OFFICE OF THE CITY MANAGER

June 18, 2015

To the Honorable City Council
of the City of Pasadena

Mayor and Councilmembers:

WEEKLY NEWSLETTER

1. Operating Budget Presentation Scheduled Meetings - Update:

The joint meeting of the Finance Committee and the City Council continues on June 22nd at 3 p.m. This is the time when the City Manager presents the operating budget recommendations for next fiscal year. Please be advised that this special meeting will recess at 5pm and then will resume during City Council Public Hearing at 7:00pm or thereafter. Following are the remaining scheduled meeting dates and start times:

Monday, June 22nd	3:00pm	• Decision Packages • Public Health • Budget Adoption • General Fee Schedule and Schedule of Taxes, Fees, and Charges Adoption

2. PWP General Manager Phyllis Currie Receives Highest Honor for Exceptional Leadership and Dedication to Public Power:

Pasadena Water and Power ("PWP") is pleased to announce that General Manager, Phyllis Currie recently received the Alex Radin Distinguished Service Award from the American Public Power Association ("APPA") which was presented to her at the APPA's national conference in Minneapolis, Minnesota last week. The award is the highest honor granted by APPA, and recognizes exceptional leadership and dedication to public power.

Those eligible to be nominated must be an official of an APPA member utility and have been active in APPA for at least 10 years. Nominees should have demonstrated leadership and made contributions to public power locally and nationally; be recognized by their peers; exemplify the highest ideals and finest traditions in management; and have made contributions to the betterment of the community, the region and the nation.

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Phyllis is undeniably recognized as an industry leader both at the state and national level, as well as a pioneer for women in leadership positions. She served as president of the California Municipal Utilities Association until April, 2015 and is a board member of the Southern California Public Power Authority. She was board chair of the American Public Power Association in 2012-2013, and served on the board of the Electric Power Research Institute for 5 years. Before joining PWP in 2001, Phyllis worked for the City of Los Angeles for 30 years, her last position being CFO of the Los Angeles Department of Water and Power. After 14 years serving as General Manager, Phyllis will be retiring on June 30. Phyllis has helped build PWP's financial stability and a sustainable future in the City for years to come and we thank her for her commitment and leadership. For more information and to view the award video visit http://www.PWPweb.com/Awards

3. Fire Victim Family Re-housed in Pasadena:

A Pasadena family recently displaced by a fire was re-housed in Pasadena with assistance from the Housing and Career Services Department. Finding replacement housing in Pasadena's tight rental market is a difficult task under any circumstances, but the task was made even harder by the requirement that the unit be wheelchair accessible. According to William Huang, Director of Housing & Career Services, staff was able to use their working relationships with rental property owners to quickly find a suitable unit for the family. An article on the family's plight was published by PasadenaNow and can be viewed at: http://www.pasadenanow.com/main/?s=local+student+and+family+lose+everything

4. Pasadena Water and Power Introduces New E-Newsletter:

Phyllis Currie, General Manager is pleased to announce PWP recently launched a new e-newsletter, *Watts Current,* to provide its customers and the community with up to date information about important PWP initiatives, projects, customer programs, rebates, and other resources. The electronic format provides ease of access to related on-line resources such as additional information, rebate forms, event registration, and more!

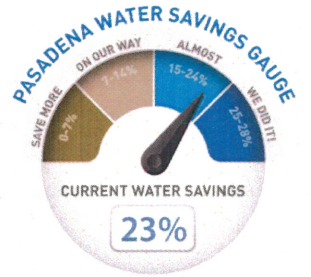
The inaugural issue included a drought update with information about the City Council's decision to move to Level 2 Shortage Plan and the changes to the spring/summer watering days from three to two days (Tues & Sat only). Other topics included information about PWP's high school senior scholarships winners, and an introduction to new programs and workshops.

Circulated to nearly 30,000 recipients, the e-newsletter has already proven be a successful communication tool. PWP has received a number of follow-up inquiries from residents, as well as sign-ups for upcoming events and workshops that were highlighted in the newsletter. To learn more about the new e-newsletter or to subscribe please visit http://pwpweb.com/e-newsletter.

5. Pasadena Water Savings Gauge Update:

PWP customers have made a great start to achieving Pasadena's 28-percent conservation goal. This week's gauge, based on data from June 1 through June 10, shows water savings of 23 percent. These results are due in part to cool temperatures and moist air. The water savings percentage will fluctuate from week-to-week based on whether outdoor temperatures are hot or cool, and temperatures

have been heating in recent days. As summer approaches, City officials anticipate that the water savings percentage may decline, and thus urge the importance of continued water conservation efforts.



Data from June 1-10 only
Cool Weather = Low Water Use

Residents, visitors and businesses can report water waste by calling the Pasadena Citizen Service Center at (626) 744-7311, reporting online at www.cityofpasadena.net/CSC or using the City's free app for smart phones and tablets. Links for all devices are available at www.cityofpasadena.net/CSC/Mobile-App/. A complete list of water restrictions is at www.PWPweb.com/WaterWaste. Water-saving rebates and conservation tips are available at www.PasadenaSavesWater.com.

6. Protect Trees During the Drought!:

Curbing outdoor watering while protecting the integrity of our trees is an important balance to maintain during the drought. Pasadena is known for its beautiful, lush trees. Properly caring for our trees to prevent drought stress is key. According to Phyllis Currie, General Manager, there are several things that residents and businesses can do to keep their trees healthy and thriving. PWP encourages customers to properly irrigate trees to help maintain the health of Pasadena's vital urban forest.

PWP has posted helpful information on the web at http://www.PWPweb.com/HealthyTrees. The tips and information provided on the webpage are courtesy of the Pasadena Public Works Department and the California Urban Forests Council.

7. Community Meeting – Urban Forest Management Plan:

On Wednesday, July 1, 2015, the Department of Public Works will host a community meeting to receive comments on the draft Urban Forest Management Plan (UFMP). The meeting will be held at Victory Park Community Center located at 2575 Paloma St., Pasadena, CA 91107. A copy of the draft plan can be downloaded at http://www.cityofpasadena.net/PublicWorks/PNR_News_Events/.

The community meeting on July 1 provides another opportunity for public input on UFMP. The attached memorandum provided additional detailed information. Interested parties can also email Darya Barar, Program Coordinator II at dbarar@cityofpasadena.net.

8. List of Current Planning Projects:

I have attached from Vincent Bertoni, Director of Planning and Community Development, a list of new current planning (zoning) projects submitted in May 2015. Also attached is a list of major construction projects as of May 2015. Planned Developments, Master Plans, Zoning Code Amendments, Permits and Fees activity, New Dwelling Units and Plan Check and Building Permits for Projects with Valuation over $500,000 are also included. These reports can be found at http://www.cityofpasadena.net/PlanningandDevelopment/

Respectfully Submitted,

STEVE MERMELL
Assistant City Manager

/attachments

PASADENA - NEW ZONING CASES

May 2015

CASE TYPE	CASE #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER & PHONE #	RECEIVED DATE	CURRENT STATUS	MEETING DATE	REVIEW BODY
CUP	5845	147	W	California Blvd.	6	Minor Change to approve project 5845 to allow the on-site sale and consumption of limited alcohol (beer and wine) in conjunction with a new restaurant use (Urbano Mexican Kitchen). The prior use was also restaurant (Big Daddy's Fire Grill).	Kent Lin (626) 744-6817	05/04/15	New Case: assigned	–	Staff
CUP	6327	269	S	Lake Ave.	7	Alcohol CUP (Urban Plates) in conjunction with a new restaurant - Type 41	Beilin Yu (626) 744-6726	05/05/15	New Case: assigned	–	HO
CUP	6330	2632	E	Washington Blvd.	4	converting existing buildings to medical offices	Luis Rocha (626) 744-6747	05/18/15	New Case: assigned	–	HO
HDP	6329	80		Malcolm	6	Remodel existing bedroom to include a toilet, shower and sink, add 584 sf master suite (include, shower, walkin closet, two lavatories, toilet) laundry room and home office.	Beilin Yu (626) 744-6726	05/13/15	New Case: assigned		
HDP	6332	414		Mooresque Drive	6	HDP for construction of 650 sq. ft. addition and Minor Variance for encroachment into front setback.	Jason Killebrew (626) 744-7096	05/28/15	New Case: assigned	–	HO
MCUP	4718	2500	E	Foothill Blvd.	4	Project consists of removing 10 existing panel antennas, and replacing them with 10 new in the same location.	Kent Lin (626) 744-6817	05/14/15	New Case: assigned	–	HO
MCUP		74	N	Pasadena Avenue	3	Minor modification to an existing rooftop wireless communication facility including replacing antennas and RRUs and adding equipment cabinets inside existing lease area	Jason Killebrew (626) 744-7096	05/21/15	New Case: assigned	–	HO

PASADENA - NEW ZONING CASES

May 2015

CASE TYPE	CASE #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER & PHONE #	RECEIVED DATE	CURRENT STATUS	MEETING DATE	REVIEW BODY
MCUP		393	N	Lake Avenue	5	Minor modification to an existing rooftop wireless communications facility including replacing antennas and RRUs and adding a new equipment cabinet inside existing lease area	Jason Killebrew (626) 744-7096	05/21/15	New Case: assigned	–	HO
MCUP		600	S	Lake	7	Minor modification to an existing rooftop wireless communication facility including replacing antennas and RRUs and adding a new equipment cabinet inside existing lease area	Jason Killebrew (626) 744-7096	05/21/15	New Case: assigned	–	HO
MCUP		933	S	Raymond Ave.	6	Minor modification to an existing wireless communication facility including replacing antennas and RRUs on a monopole and adding new equipment cabinets inside existing lease area	Kent Lin (626) 744-6817	05/21/15	New Case: assigned	–	HO
MCUP		1052	N	Allen Ave.	2	Minor modification to an existing rooftop wireless communication facility including replacing antennas and RRUs and adding an equipment cabinet inside existing lease area	Kent Lin (626) 744-6817	05/21/15	New Case: assigned	–	HO
MCUP		505	S	Fair Oaks Ave.	6	Minor modification of an existing rooftop wireless facility including replacing antennas and adding an equipment cabinet inside existing lease area	Kent Lin (626) 744-6817	05/21/15	New Case: assigned	–	HO
MCUP		650		Sierra Madre Villa Ave.	4	Minor modification to an existing rooftop wireless facility including replacing antennas and RRUs and adding new equipment cabinets on the building rooftop	Kent Lin (626) 744-6817	05/21/15	New Case: assigned	–	HO
MV	11822	1143	E	Howard St.	2	To permit addition to encroach into required rear setback.	Jason Killebrew (626) 744-7096	05/12/15	Withdrawn	–	HO

PASADENA - NEW ZONING CASES

May 2015

CASE TYPE	CASE #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER & PHONE #	RECEIVED DATE	CURRENT STATUS	MEETING DATE	REVIEW BODY
PPC		349	E	California Blvd.	6	Demolish existing 1,792 SF home and construct 3 units.	Kent Lin (626) 744-6817	05/29/15	New Case: assigned	–	HO
PPR		2731	E	Foothill Blvd.	4	New Starbuckd 957sq ft.stand alone 1-story bldg. with site development on existing vacant lot. Includes new drive thru.	Kent Lin (626) 744-6817	05/01/15	New Case: assigned	–	Staff
PPR		407		Bellmore Wy.	1	Existing 2 story 2,476 S.F. house & 620 S.F. garage to be demolished, rebuild a new 2 story 6,726 S.F. house.	Bellin Yu (626) 744-6726	05/05/15	New Case: assigned	-	Staff
PPR		1259		Linda Vista Ave.		The projuect includes partial demo, remodel and addition to a school building with related site work.	Jason Killebrew (626) 744-7096	05/15/15	New Case: assigned	-	
TPM	73534	94	S	Allen Ave.	7	Tentative Parcel Map for three parcels for condominium purposes.	Kent Lin (626) 744-6817	05/12/15	New Case: assigned		HO
V	11738	167	E	Walnut St.	3	Time Extension	Bellin Yu (626) 744-6726	05/11/15	New Case: assigned		HO
V	11821	1164		Armada Dr.	1	1) To allow proposed addition to encroach into rear setback, 2) To allow conversion of garage into habitable.	David Sanchez (626) 744-6707	05/11/15	New Case: assigned	-	HO

PASADENA - NEW ZONING CASES

May 2015

CASE TYPE	CASE #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER & PHONE #	RECEIVED DATE	CURRENT STATUS	MEETING DATE	REVIEW BODY
ZPC	223	35	N	Arroyo Pkwy.	3	Zoning Parking Credit (Tortuga Mexican Restaurant)	Kent Lin (626) 744-6817	05/05/15	New Case: assigned	–	Staff

PASADENA - MAJOR ZONING CASES

UPDATED APRIL 30, 2015

CASE TYPE	CASE #	ADDRESS			CC DIST	BRIEF DESCRIPTION	CASE PLANNER & PHONE #	RECEIVED DATE	CURRENT STATUS	MEETING DATE	REVIEW BODY
PD	2013-00015	100	W	Walnut St.	3	**Lincoln Property / Parsons Project** - Replace surface parking surrounding Parsons Tower and construct 475 residential units including some work/live, 620,000 sf of office and a 10,000 sf restaurant space.	David Sanchez (626) 744-6707	01/15/13	Approved	05/18/15	CC
PD	2013-00072	1336 & 1347	E	Colorado Blvd.	7	**Hotel Project (former Ford Site)** - Construct an 8-story 375 room hotel, 35,000 sf of commercial on the northern parcel and a 150 room hotel on the southern parcel.	Tracy Steinkruger (626) 744-6756	02/26/13	Completing environmental	–	CC
CUP	6172	922-936	E	Green St.	7	**Mixed-Use Project** - Demo existing buildings and construct a mixed-use project with 14,791 sf of commercial and 45 residential units.	Luis Rocha (626) 744-6747	03/05/14	Incomplete	–	HO
AHCP	11801	277	N	El Molino Ave.	3	**Platinum Pasadena** - Demolish two buildings and construct a 102-unit urban housing complex. PPR presented to CC as information item (5/5).	Beilin Yu (626) 744-6726	05/16/14	Completing environmental	–	HO
V	11810	254	E	Union St	3	**Union Street Condominiums** - Mixed-use development with 36 units with ground floor retail over subterranean parking.	Beilin Yu (626) 744-6726	09/10/14	Completing environmental	–	HO

PASADENA - MAJOR ZONING CASES

UPDATED APRIL 30, 2015

CASE TYPE	CASE #	ADDRESS			CC DIST	BRIEF DESCRIPTION	CASE PLANNER & PHONE #	RECEIVED DATE	CURRENT STATUS	MEETING DATE	REVIEW BODY
PPR	2014-00016	1700		Lida Street	6	Art Center Master Plan - Amendment to replace and enhance existing academic facilities, parking, and circulation, and add student housing and parking at the South Campus. Hillside Campus: demolish 17,000 s.f. temporary classroom building; enclose 3,500 s.f. pavilion; and construct 15,300 s.f. maintenance shed.: Total: 18,800 s.f. South Campus: 988 building: 130,000 s.f.; 1,111 building: 22,000 s.f.; 886 building: 200,000 s.f.; 950 building: 40,000 s.f.: Total: 392,000 s.f. Overall total: 410,800 s.f. To be presented to City Council for information (date TBD).	Ha Ly (626) 744-6743	11/25/14	Comments sent		Staff
CUP	6279	78	N	Marengo Ave.	3	Julia Morgan Bldg. / Kimpton - Rehab 48,000 sf Julia Morgan bldg. and add 87,300 sf. for a new 179-room hotel. 1) CUP: Major Project; 2) CUP: Hotel; 3) CUP: Alcohol Sales; 4) MCUP: TOD Project; 5) MCUP: Reduced Parking; 6) MCUP: Shared Parking; 7) Variance: 1st floor height less than 15 ft.; and 8) Variance: provide one loading spaces instead of four.	Kevin Johnson (626) 744-7806	12/15/14	Complete: not scheduled	-	PC
CUP	6294	262	N	Los Robles Ave.	3	Mirador - Demolish 197 units and construct 496 apartment units in four buildings. 1) Amend Fuller Seminary Master Plan; 2) CUP for Density Bonus greater than 35%; 3) Affordable Housing Concession Permit; 4) Vesting Tentative Tract Map; and 5) Tree Removal.	David Sanchez (626) 744-6707	01/29/15	Incomplete	-	HO

CITY OF PASADENA -- COMMUNITY PLANNING - ACTIVE CASES - MASTER PLANS/PD's

UPDATED JUNE 3, 2015

CASE TYPE	CASE #	ADDRESS			CC DIST	BRIEF DESCRIPTION	CASE PLANNER & PHONE #	RECEIVED DATE	CURRENT STATUS	MEETING DATE	REVIEW BODY
MP	2013-00160	940		Avenue 64	6	Hillside Homes: A four phase Master Plan. To demolish a 5,978 sf recreation facility and swimming pool, and construct a new multipurpose building with 52 new parking spaces in the lower level. Overall parking will increase from 103 to 136 spaces. The number of clients served and the number of staff needed to service the programs will not change.	Joanne Hwang (626) 744-7309	04/15/13	Complete: scheduled	07/20/15	CC
MP	2012-00451	50-72	S	San Gabriel Blvd.	4	Walden School: A 10-Year Master Plan consisting of five phases. A 2-story classroom of 12,910 sq. ft. will be constructed along with a series of smaller buildings. No increase in enrollment will occur. Will go to City Council for final review. PC hearing 3/26/14: continued to date uncertain.	Ha Ly (626) 744-6743	10/19/12	Complete: Continued by Planning Commission Draft noise study received	–	PC
MP	2012-00384	3880	E	Sierra Madre Blvd.	4	La Salle H.S.: A four-phased Master Plan for the construction of athletic and performing arts facilities for an existing private high school.	Laura Dahl (626) 744-6767	09/05/12	Completing environmental - Draft noise study received	–	PC
MP	2009-00461	100	W	California Blvd.	6	Huntington Hospital: The Hospital is proposing to amend its master plan which includes the reconfiguration of the plan's boundary area, rehabilitation, demolition, and new construction that will occur in phases over the next 20 years.	Laura Dahl (626) 744-6767	12/03/09	Completing environmental	–	PC
MP	2014-00157	135	N	Oakland Ave.	3	Fuller Seminary: Amend the boundaries of the previously approved Master Plan to exclude several parcels that are no longer owned by Fuller and exclude development on these parcels. The proposed project does not include any new development, only a change in map boundaries and development schedule. The Development Agreement will also have to be modified.	Ha Ly (626) 744-6743	04/20/14	Incomplete (4/17). Resubmitted (6/10). Incomplete (7/9).	–	PC

CITY OF PASADENA -- COMMUNITY PLANNING - ACTIVE CASES - MASTER PLANS/PD's

UPDATED JUNE 3, 2015

CASE TYPE	CASE #	ADDRESS			CC DIST	BRIEF DESCRIPTION	CASE PLANNER & PHONE #	RECEIVED DATE	CURRENT STATUS	MEETING DATE	REVIEW BODY
PPR	2014-00016	1700		Lida St.	6	Art Center College of Design: Amendment to replace and enhance existing academic facilities, parking, and circulation, and add student housing and parking at the South Campus. Hillside Campus: demolish 17,000 s.f. temporary classroom building; enclose 3,500 s.f. pavilion; and construct 15,300 s.f. maintenance shed.: Total: 18,800 s.f. South Campus: 988 building: 130,000 s.f.; 1,111 building: 22,000 s.f.; 888 building: 200,000 s.f.; 950 building: 40,000 s.f.: Total: 392,000 s.f. Overall total: 410,800 s.f.	Ha Ly (626) 744-6743	11/25/14	Comments sent	06/08/15	CC
PPR	2014-00017	1030	E	California Blvd.	7	Polytechnic School: Demolition of two existing gyms and construction of two new gyms (net increase 38,214 s.f.)and increase of student enrollment by 80 students from 861 to 941 students.	Joanne Hwang (626) 744-7309	12/08/14	Comments sent	03/30/15	cc
GP				Citywide		General Plan Update of Land Use Element and Mobility Element	Vicrim Chima (626) 744-6791		Complete Environmental	–	CC
OTHER				Citywide		Housing Element: Annual Report	Joanne Hwang (626) 744-7309			05/27/15	PC
OTHER					–	Capital Improvement Projects	Robert Avila (626) 744-6776	–	Complete: not scheduled	TBD	CC

ACRONYMS

Acronym	Case Description	Review Body
AHCP	Affordable Housing Concession Permit	Hearing Officer
CUP	Conditional Use Permit	Hearing Officer; Planning Commission if project includes over 75,000 sf of non-residential.
HDP	Hillside Development Permit	Hearing Officer
MCUP	Minor Conditional Use Permit	Hearing Officer
MV	Minor Variance	Hearing Officer
PD	Planned Development	Recommendation by Planning Commission. Final review by City Council.
PPC	Preliminary Plan Check	N/A
TPM	Tentative Parcel Map	Hearing Officer
TTM	Tentative Tract Map	Hearing Officer
V	Variance	Hearing Officer
VTPM	Vesting Tentative Parcel Map	Hearing Officer
VTTM	Vesting Tentative Tract Map	Hearing Officer
PPR	Predevelopment Plan Review	City staff. Projects of community-wide significance presented to City Council as an info item.
MP	Master Plan	Recommendation by Planning Commission. Final review by City Council.
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

MAY, 2015

Permits & Fees

Permits & Valuation

	Month May-15	Month May-14	YTD FY 2015	YTD FY 2014
Total Value	$ 47,638,680	$ 38,884,600	$ 264,913,915	$ 170,459,329
Total Permits	236	229	2602	2606
Residential - New				
Valuation	$ 13,006,717	$ 30,363,044	$ 124,334,905	$ 45,682,945
Permits	6	2	39	24
Residential - Rehab				
Valuation	$ 5,967,817	$ 3,994,926	$ 44,565,440	$ 31,948,531
Permits	178	172	1952	2027
Non-Residential - New				
Valuation	$ 24,825,949	$ -	$ 47,055,491	$ 27,840,076
Permits	1	0	4	1
Non-Residential - Rehab				
Valuation	$ 3,838,197	$ 4,526,630	$ 48,958,079	$ 64,987,777
Permits	51	55	607	554

Fees Collected

Permit and Plan Check	$ 637,129	$ 523,302	$ 4,690,153	$ 5,161,906
Residential Development Impact	$ 37,217	$ 1,671,148	$ 6,987,958	$ 2,612,132
Transportation Improvement Fee	$ 362,965	$ 386,871	$ 1,885,932	$ 660,118
Construction Tax	$ 810,955	$ 679,061	$ 4,683,578	$ 2,853,104

Fees Waived

Northwest Enterprise Zone	$ 349	$ 9,760	$ 43,170	$ 75,972
Research and Development	$ -	$ -	$ 111	$ 5,704
Affordable Housing	$ -	$ 3,166	$ 456,194	$ 3,166

Other

Inspections	1,945	2,176	22,050	23,572

PLANNING &
COMMUNITY DEVELOPMENT
DEPARTMENT

Monthly Building Permit Report

MAY, 2015

Dwelling Units

DATE	STREET ADDRESS OF DWELLING UNITS	VALUATION	NEW SINGLE UNITS	NEW DUPLEX UNITS	NEW APART CONDO	UNITS MOVED IN	UNITS MOVED OUT	UNITS DEMOLISHED
5/13/2015	383 S MARENGO AVE	$ 688,715			4			
5/13/2015	385 S MARENGO AVE	$ 670,504			5			
5/13/2015	387 S MARENGO AVE	$ 971,343			5			
5/5/2015	248 ALPINE ST	$ 211,000		1				
5/6/2015	100 S ORANGE GROVE BLVD	$ 7,780,913			12			
5/6/2015	102 S ORANGE GROVE BLVD	$ 2,684,242			8			
5/26/2015	395 S MARENGO AVE				10			
5/26/2015	270-272 N LOS ROBLES							7
5/26/2015	377 S MARENGO AVE							1
5/26/2015	379 S MARENGO AVE							1
	GRAND TOTAL	$ 13,006,717						

EOC 6/1/15

PLANNING &
COMMUNITY DEVELOPMENT
DEPARTMENT

Monthly Activity Report
MAY, 2015
Development Processing Section

PLAN CHECK OVER $ 500,000

1197 ARDEN RD	New construction of a 2-story single family home @ 4,515 square feet with an attached 3-car garage @ 792 square feet Project value $ 545,353
55 S LAKE AVE	Tenant improvement of the 7th floor of an office building @ 22,042 square feet Project value $ 1,185,573
55 S LAKE AVE	Tenant improvement of the 8th floor of an office building @ 22,042 square feet Project value $ 1,185,573
300 E COLORADO BLVD	Tenant improvement of a retail space @ 9,805 square feet Project value $ 521,136

BUILDING PERMITS OVER $ 500,000

383 S MARENGO	New construction of a 2-story, 4-unit condominium building @ 7,079 square feet over podium parking garage Project value $ 688,715
385 S MARENGO	New construction of a 3-story, 5-unit condominium building @ 6,693 square feet over podium parking garage Project value $ 670,504
387 S MARENGO	New construction of a 3-story, 5-unit condominium building @ 7,446 square feet over podium parking garage Project value $ 971,343
395 S MARENGO	Conversion of an existing 3-story Inn to 10 condominium units @ 11,276 square feet over partial subterranean parking garage @ 17,052 square feet Project value $ 2,807,804

100 S ORANGE GROVE BLVD	New construction of a 12-unit condominium building @ 34,616 square feet with parking garage @ 35,756 square feet Project value $ 7,780,913
102 S ORANGE GROVE BLVD	New construction of a 8-unit condominium building @ 24,099 square feet Project value $ 2,684,242
245 S LOS ROBLES AVE	Tenant improvement for office space @ 43,158 square feet Project value $ 800,000
909 S FAIR OAKS AVE	New construction of a 3-story medical building @ 73,658 square feet over a 3-level subterranean parking garage @ 88,675 square feet (Shriners) Project value $ 24,825,949
1111 S ARROYO PKWY	Tenant improvement to convert the 6th floor of an office space to classrooms @ 22,407 square feet (Art Center) Project value $ 1,122,321