



MEMORANDUM

TO: Steve Mermell, City Manager
FROM: David M. Reyes, Director of Planning & Community Development
DATE: January 23, 2020
SUBJECT: Monthly Activity Reports: December 2019

Attached are the following reports:

Planning:

- 1) New Zoning Cases – Eight current planning (zoning) projects were submitted in December 2019.
- 2) Zoning Cases of Communitywide Significance – Five ongoing Major Construction projects as of December 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 December, a total of 105 new cases were opened, and 419 inspections were completed. Of the 105 new cases opened, 51 have been closed. The average response time for initial inspection was approximately 3 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	2019-00638	256	N	Michigan Ave		PPC to review a 9-unit City of Gardens residential development	Kristen Johnston (626) 744-6709 kjohnston@cityofpasadena.net	12/16/19	Staff
Minor Variance	11919	440	N	Oak Ave	2	MV to allow a reduced front yard setback for a new multi-family project.	Kent Lin (626) 744-6817 klin@cityofpasadena.net	12/11/19	HO
Certificate of Exception	373	510	N	El Molino Ave	5	CE to consolidate two residential lots into one lot.	Kent Lin (626) 744-6817 klin@cityofpasadena.net	12/11/19	HO
Preliminary Plan Check	2019-00625	1645	N	Lake Ave.	1	PPC to review a 7-unit City of Gardens residential development	Katherine Moran (626) 744-6740 kmoran@cityofpasadena.net	12/09/19	Staff
Conditional Use Permit	6812	146	S	Lake Ave.	7	CUP to allow alcohol sales (beer and wine), for on-site consumption, in conjunction with an existing restaurant. (Dan Modern Chinese)	Katherine Moran (626) 744-6740 kmoran@cityofpasadena.net	12/27/19	HO
Preliminary Plan Check	2019-00640	410		Mooresque Dr	6	PPC for additions to an existing residence in the Hillside Development overlay district.	Jason Van Patten (626) 744-6760 jvanpatten@cityofpasadena.net	12/17/19	Staff
Conditional Use Permit	6807	790	N	Lake Ave.	5	CUP for the demo and reconstruction of a new drive-through restaurant (Chick-fil-A)	Jason Van Patten (626) 744-6760 jvanpatten@cityofpasadena.net	12/19/19	HO
Predevelopment Plan Review	2019-00017	1045		Locust St	5	PPR for a new 9-unit residential development	Kristen Johnston (626) 744-6709 kjohnston@cityofpasadena.net	12/19/19	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	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				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
PLN2019-00627	RELIEF FROM REPLACEMENT BUILDING PERMIT	721	EAST	UNION ST	3	PROPOSED DEMOLITION OF NON-HISTORIC COMMERCIAL BUILDING AND CONSTRUCTION OF NEW CITY PARK	R. Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	12/10/2019	Staff
PLN2019-00603	CERTIFICATE OF APPROPRIATENESS	686	NA	LA LOMA RD	6	DEMOLITION OF EXISTING DETACHED CARPORT/TRELLIS STRUCTURE AND CONSTRUCTION OF NEW REAR YARD DETACHED GARAGE AND NEW REAR YARD SHADE PERGOLA	K. Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	12/9/2019	Staff
PLN2019-00629	PRELIMINARY CONSULTATION	91	NORTH	OAK AVE	2	NEW SIX UNIT CONDOMINIUM AND DEMO OF TWO EXISTING SINGLE FAMILY HOUSES.	R. Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	12/11/2019	Staff
PLN2019-00635	CONSOLIDATED DESIGN REVIEW	2956	EAST	COLORADO BLVD	4	NEW SIGN (ART CENTER)	E Sissi (626) 744-6738 esissi@cityofpasadena.net	12/13/2019	Staff
PLN2019-00634	CONSOLIDATED DESIGN REVIEW	2956	EAST	COLORADO BLVD	4	NEW SIGN (GRAND CENTURY CRUISES)	E Sissi (626) 744-6738 esissi@cityofpasadena.net	12/13/2019	Staff
PLN2019-00636	PRELIMINARY CONSULTATION	936	NORTH	LOS ROBLES AVE	5	NEW CONSTRUCTION OF A 3-UNIT RESIDENTIAL PROJECT	K. Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	12/16/2019	Staff
PLN2019-00637	CONCEPT DESIGN REVIEW	127	NORTH	MADISON AVE	3	DEMOLITION OF AN EXISTING 4-STORY OFFICE BUILDING AND CONSTRUCTION OF A NEW 72,000 S.F. MIXED-USE DEVELOPMENT WITH 49 RES UNITS, 2,500 S.F. COMMERCIAL & BELOW GRADE PARKING	A. Landry (626)744-7137 alandry@cityofpasadena.net	12/16/2019	DC
PLN2019-00639	CONSOLIDATED DESIGN REVIEW	1081	NORTH	FAIR OAKS AVE	3	PHASE 2 OF THE ROBINSON PARK RENNOVATION PROJECT (POOL AND POOL BUILDING RENNOVATIONS)	A. Landry (626)744-7137 alandry@cityofpasadena.net	12/16/2019	Staff
PLN2019-00641	CHANGE TO AN APPROVED PROJECT	385	EAST	COLORADO BLVD	3	MINOR CHANGES TO MASTER SIGN PLAN	R. Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	12/17/2019	Staff
PLN2019-00644	MASTER SIGN PLAN	46	NORTH	LOS ROBLES AVE	3	NEW MASTER SIGN PLAN (USC PACIFIC ASIA MUSUEM)	E.Sissi (626) 744-6738 esissi@cityofpasadena.net	12/18/2019	Staff
PLN2019-00643	CERTIFICATE OF APPROPRIATENESS	35	NORTH	ARROYO PKWY	3	INSTALLATION OF EXTERNAL HEATERS OVER OUTDOOR DINING AREA	E Sissi (626) 744-6738 esissi@cityofpasadena.net	12/18/2019	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
PLN2019-00647	CONSOLIDATED DESIGN REVIEW	102	SOUTH	LAKE AVE	7	STOREFRONT ALTERATIONS & PAINTING	K. Johnson (626)744-7806 kevinjohnson@cityofpasadena.net	12/19/2019	Staff
PLN2019-00649	PRELIMINARY CONSULTATION	1000	EAST	WALNUT ST	5	NEW FOUR STORY BUILDING WITH 65 STUDIO APARTMENTS (PERMANENT SUPPORTIVE HOUSING) AND DEMO OF EXISTING TWO STORY BUILDING	A. Landry (626)744-7137 alandry@cityofpasadena.net	12/19/2019	DC
PLN2019-00651	CONSOLIDATED DESIGN REVIEW	37	NORTH	ARROYO PKWY	3	NEW ILLUMINATED WALL SIGN	R. Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	12/23/2019	Staff
PLN2019-00650	CONSOLIDATED DESIGN REVIEW	472	EAST	COLORADO BLVD	7	MINOR ALTERATION TO EXISTING STOREFRONT, (2) NEW SIGNS, AND OUTDOOR DINING AREA FOR HOMEBOY INDUSTRIES	E.Sissi (626) 744-6738 esissi@cityofpasadena.net	12/23/2019	Staff
PLN2019-00653	CERTIFICATE OF APPROPRIATENESS	1085	NA	ARMADA DR	1	COMPLETE WINDOW CHANGE OUT OF ALL EXISTING WINDOWS AND A SECOND STORY ADDITION	R. Pelayo (626) 744-7309 rpelayo@cityofpasadena.net	12/26/2019	Staff
PLN2019-00655	CERTIFICATE OF APPROPRIATENESS	1722	NA	ROSE VILLA STREET	7	WINDOW AND DOOR REPLACEMENTS, AND PORCH RAILING AND POSTS MODIFICATIONS	E.Sissi (626) 744-6738 esissi@cityofpasadena.net	12/30/2019	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
DECEMBER, 2019
Permits & Fees

Permits & Valuation

	<u>Month Dec-19</u>	<u>Month Dec-18</u>	<u>YTD FY 2020</u>	<u>YTD FY 2019</u>
Total Value	\$ 33,736,886	\$ 141,238,422	\$ 121,641,517	\$ 181,280,269
Total Permits	247	200	1815	1513
Residential - New				
Valuation	\$ 15,329,965	\$ 61,635,479	\$ 33,139,755	\$ 69,064,379
Permits	9	7	27	25
Residential - Rehab				
Valuation	\$ 14,079,834	\$ 1,353,465	\$ 28,473,851	\$ 15,594,946
Permits	199	150	1474	1224
Non-Residential - New				
Valuation	\$ -	\$ 74,954,677	\$ 20,221,834	\$ 74,954,677
Permits	0	1	5	1
Non-Residential - Rehab				
* Valuation	\$ 4,327,087	\$ 3,294,801	\$ 39,806,077	\$ 21,666,267
Permits	39	42	309	263

Fees Collected

Permit and Plan Check	\$ 1,554,612	\$ 1,114,550	\$ 3,467,929	\$ 2,985,068
Residential Development Impact	\$ 2,236,391	\$ 8,280,516	\$ 3,584,271	\$ 8,600,425
Transportation Improvement Fee	\$ 240,050	\$ 3,322,701	\$ 488,039	\$ 3,376,674
Construction Tax	\$ 580,830	\$ 2,838,885	\$ 2,213,943	\$ 3,535,199

Fees Waived

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

Other

Inspections	2,324	1,961	15,197	13,419
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**PLANNING &
COMMUNITY DEVELOPMENT
DEPARTMENT**

Monthly Activity Report
DECEMBER, 2019

PLAN CHECK OVER \$ 500,000

251 S LAKE AVE

Tenant improvement to create a co-working suite on 7th floor. Spaces include offices, amenity, and support spaces office suites @ 16,005 square feet
Project value \$ 914,976

1165 SUMMIT AVE

Construct a new single-family dwelling @ 4,308 square feet
Project value \$ 527,557

409 N MADISON AVE

New construction of a 3-story, 35-unit apartment building @ 40,420 square feet, with 1-level partially subterranean parking @ 24,422 square feet
Project value \$ 7,519,088

639 N ROSEMEAD BLVD

Interior and exterior improvements @ 22,416 square feet
Project value \$ 600,000

600 SIERRA MADRE VILLA AVE

Building 3 interior and exterior improvements to existing building location @ 108,675 square feet
Project value \$ 1,950,000

326 E GLENARM ST

New construction of a 2-story, 5-unit multi-family dwelling @ 6,747 square feet, with basement parking facility @ 5,058 square feet
Project value \$ 1,338,716

199 S LOS ROBLES AVE	Interior office tenant improvement @ 16,577 square feet Project value \$ 983,729
150 N ORANGE GROVE BLVD	Tenant improvement for office use and research lab on ground, 2 nd , and 3 rd floors @ 73,011 square feet Project value \$ 3,848,410
3468 E FOOTHILL BLVD	New 6-story residential building with 72 apartments with 2 ½ levels of underground parking @ 232,830 square feet Project value \$ 23,522,711
3478 E FOOTHILL BLVD	New 6-story residential building with 160 apartments and underground parking @ 232,830 square feet Project value \$ 43,552,515
388 CORDOVA ST	Tenant improvement on existing 1 st floor commercial space @ 8,500 square feet Project value \$ 504,746
388 CORDOVA ST	Tenant improvement on existing 2 nd floor commercial space @ 14,073 square feet Project value \$ 835,134
650 S RAYMOND AVE	New 3-story medical office building @ 40,421 square feet, with 4 levels of subterranean parking @ 66,086 square feet Project value \$ 12,776,391
745 N ORANGE GROVE BLVD	New construction of mixed-use building, with 46 residential units @ 70,000 square feet, commercial space @ 10,000 square feet, and underground parking @ 50,000 square feet Project value \$ 12,520,255
826 N FAIR OAKS AVE	New 3-story mixed-use building, with professional office space @ 6,602 square feet, 6 residential units, and 1 level of subterranean parking Project value \$ 2,567,873

BUILDING PERMITS OVER \$ 500,000

266 OHIO ST

New construction of a 3-story, 5-unit townhome building @ 7,950 square feet, with subterranean garage @ 4,588 square feet
Project value \$ 1,273,006

979 E DEL MAR BLVD

New construction of a 3-story, 13-unit condominium building @ 15,703 square feet, over 1 story of underground parking @ 10,745 square feet
Project value \$ 2,659,132

380 CORDOVA ST

New construction of a 6-story, 48-unit multi-family complex @ 71,654 square feet, with covered parking at first level @ 5,955 square feet, gym at 1st level @ 2,307 square feet, private decks/balconies on all levels except 1st @ 7,768 square feet, community rec room at 5th level @ 991 square feet, and community decks at 4th and 5th level @ 10,754 square feet
Project value \$ 12,344,297

81 N GRAND OAKS AVE

New construction of a 2-story, 2-unit condominium building @ 1,859 square feet, with partial subterranean parking @ 5,489 square feet
Project value \$ 776,769

645 E UNION ST

New construction of a 2-4 story mixed use building, with 40 multi-family units and associated uses @ 61,300 square feet, over 1 level of subterranean parking @ 28,540 square feet
Project value \$ 9,425,006

1520 W COLORADO BLVD

Interior tenant improvement of existing credit union @ 18,336 square feet (Firefighters First Credit Union)
Project value \$ 776,425

251 S LAKE AVE

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

New Code Compliance Cases – December 2019

Complaint Type	Number of New Cases
Abandoned Bulky Items	3
Construction – Incomplete/Illegal/Hrs	13
Junk and Debris	3
Vacant BLD/ Vacant Lot	4
Noise	5
Property Maintenance	49
Trees- Damaged/Hazardous/Protected	2
Overgrown Vegetation	2
Zoning Code Violations	23
Other	3

Total New Cases Opened	105
Average Time for 1st Inspection	3 Calendar Days
Number of Cases Closed	51
Number of Cases Remaining Open	54