill PD).	Jason Van Patten (626) 744-6760 jvanpatten@cityofpasadena.net	12/05/18	New Case: assigned	TBD	HO
Conditional Use Permit	PLN2018-000405	1241	N	Hill Ave	2	MCUP to allow the expansion of a nonconforming multi-family use (two units) in the RS-6 zoning district. Expansion consists of a 143 sf. addition to a detached garage.	Jamie Peltier (626) 744-7096 jpeltier@cityofpasadena.net	12/04/18	New Case: assigned	TBD	HO
Certificate of Exception	PLN2018-00679	1265		Rancheros Rd	6	CE to subdivide one vacant lot and combine with two adjacent lots. Two lots would result from mapping action.	Jason Van Patten (626) 744-6760 jvanpatten@cityofpasadena.net	12/10/18	New Case: assigned	NA	HO
Conditional Use Permit	PLN2018-00684	175	E	Holly St.	3	Modification to CUP#1813 to allow changes to conditions of approval related to amplified noise for a restaurant.	Jennifer Driver (626) 744-6756 jdriver@cityofpasadena.net	12/11/18	New Case: assigned	NA	HO
Tentative Parcel Map	PLN2018-00682	105	N	Parkwood Ave	5	TPM to allow the creation of three air parcels for residential condominium purposes on one lot.	Abdu Lachgar alac-Contractor@cityofpasadena.net	12/10/18	New Case: assigned	TBD	HO
Neighborhood Development Permit	PLN2018-00690	3750		Faimeade Rd	4	NDP to allow a building addition visible from the public right-of-way. The additions include a new storage room and carport.	Kristen Johnston (626) 744-6709 kjohnston@cityofpasadena.net	12/13/18	New Case: assigned	TBD	HO
Variance	PLN2018-00694	1419		Wellington Ave	6	V to allow a pool in the front yard (required to be in the back) and fence within the established front yard with a height exceeding four feet.	Jamie Peltier (626) 744-7096 jpeltier@cityofpasadena.net	12/18/18	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 tmirzakanian@cityofpasadena.net	5/9/2017	Continued at hearing		BZA
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 development of 33,586 sq. ft. of floor area.	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 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	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	Complete Under CEQA Review		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	-	-
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	02/27/19	PC
ZCA	2018-00403		Citywide	-	Zoning Code Text Amendment: Outdoor Electronic Signage	Natsue Sheppard (626) 744-7527 nsheppard@cityofpasadena.net	07/16/18	Developing Recommendation	-	CC
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	02/13/19	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
PLN2018-00663	MASTER SIGN PLAN	1813	EAST COLORADO BLVD	2	MODIFICATION TO MASTER SIGN PLAN FOR MOBIL GAS STATION	Amanda Landry (626)744-7137 alandry@cityofpasadena.net	12/3/2018	ACTIVE	Staff	2/14/2019
PLN2018-00662	CERTIFICATE OF APPROPRIATENESS	1671	LOMA VISTA STREET	2	DEMOLISH PORCH AND LAUNDRY ROOM AT REAR OF HOUSE AND BUILD A 2-STORY ADDITION	Amanda Landry (626)744-7137 alandry@cityofpasadena.net	12/3/2018	ACTIVE	Staff	2/14/2019
PLN2018-00666	CERTIFICATE OF APPROPRIATENESS	620	SOUTH MENTOR AVE	7	REPLACE EXISTING GARAGE DOOR WITH NEW WOOD DOOR, ADDITION TO GARAGE, AND NEW WOOD FENCE AND GATE IN LINE WITH FRONT OF HOUSE.	Amanda Landry (626)744-7137 alandry@cityofpasadena.net	12/4/2018	ACTIVE	Staff	2/26/2019
PLN2018-00672	CERTIFICATE OF APPROPRIATENESS	1671	PALOMA STREET	2	TWO FREESTANDING PILASTERS IN THE FRONT YARD	Rodrigo Pelayo (626)744-7309 rpelayo@cityofpasadena.net	12/5/2018	ACTIVE	Staff	2/19/2019
PLN2018-00668	CONSOLIDATED DESIGN REVIEW	40	WEST GREEN STREET	6	STOREFRONT AND ENTRY DOOR ALTERATIONS TO ACCOMODATE COVERSION OF SPACE FROM OFFICE TO RESTAURANT.	Kevin Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	12/5/2018	ACTIVE	Staff	2/28/2019
PLN2018-00676	CONSOLIDATED DESIGN REVIEW	1188	EAST WALNUT STREET	5	BUILDING FAÇADE REMODEL	Amanda Landry (626)744-7137 alandry@cityofpasadena.net	12/10/2018	ACTIVE	Staff	2/25/2019
PLN2018-00681	FINAL DESIGN REVIEW	3452	EAST FOOTHILL BLVD.	4	REMODEL AN EXISTING COMMERCIAL BUILDING AND NEW CONSTRUCTION OF 258 RESIDENTIAL UNITS	Kevin Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	12/10/2018	ACTIVE	DC	NA
PLN2018-00680	CERTIFICATE OF APPROPRIATENESS	870	CHULA VISTA AVE	6	MAJOR ALTERATIONS (CATEGORY 2) TO DOORS AND WINDOWS ON PUBLICLY VISIBLE ELEVATIONS.	Amanda Landry (626)744-7137 alandry@cityofpasadena.net	12/10/2018	ACTIVE	Staff	3/5/2019
PLN2018-00678	CERTIFICATE OF APPROPRIATENESS	1080	TOPEKA ST	2	ADDITION AND KITCHEN REMODEL	Rodrigo Pelayo (626)744-7309 rpelayo@cityofpasadena.net	12/10/2018	ACTIVE	Staff	2/25/2019
PLN2018-00677	CERTIFICATE OF APPROPRIATENESS	550	WEST CALIFORNIA BLVD.	6	WINDOW ALTERATIONS	Rodrigo Pelayo (626)744-7309 rpelayo@cityofpasadena.net	12/10/2018	ACTIVE	Staff	3/5/2019
PLN2018-00683	CHANGE TO APPROVED PROJECT	1657	NORTH FAIR OAKS AVE	1	MINOR CHANGES TO AN APPROVED PROJECT - PLN2017-00364	Amanda Landry (626)744-7137 alandry@cityofpasadena.net	12/11/2018	ACTIVE	Staff	2/18/2019

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
PLN2018-00686	CHANGE TO APPROVED PROJECT	245	SOUTH LOS ROBLES AVE	6	MAJOR CHANGES TO AN APPROVED PROJECT - PLN2017-00323	Kevin Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	12/11/2018	ACTIVE	DC	NA
PLN2018-00688	CONSOLIDATED DESIGN REVIEW	1645	NORTH LAKE AVE	1	TWO STORY, 7-UNIT COG PROJECT WITH SUBTERRANEAN PARKING.	Kevin Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	12/13/2018	ACTIVE	Staff	3/11/2019
PLN2018-00669	CONSOLIDATED DESIGN REVIEW	715	NORTH LOS ROBLES AVE	5	FAÇADE AND STOREFRONT ALTERATIONS TO EXISTING COMMERCIAL BUILDING.	Rodrigo Pelayo (626)744-7309 rpelayo@cityofpasadena.net	12/5/2018	ACTIVE	Staff	3/11/2019
PLN2018-00699	CONSOLIDATED DESIGN REVIEW	251	SOUTH LAKE AVE	7	EXTERIOR LANDSCAPING IMPROVEMENTS	Kevin Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	12/20/2018	ACTIVE	Staff	3/11/2019
PLN2018-00691	CERTIFICATE OF APPROPRIATENESS	965	ARDEN ROAD	7	NEW ADDITION/ALTERATION TO MAIN ELEVATION OF AN EXISTING SFD	Amanda Landry (626)744-7137 alandry@cityofpasadena.net	12/17/2018	ACTIVE	Staff	3/11/2019
PLN2018-00700	PRELIMINARY CONSULTATION	101	SOUTH MARENGO AVE	6	FAÇADE ALTERATIONS TO EXISTING COMERCIAL BLDG.	Kevin Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	12/20/2018	ACTIVE	DC	NA
PLN2018-00698	PRELIMINARY CONSULTATION	1135	EAST VILLA STREET	5	PROPOSED 4-UNIT, 3-STORY DEVELOPMENT WITH SURFACE PARKING	Rodrigo Pelayo (626)744-7309 rpelayo@cityofpasadena.net	12/20/2018	ACTIVE	Staff	3/4/2019

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
DECEMBER, 2018
Permits & Fees

Permits & Valuation

	<u>Month Dec-18</u>	<u>Month Dec-17</u>	<u>YTD FY 2019</u>	<u>YTD FY 2018</u>
Total Value	\$ 141,238,422	\$ 5,410,709	\$ 181,280,269	\$ 72,385,818
Total Permits	200	225	1513	1495
Residential - New				
Valuation	\$ 61,635,479	\$ 324,739	\$ 69,064,379	\$ 22,234,753
Permits	7	1	25	23
Residential - Rehab				
Valuation	\$ 1,353,465	\$ 2,092,147	\$ 15,594,946	\$ 17,122,579
Permits	150	162	1224	1179
Non-Residential - New				
Valuation	\$ 74,954,677	\$ 726,390	\$ 74,954,677	\$ 1,958,223
Permits	1	1	1	2
Non-Residential - Rehab				
* Valuation	\$ 3,294,801	\$ 2,267,433	\$ 21,666,267	\$ 31,070,263
Permits	42	61	263	291

Fees Collected

Permit and Plan Check	\$ 1,114,550	\$ 295,381	\$ 2,985,068	\$ 2,703,699
Residential Development Impact	\$ 8,280,516	\$ 30,252	\$ 8,600,425	\$ 1,080,734
Transportation Improvement Fee	\$ 3,322,701	\$ 2,890	\$ 3,376,674	\$ 222,445
Construction Tax	\$ 2,838,885	\$ 101,017	\$ 3,535,199	\$ 1,284,158

Fees Waived

Northwest Enterprise Zone	\$ -	\$ -	\$ -	\$ -
Research and Development	\$ -	\$ -	\$ -	\$ -
Affordable Housing	\$ -	\$ -	\$ -	\$ 24,507

Other

Inspections	1,961	2,056	13,419	14,926
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**PLANNING &
COMMUNITY DEVELOPMENT
DEPARTMENT**

Monthly Activity Report
DECEMBER, 2018

PLAN CHECK OVER \$ 500,000

178 S EUCLID AVE

New construction of a 5-story mixed-use building with commercial office space @ 940 square feet, 42 multi-family condominium units, and 2 levels of subterranean parking @ 44,960 square feet
Project value \$ 8,411,970

199 S LOS ROBLES

Tenant improvement of existing 6th floor office space @ 17,411 square feet (Kaiser Permanente)
Project value \$ 1,002,978

1260 WENTWORTH AVE

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

177 E COLORADO BLVD

Interior tenant improvement on 9th floor of existing office space @ 12,500 square feet (LA Financial Credit Union)
Project value \$ 775,000

BUILDING PERMITS OVER \$ 500,000

10 W WALNUT ST	New construction of a 5-story office building @ 206,944 square feet, with subterranean parking garage @ 460,887 square feet Project value \$ 74,954,677
75 HOLLY ST	New construction of a 5-story, 93-unit apartment building @ 118,598 square feet – Bldg 1 Project value \$ 14,936,441
151 N FAIR OAKS AVE	New construction of a 5-story, 139-unit apartment building @ 159,524 square feet – Bldg 2 Project value \$ 19,871,905
183 N FAIR OAKS AVE	New construction of a 5-story mixed-use building with 47 apartment units @ 52,442 square feet and retail space @ 4,357 square feet – Bldg 3 Project value \$ 8,624,615
127 N FAIR OAKS AVE	New construction of a 5-story mixed-use building with 41 apartment units @ 49,216 square feet and retail space @ 4,794 square feet – Bldg 4 Project value \$ 8,151,188
59 W HOLLY ST	New construction of a 5-story mixed-use building with 74 apartment units @ 84,443 square feet and retail space @ 6,172 square feet – Bldg 5 Project value \$ 9,824,093
2923 BRADLEY ST	Tenant improvement of office space @ 15,307 square feet Project value \$ 600,000
443 S RAYMOND AVE	Tenant improvement @ 72,403 square feet Project value \$ 1,901,980 (Bluebeam)

New Code Compliance Cases – December 2018

Complaint Type	Number of New Cases
Abandoned Bulky Items	8
Construction – Incomplete/Illegal/Hrs	6
Junk and Debris	5
CUP Violations	1
Vacant BLD/ Vacant Lot	6
Noise	6
Property Maintenance	41
Trees- Damaged/Hazardous/Protected	11
Overgrown Vegetation	7
Zoning Code Violations	34
Sign Code Violations/ Yard Sales	6
Home Occupation Permit/Cert of Inspection Required	2
Sewage	3

Total New Cases Opened	136
Average Time for 1st Inspection	2.2 days
Number of Cases Closed	76
Number of Cases Remaining Open	60