OFFICE OF THE CITY MANAGER

July 16, 2015

To the Honorable City Council
of the City of Pasadena

Mayor and Councilmembers:

WEEKLY NEWSLETTER

1. Standard & Poor's Credit Rating for Water System:

The Standard & Poor's ("S&P") credit rating agency recently completed an interim review of the City's Water System. According to Eric Klinkner, Interim General Manager, the purpose of this review was to determine the potential impact on the Water Fund from Governor Brown's Executive Order that statewide water consumption be reduced by 25%. S&P requested updated financial information, plans to comply with the Executive Order, tools available to enforce mandated conservation activities, recent and planned rate actions and other information related to the Water System.

Among other factors, S&P analysts noted the improvement in the Water Fund's cash position and debt service coverage since 2011 and the demonstrated ability and willingness of the City Council to adjust water rates as necessary. They also referenced the stability and strength of the City's underlying economic base.

Based on the responses prepared by Pasadena Water and Power ("PWP") staff, S&P issued the attached report that confirms the AA rating on all outstanding water revenue and refunding bonds with a stable future outlook. This milestone is noteworthy especially when other water agencies credit status may be impacted as a result of the Governor's Executive Order.

2. Senator Carol Liu to Host July 24 Water Conservation Forum:

Senator Carol Liu will be hosting a water conservation forum titled *Living Well with Less Water*, Friday, July 24 from 10 a.m. to 12 p.m. at the Duarte Community Center (1600 Huntington Drive, Duarte). The community is invited to this interactive forum, which aims to increase the understanding of the drought and its impact on the community and local water supply. The forum will also promote best practices for using less water.

City Hall
100 N. Garfield Avenue, Room S228
Mailing Address: P.O. Box 7115 · Pasadena 91109-7215
(626) 744-4333 · Fax (626) 744-4774
mbeck@cityofpasadena.net

The forum will have two panels:

Panel 1: Jeff Kightlinger of the Metropolitan Water District of Southern California, and Danny Merkley of the California Farm Bureau, will present the history of the drought and information about the water content of the food we eat and the clothes we wear.

Panel 2: Mike Antos of the Center for Urban Water Resilience at Cal State Northridge, Cassy Aoyagi of the Theodore Payne Foundation and FormLA Landscaping, and Brian Barreto of California American Water, will provide an overview on how to be more water resilient through conservation and landscaping efforts.

In addition to a Q&A session with the panelists, audience members will be able to talk with water purveyors at tables in the community center. Space is limited. To RSVP, email SenatorLiu.RSVP@gmail.com or call (818) 409-0400.

3. Mansionization Code Revision Outreach:

The Planning and Community Development Department recently finished a series of eight community meetings and one presentation to the Northwest Commission as part of a comprehensive outreach plan for the Neighborhood Compatibility, or "Mansionization" Code Revision Study. The community meetings were held from March through June in each Council District and were attended by over 400 residents. At the meeting, members of the public received background information on single-family zoning regulations, asked clarifying questions, and provided public comment.

While the meetings were targeted towards single-family homeowners in non-Hillside areas and whose homes are not designated historic, residents from different neighborhoods across the City shared diverse points of view on the issue of mansionization. Comments are now being analyzed and will be shared with Planning Commission as an informational item later this summer.

The attached memorandum from Vincent Bertoni, Director of Planning & Community Development is a summary of an overview of the process and next steps for the three-phase Mansionization Code Revision Study. By way of background, in September 2014, the City Council directed the Planning Department to study the issue of neighborhood compatibility in single-family residential zones and to develop changes to the zoning code if appropriate.

4. North Lake Avenue Water Main Installation Project Begins July 27th:

Beginning July 27 to the end of November 2015, PWP's water construction team will be replacing an eight-inch water main that is more than 100 years old, along a one-mile stretch of Lake Avenue. Specifically, the construction will take place on Lake Avenue between Woodbury Road and Boylston Street.

According to Eric Klinkner, Interim General Manager, approximately 100 service customers will be impacted, which includes restaurants, businesses and residents. Please note that only one side of the street will be impacted at a time: west side of Lake from July 27 to October 2015 and the east side of

Lake from October to November 2015). Each customer will only be impacted for a four-hour time period.

The water construction team will send notice letters to each of the impacted customers notifying them of the date of service work. The team will also provide customers the opportunity to change the scheduled time of four-hour service window for the day the work is scheduled. The water construction team will also be placing digital boards along Lake Avenue and neighboring streets. For more information about the project visit http://www.PWPweb.com/Projects. Questions may also be directed to the Project Manager, Natalie Ouwersloot (626) 744-4409.

5. Pasadena Water Conservation Progress: June 1- July 8:

The weekly Pasadena Water Savings Gauge decreased slightly from 24% to 23%. This week's gauge is based on cumulative data from June 1 through July 8, 2015. According to Eric Klinkner, Interim General Manager, this is the second week in a row that the gauge has shown a decrease, which is attributed to the warm weather causing higher water usage. PWP emphasizes the importance of continued water conservation efforts.

Water conservation continues to be a priority for the city and the community to meet the state's goal for Pasadena of 28-percent conservation. Between July 1, 2014 and June 30, 2015, PWP received more than 3,600 water waste reports – more than 90 percent of these results were resolved with a simple courtesy notice. To date, the city has issued six fines.

Data from June 1 – July 8 only
Warmer Weather = Higher 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. Fire Station Open House – Date Change Update:

The Fire Department will be kicking off a series of Open Houses starting Saturday, August 22, from 9:00 a.m. – 11:00 a.m. at Fire Station 33, 515 N. Lake Avenue. All City Departments are invited to utilize our strategically located fire stations to disseminate information to our community about programs, services, and promotions that will benefit the public's health and welfare. Those interested in

participating are asked to contact Lisa Derderian at ext.7276 by August 12th. Our goal is to host Open Houses every other month alternating Fire Stations so we cover all respective Districts.

7. PWP Residential Electric Customers to Receive Free Sample LED Lightbulb in Mail:

Through the PWP LED WebShop, the utility's residential electric customers can purchase LED light bulbs at nearly half-cost (PWP will pay up to $5 per LED light bulb and up to $50 for each household, per year). To further encourage energy efficiency and visibility of the new LED WebShop, PWP will be mailing residential electric customers a sample LED light bulb and a resource guide. The guide contains information about the variety of energy and water incentives available to customers to help them save money and conserve.

To learn more about the difference between LEDs, CFLs and Incandescent light bulbs, or to make a LED purchase, visit the new LED WebShop and select from a variety of LED light bulb options. To get started, visit http://www.PWPweb.com/LEDwebshop.

8. Marketing Rose Bowl for Filming:

The Pasadena Film Office and the Rose Bowl Stadium are partnering together on a locations mixer to promote the newly renovated Pavilion and highlight the stadium's many filmable locations. On Thursday, July 16th from 5-7 pm, nearly 100 location professionals from within the industry will attend the mixer to learn about the new film locations that the stadium has to offer. The Rose Bowl has recently served host to product commercials and still photos for Dr. Pepper, Adidas, Best Buy and Bud Light as well as E! Entertainment's Christina Milian Project, bringing revenue to both the City and the Rose Bowl Operating Company. For additional information, contact Eric Duyshart or Michelle Garrett in the Economic Development Office at 626-744-4660.

9. 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 June 2015. Also attached is a list of major construction projects as of June 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.cityofpasadnea.net/PlanningandDevelopment/

Respectfully Submitted,

JULIE A. GUTIERREZ
Assistant City Manager

/attachments

STANDARD & POOR'S RATINGS SERVICES
McGRAW HILL FINANCIAL

RatingsDirect®

Summary:

Pasadena, California; Water/Sewer

Primary Credit Analyst:
Paul J Dyson, San Francisco (1) 415-371-5079; paul.dyson@standardandpoors.com

Secondary Contact:
Tim Tung, San Francisco (415) 371-5041; tim.tung@standardandpoors.com

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Summary:

Pasadena, California; Water/Sewer

Credit Profile		
Pasadena wtr rev bnds (taxable BABs)		
Long Term Rating	AA/Stable	Affirmed
Pasadena Wtr Rev Rfdg Bnds ser 2011A due 06/01/2031		
Long Term Rating	AA/Stable	Affirmed
Pasadena wtr		
Unenhanced Rating	NR(SPUR)	Withdrawn

Many issues are enhanced by bond insurance.

Rationale

Standard & Poor's Ratings Services affirmed its 'AA' long-term rating and underlying rating (SPUR) on Pasadena, Calif.'s previously issued series 2007, 2010A, 2010B, and 2011A water revenue bonds. The outlook is stable.

We also withdrew our 'AA' long-term rating and underlying rating (SPUR) on the city's series 2003 bonds given the bonds are no longer outstanding.

The ratings reflect our view of:

- Management's demonstrated ability and willingness to adjust water rates annually;
- Very strong water system historical and projected debt service coverage after general fund transfers, including 3.0x DSC in audited fiscal 2014 and no less than 2.7x after general fund reimbursements projected through fiscal 2019;
- Strong and improved liquidity position, with audited fiscal 2014 unrestricted cash of $27.8 million, or 239 days of operating expenses, improving from $4.4 million, or 51 days' cash, in fiscal 2011;
- The stability and strength of the Pasadena (AAA/Stable issuer credit rating) economic base; and
- An ample water supply.

Partly offsetting the above strengths, in our view, are:

- Uncertainty with regard to the statewide drought and the impact of mandatory conservation on system finances;
- Ongoing perchlorate issues in the city's well water supply that the city is addressing with treatment plants and additional water resource development; and
- The water system's limited recent track record of maintaining strong liquidity.

We view bond provisions as adequate. The bonds are secured by net operating revenue of the water enterprise and a gross pledge of a rate surcharge collected specifically for capital expenditures. The water revenue bond indenture requires a rate covenant set at 1.1x annual debt service, an additional bonds test of 1.1x annual debt service on existing and proposed bonds based on any consecutive 12 of the previous 18 months, and a cash-funded reserve account funded at the least of maximum annual debt service, 1.25x average annual debt service, or 10% of par.

Pasadena's water supply consists of groundwater (32% of supply in 2014) and imported water from the Metropolitan Water District of Southern California (MWD; 68%). Since and including fiscal 2006, water from MWD has averaged about 63% of supply. The system has 14 groundwater wells, of which six to seven may operate at any given time depending on demand, and five imported-water connections to MWD feeders. Apart from the six to seven operational wells, other wells may not be in service based on demand and, in some cases, as a result of higher nitrate levels, low groundwater levels, or mechanical issues. Pasadena is constructing two disinfection facilities, which will allow operation of an additional one to three wells.

To address a perchlorate contamination issue that caused eight wells to be removed from service in 2002, the city began constructing a 7,000-gallon-per-minute perchlorate and volatile organic chemicals (VOC) treatment plant (Monk Hill Groundwater Treatment Plant) in March 2009. The plant began operations in March 2011, and helped the city through a 10-day interruption in imported water from MWD. It also allowed the city to activate three out-of-service wells. Perchlorate affects 10 of the city's 14 wells, but four of those wells have direct access to Monk Hill. Of the remaining six wells affected by perchlorate, two are typically below the maximum contaminant level (MCL) of six parts per billion, and the remaining four have levels above the MCL and may operate by blending in reservoirs with water from MWD and/or from wells not affected by perchlorate. Management reports that the treatment plant is functioning as planned with removal of perchlorate and volatile organic compounds, but currently only one well operates through the plant given low groundwater levels and the presence of nitrate. One important capital project for Pasadena Water and Power (PWP) is the Arroyo Seco Canyon Project, which will capture greater volumes of the city's surface water rights for groundwater recharge; the spreading basins are adjacent to three of the four Monk Hill wells, so the recharge will benefit these three wells.

The system has 110 million gallons of water storage capacity in reservoirs, and average daily demand in fiscal 2015 is estimated at 27.2 million gallons per day (mgd), with peak demand of 37.7 mgd versus maximum system design (delivery) capacity of 97 mgd. The area served gets surface water, groundwater, and imported water from MWD. Under current operations, PWP spreads all of its surface water diversions to receive spreading credits. No surface water directly supplies the PWP distribution system.

Given projected demand and estimated water supply from groundwater, surface water, and imported Tier 1 MWD water, the city may need to purchase additional higher-priced Tier 2 MWD water to meet projected demand. However, other potential sources of supply (and conservation) could reduce the amount of Tier 2 water needed: additional groundwater storage when surplus water is available from MWD, a new micro-filtration plant to treat various surface water sources, and recycled water.

Based on Governor Brown's recent executive order, PWP has to reduce its potable water usage by 28% from 2013 levels. PWP has already reduced usage by 9% (as of June 1, 2015) from calendar 2013. On June 1, 2015, the city council adopted the city's Level 2 Water Supply Shortage Plan (revised from Level 1), which requires additional mandatory water restrictions as a result of the continued severe drought conditions. The increased restrictions include maximum outdoor watering of two days per week rather than three in the summer as well as prohibitions on filling ornamental lakes or ponds, and violators face fines of up to $500 per incident. Management believes this action will align Pasadena with mandated reductions set by the state and estimate that a 30% reduction in water usage will result.

MWD has also reduced PWP's Tier 1 allocation by 15%. However, management anticipates that the reduced allocation from MWD on its own will be immaterial for operations given that the city is already required to use less water as a result of mandatory conservation. The city is also promoting conversation through other tools such as incentives for installing water-efficient equipment and a turf removal rebate program.

The water system serves a residential population of about 162,011, of whom 140,879 are within the city limits, with residential customers making up 87% of accounts and 55% of revenue. The water system served a relatively stable customer base of 37,974 accounts as of fiscal 2014. Management projects the volumetric demand to decline over the next few years as a result of mandatory conservation, but anticipates that the metered connections will increase because of completion of several major hotel and multifamily housing projects. The water system's customer base is what view as diverse, with the top 10 customers accounting for 10.2% of total operating revenue. The city's rate structure is a block structure whereby rates are based on consumption, with higher per-unit rates for higher levels of usage. The blocks are set to recover fixed and volumetric commodity charges and capital improvements. Management has consistently raised rates and has passed along rate increases from MWD, including 2.0% in July 2009, 2.3% in July 2010, and 2.7% in July 2011. For 2014, the city's average residential monthly bill for 24.1 cubic feet of consumption was $85.89. Based on 8,000 gallons of usage per month, we calculate a monthly residential bill of about $40. PWP will update its water rates model over the next several months to determine its options for implementing drought-based pricing while remaining compliant with Proposition 218. The city plans to increase its purchased water adjustment charge by 5 cents per billing unit effective Oct. 1, 2015, and by an additional 2 cents per billing unit effective Oct. 1, 2016. We calculate the impact of the first rate increase at a modest 1%.

In our view, the water system has maintained strong debt service coverage (DSC) and we anticipate that it will remain strong. Based on the water system's audited financial statements, we calculate that DSC was a strong 3.34x, 3.97x, and 3.58x for fiscal years 2012 through 2014, sequentially. When we consider transfers-out as operating expenditures, DSC was about 2.84x, 3.45x, and 3.02x for that period. Based on management projections for fiscal years 2015 through 2019, we calculate DSC to range from 3.00x to 3.26x, and when we consider general fund cost reimbursements as operating expenditures we calculate the DSC to range from 2.73x to 2.98x, a range we also consider strong. Given a recent successful challenge by the Howard Jarvis Taxpayer's Assn., the water utility no longer makes the city charter-required transfer to the general fund, but instead reimburses the general fund for actual costs incurred for general fund services provided to the water utility. The calculations assume no additional debt issuance. The system's liquidity position has improved during the past four years. As of June 30, 2014, cash and investments totaled about $27.8 million, equivalent to about 239 days of operating expenses, up from $4.4 million, or 51 days, in fiscal 2011. The water system's reserve policy is to maintain at least 60 days of operating cash. For fiscal 2015, management estimates water system unrestricted cash and investments will increase further to about $28.8 million, or 263 days.

The water system's five-year capital improvement (2016-2020) needs total roughly $81 million. Management anticipates funding projects on a pay-as-you-go basis, through developer contributions, and through debt financing. We understand that management has plans to issue revenue bonds late in fiscal 2016 or in the first half of fiscal 2017. The timing of issuance will be based on progress of the nonpotable water project and other capital needs.

Pasadena's local economy is very strong, in our view, with median household effective buying income (EBI) at a strong

121% of the national average. As of May 2015, the city's unemployment rate was 6.5%, slightly higher than the state's 6.2%. Given its location along major freeways and its proximity to downtown Los Angeles, Pasadena benefits from a strong local job market and very good access to employment opportunities throughout the greater Los Angeles metropolitan area. Since peaking at 150,185 in 2010, the city's population has decreased to 140,879 in 2015. However, the population decline has not adversely affected tax base growth or water system financials. The city is a local employment area, and the daytime population doubles that of residents. Local employers include the Jet Propulsion Laboratory (5,200 employees), Kaiser Permanente (4,813), a California Institute of Technology campus (3,900), and Huntington Memorial Hospital (3,238).

Outlook

The stable outlook reflects our anticipation that the water enterprise will maintain strong financial margins and strong cash reserves as it addresses its water supply needs and manages drought-related effects. Over the intermediate term, if the system is able to work through its major capital projects and maintain financial metrics, and if issues associated with the drought ease, then we may consider raising the ratings. Conversely, if DSC weakens substantially and liquidity falls to a level that we deem less than adequate, then we could lower the ratings.

Related Criteria And Research

Related Criteria

- USPF Criteria: Key Water And Sewer Utility Credit Ratio Ranges, Sept. 15, 2008
- USPF Criteria: Standard & Poor's Revises Criteria For Rating Water, Sewer, And Drainage Utility Revenue Bonds, Sept. 15, 2008
- USPF Criteria: Assigning Issue Credit Ratings Of Operating Entities, May 20, 2015
- Criteria: Use of CreditWatch And Outlooks, Sept. 14, 2009

Related Research

- U.S. State And Local Government Credit Conditions Forecast, April 2, 2015
- U.S. Municipal Water And Sewer Utilities 2014 Sector Outlook: Learning To Do More With Less, Jan. 9, 2014
- 2014 Review Of U.S. Municipal Water And Sewer Ratings: How They Correlate With Key Economic And Financial Ratios, May 12, 2014

Complete ratings information is available to subscribers of RatingsDirect at www.globalcreditportal.com. All ratings affected by this rating action can be found on Standard & Poor's public Web site at www.standardandpoors.com. Use the Ratings search box located in the left column.

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Senator Carol Liu hosts

Living Well with Less Water

a forum with Q&A

Friday, July 24, 2015 10am-12pm

Duarte Community Center
1600 Huntington Drive, Duarte, CA 91010

California's leading voices come together to share information and answer your water questions. Join us to find out how you can make a difference as we enter the 5th straight year of severe drought.

Panel 1: Are We Tapped Out? California's Water Reality

***Jeff Kightlinger**: General Manager, Metropolitan Water District*
***Danny Merkley**: Gov't Affairs Director of Water Resources, California Farm Bureau Federation*

Panel 2: What's Our Water Future?

***Mike Antos**: Director, Center for Urban Water Resilience, CSUN*
***Cassy Aoyagi**: President, Theodore Payne Foundation and FormLA Landscaping*
***Brian Barreto**: External Affairs Manager, California American Water*

Space is limited. Please RSVP to:
SenatorLiu.RSVP@gmail.com or 818-409-0400

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MEMORANDUM

TO: Michael J. Beck, City Manager

FROM: Vincent P. Bertoni, AICP, Director of Planning & Community Development

DATE: July 16, 2015

SUBJECT: Mansionization Code Revision Outreach

The Planning and Community Development Department recently finished a series of eight community meetings and one presentation to the Northwest Commission as part of a comprehensive outreach plan for the Neighborhood Compatibility, or "Mansionization" Code Revision Study. The community meetings were held from March through June in each Council District and were attended by over 400 residents. At the meeting, members of the public received background information on single-family zoning regulations, asked clarifying questions, and provided public comment.

While the meetings were targeted towards single-family homeowners in non-Hillside areas and whose homes are not designated historic, residents from different neighborhoods across the City shared diverse points of view on the issue of mansionization. Comments are now being analyzed and will be shared with Planning Commission as an informational item later this summer.

The following summary provides an overview of the process and next steps for the three-phase Mansionization Code Revision Study. By way of background, in September 2014, the City Council directed the Planning Department to study the issue of neighborhood compatibility in single-family residential zones and to develop changes to the zoning code if appropriate.

Phase 1 – Lower Hastings Ranch

On March 2, 2015, the City Council adopted a moratorium in the Lower Hastings Ranch neighborhood temporarily prohibiting demolition of more than 50% of a structure's exterior walls, second-story development or second-story additions of any size, a single-story addition to a dwelling unit that would increase the gross floor area by either 500 square feet or 20% of the existing floor area including garage, whichever is greater, and single-story detached accessory structures larger than 20% of the primary structure's floor area. The moratorium was extended by the City Council through March 2016. Staff is preparing draft regulations and anticipates bringing the draft to the Planning Commission and City Council by Fall 2015.

Phase 2 – Non-hillside, non-historic single-family homes

This phase covers a large portion of the City, focusing on all single-family zoned properties that are not in a Hillside Overlay zone, and are not designated historic. Staff is currently compiling the public comments received from the recent community meetings and will prepare a Study Session report to the Planning Commission that summarizes the outreach process and identifies specific issues raised. The Planning Commission Study Session will serve as an additional opportunity to

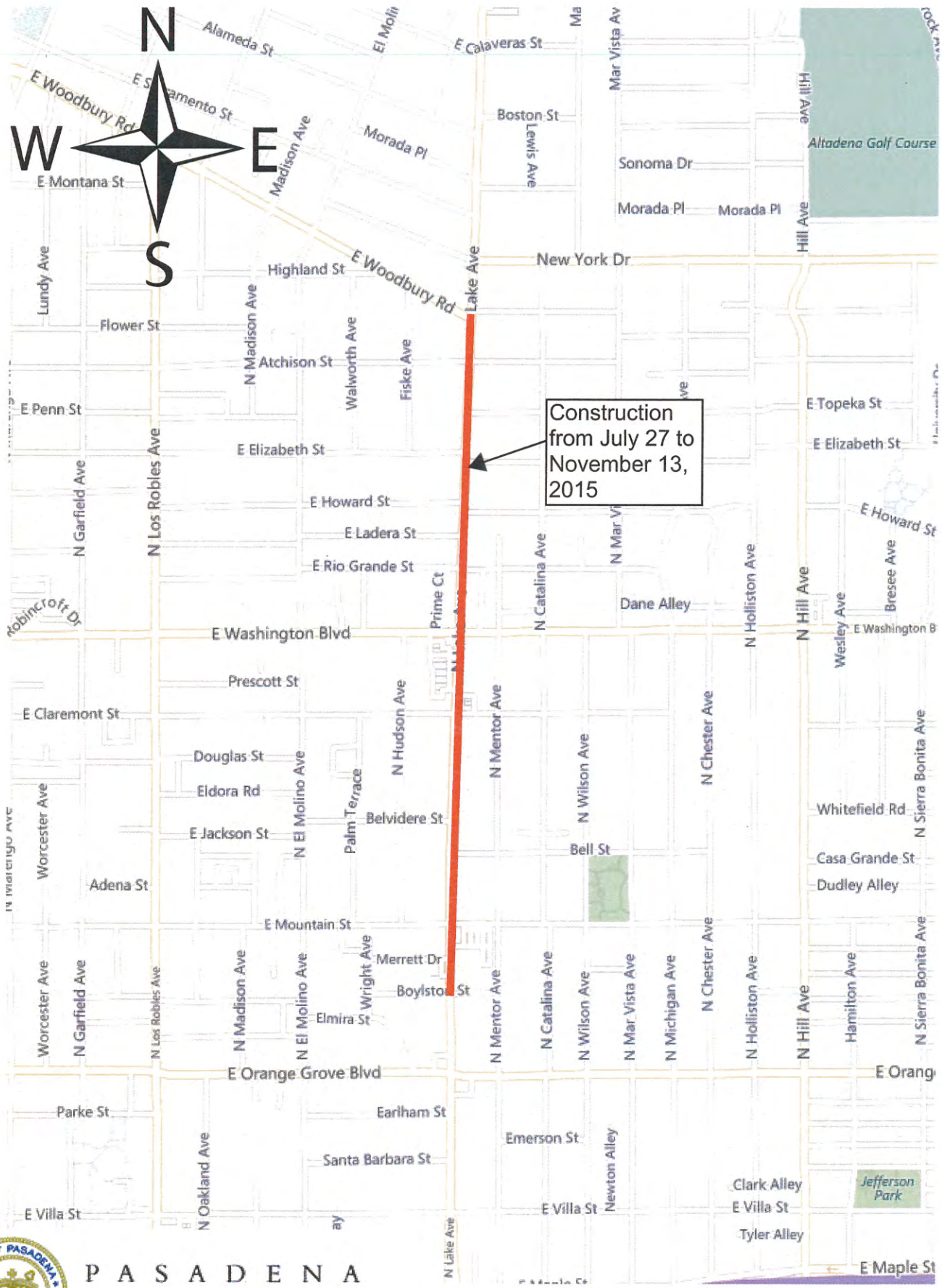
receive questions and comments from the public as well as the Commission. Draft regulations will then be prepared and additional community meetings will occur to receive public review and input. A final recommendation will be prepared for the Planning Commission and City Council consideration in early 2016.

Phase 3 – Hillside Overlay Areas

The third phase will study new single-family residences and major additions within Hillside Overlay areas, which are currently reviewed for neighborhood compatibility through the Hillside Development Permit (HDP) process. This phase will begin at end of 2015 and is expected to be completed by 2016.

item #4

Lake Avenue Water Main Replacement Project



PASADENA Water&Power

7/15/2015

PASADENA - NEW ZONING CASES

June 2015

CASE TYPE	CASE #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER & PHONE #	RECEIVED DATE	CURRENT STATUS	MEETING DATE	REVIEW BODY
CUP	6333	10	S	Mentor Ave.	7	CUP for 1,700 square fool internet access studio (eGame Bang)	Jason Killebrew (626) 744-7096	06/09/15	New Case: assigned	–	HO
CUP	6334	200	W	Colorado Blvd.	6	CUP for alcohol sales for a new full-service restaurant (True Food Kitchen)	Kent Lin (626) 744-6817	06/09/15	New Case: assigned	–	HO
CUP	3579	480	N	Arroyo Blvd.	1	Permanently adding a 18' x 36' prefabricated greenhouse previously permitted for temporary use.	Luis Rocha (626) 744-6747	06/19/15	New Case: assigned		Staff
CUP	6338	1081	N	Fair Oaks Ave.	3	Renovation of existing Robinson Park Recreation Center. Seismic retrofit of existing gymnasium. Demolition of approximately 8,300 sq. ft. and new 13,000 sq. ft. building.	Jason Killebrew (626) 744-7096	06/22/15	New Case: assigned	–	HO
CUP	6337	177	E	Colorado Blvd.	3	CUP for full alcohol sales on-site and bar/tavern use (bar area exceeds 500 sq. ft.) for bona-fide restaurant (Fleming's)	Luis Rocha (626) 744-6747	06/22/15	New Case: assigned	–	HO
CUP	6340	12	N	Mentor Ave.	5	CUP for on-site beer/wine for existing restaurant (El Metate Café)	Luis Rocha (626) 744-6747	06/24/15	New Case: assigned	–	HO
CUP	6342	924-926		Summit Avenue	3	Demo two existing units and construct new accessory structure to expand neighboring religious use	Kent Lin (626) 744-6817	06/25/15	New Case: assigned	–	HO

PASADENA - NEW ZONING CASES

June 2015

CASE TYPE	CASE #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER & PHONE #	RECEIVED DATE	CURRENT STATUS	MEETING DATE	REVIEW BODY
CUP	6344	85	W	Green Street	6	CUP for full, on-site alcohol sales in conjunction with the operation of a full service restaurant (Court Yard Café)	Beilin Yu (626) 744-6726	06/30/15	New Case: assigned	–	HO
CUP	6345	1133	E	Walnut Street	5	CUP to expand existing auto repair shop with 2,210 square foot office and carport. Use was established prior to CUP requirement.	Jason Killebrew (626) 744-7096	06/30/15	New Case: assigned	–	HO
HDP	6335	528		Avon Avenue	6	833 sq. ft. addition to 1388 sq. ft. single-family home	Kent Lin (626) 744-6817	06/17/15	New Case: assigned	–	HO
HDP	6339	1448		Brixton Road	6	HDP for new room addition to main house (730 sf), new accessory structure (540 sf), and new deck by accessory structure (208 sf)	Beilin Yu (626) 744-6726	06/23/15	New Case: assigned	–	HO
HDP	6341	160	S	San Rafael Ave.	6	HDP for new single family residence, garage, and swimming pool.	Luis Rocha (626) 744-6747	06/25/15	New Case: assigned	–	HO
HDP	6343	1315	S	El Molino Ave.	7	HDP for new underground garage, 50K water storage tank, re-aligned driveway, and landscaping	Kent Lin (626) 744-6817	06/29/15	New Case: assigned	–	HO
MCUP	4692	345	W	Mountain Street	3	Minor modification to CUP #4692 for expansion of existing CNG Fueling Station, including: installation of CNG compressor, dispenser, storage.	Kent Lin (626) 744-6817	06/10/15	New Case: assigned	–	Staff

CASE TYPE	CASE #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER & PHONE #	RECEIVED DATE	CURRENT STATUS	MEETING DATE	REVIEW BODY
MCUP	6157	444	N	Fair Oaks Ave.	5	Minor Modification to CUP #6157 to remove 12 antennas, 3 RRUs and install 6 antennas, 9 RRUs, and 2 equipment cabinets.	Jason Killebrew (626) 744-7096	06/11/15	New Case: assigned	–	Staff
MCUP	5739	2940		Bradley Street	4	Major Change to MCUP #5739 to remove and replace of 3 panel antennas, and installation of 3 new RRUs on an existing SCE high voltage transmission tower.	Robert Avila (626) 744-6776	06/18/15	New Case: assigned	–	HO
MCUP	3693	901	S	Raymond Ave.	6	Major Modification to MCUP #3693 to install three additional panel antennas (six existing panel antennas).	Kent Lin (626) 744-6817	06/30/15	New Case: assigned	–	HO
MV	11823	255		Marguerita Lane	7	Minor Variance to replace wrought iron gate with a wooden gate.	Robert Avila (626) 744-6776	06/23/15	New Case: assigned	–	HO
PPC	2015-00317	394	S	Oakland Ave.	6	Construct five unit townhome project with subterranean garage on vacant lot	Beilin Yu (626) 744-6726	06/16/15	New Case: assigned	–	Staff
PPR	2015-00009	885	E	California Blvd.	7	Demo outdoor dining area, add approx. 1,100 square feet to an existing 1,370 sq. ft. building, and revise parking layout to improve circulation.	Beilin Yu (626) 744-6726	06/18/15	New Case: assigned	–	Staff
PPR	2015-00010	1400		Wierfield Dr	6	Construction of seven single-family residences with associated utility infrastructure and public improvements	Jason Killebrew (626) 744-7096	06/18/15	New Case: assigned	–	Staff

CASE TYPE	CASE #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER & PHONE #	RECEIVED DATE	CURRENT STATUS	MEETING DATE	REVIEW BODY
TTM	73162	545 & 553	N	Wilson Avenue	5	TTM for 8 unit project for condo purposes	Robert Avila (626) 744-6776	06/23/15	New Case: assigned	–	HO
TTM	73428	405-407	E	Claremont Street	3	TTM for 2 condominium units	Robert Avila (626) 744-6776	06/25/15	New Case: assigned	–	HO

PASADENA - MAJOR ZONING CASES

UPDATED JUNE 30, 2015

CASE TYPE	CASE #	ADDRESS			CC DIST	BRIEF DESCRIPTION	CASE PLANNER & PHONE #	RECEIVED DATE	CURRENT STATUS	MEETING DATE	REVIEW BODY
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
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 JULY 1, 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	Developing Recommendation	–	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.	Ha Ly (626) 744-6743	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.	Ha Ly (626) 744-6743	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

CASE TYPE	CASE #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER & PHONE #	RECEIVED DATE	CURRENT STATUS	MEETING DATE	REVIEW BODY
MP	2015-00341	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	06/23/15	New Case: assigned	–	CC
ZCA				Citywide		Transit-Oriented Development (TOD)	Joanne Hwang (626) 744-7309		Developing Recommendation	–	CC
ZCA				Citywide		Neighborhood Compatibility (Mansionization)	Martin Potter (626) 744-6710		Developing Recommendation	–	CC
ZCA		275		Arlington Dr.	6	Arlington Garden: Zone Change from RS-4 to OS (Open Space)	Joanne Hwang (626) 744-7309		Developing Recommendation	–	CC
SP				South Fair Oaks Specific Plan	6	South Fair Oaks Specific Plan: Text Amendment	Joanne Hwang (626) 744-7309		Developing Recommendation	–	CC
GP				Citywide		General Plan Update of Land Use Element and Mobility Element	Vicrim Chima (626) 744-6791		Complete Environmental	–	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

JUNE, 2015

Permits & Fees

Permits & Valuation

	Month Jun-15	Month Jun-14	YTD FY 2015	YTD FY 2014
Total Value	$ 11,707,180	$ 45,662,690	$ 276,621,095	$ 216,122,019
Total Permits	289	261	2891	2867
Residential - New				
Valuation	$ 398,759	$ 35,500,932	$ 124,733,664	$ 81,183,877
Permits	1	3	40	27
Residential - Rehab				
Valuation	$ 3,993,433	$ 5,461,763	$ 48,558,873	$ 37,410,294
Permits	236	207	2188	2234
Non-Residential - New				
Valuation	$ 1,250,000	$ -	$ 48,305,491	$ 27,840,076
Permits	1	0	5	1
Non-Residential - Rehab				
Valuation	$ 6,064,988	$ 4,699,995	$ 55,023,067	$ 69,687,772
Permits	51	51	658	605

Fees Collected

Permit and Plan Check	$ 568,030	$ 1,097,342	$ 5,258,183	$ 6,259,248
Residential Development Impact	$ -	$ 2,374,673	$ 6,987,958	$ 4,986,805
Transportation Improvement Fee	$ 19,017	$ 14,273	$ 1,904,949	$ 674,391
Construction Tax	$ 197,745	$ 826,596	$ 4,881,323	$ 3,679,700

Fees Waived

Northwest Enterprise Zone	$ -	$ 10,423	$ 43,170	$ 86,395
Research and Development	$ -	$ -	$ 111	$ 5,704
Affordable Housing	$ -	$ -	$ 456,194	$ 3,166

Other

Inspections	2,116	2,161	24,166	25,733

PLANNING &
COMMUNITY DEVELOPMENT
DEPARTMENT

Monthly Building Permit Report
JUNE, 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
6/23/2015	1191 MADIA ST	$ 398,759	1					1
6/29/2015	1274 SINALOA AVE							1
	GRAND TOTAL	$ 398,759						

EOC 7/1/15

PLANNING &
COMMUNITY DEVELOPMENT
DEPARTMENT

Monthly Activity Report
JUNE, 2015
Development Processing Section

PLAN CHECK OVER $ 500,000

2116 E VILLA	New construction of a 1-story building @ 9,550 square feet with covered walkway @ 2,902 square feet (Villa Esperanza) Project value $ 1,286,944
2460 OSWEGO ST	New construction of a 32-unit condominium building @ 43,953 square feet with subterranean parking garage @ 27,283 Project value $ 7,268,816
300 W GREEN ST	New construction of a 6-unit condominium building @ 20,334 square feet with subterranean parking garage @ 9,057 square feet Project value $ 3,031,226
300 W GREEN ST	New construction of a 12-unit condominium building @ 40,474 square feet with subterranean parking garage @ 17,832 square feet Project value $ 6,014,066
2965 E COLORADO BLVD	Renovation of an existing automobile dealership @ 51,049 square feet (Audi) Project value $ 5,281,481
842 E VILLA ST	Remodel common areas of a 5-story senior housing building @ 28,000 square feet Project value $ 560,000
596 MAR VISTA AVE	New construction of a 3-unit townhouse building @ 3,736 square feet with subterranean parking garage @ 1,109 square feet Project value $ 540,905

BUILDING PERMITS OVER $ 500,000

37 E WALNUT ST	New construction of a 3-story office building @ 9,161 square feet, renovation of a 2-story office building @ 12,382 square feet, and remodel office @ 1,717 square feet Project value $ 1,250,000
455 S LAKE AVE	Tenant improvement of a restaurant @ 6,158 square feet with patio @ 936 square feet Project value $ 750,000 (Paul Martin's)
55 S LAKE AVE	Tenant improvement of the 4th floor of an office space @ 26,000 square feet (ADP) Project value $ 1,550,000
55 S LAKE AVE	Tenant improvement of the 3rd floor of an office space @ 26,000 square feet (ADP) Project value $ 1,550,000