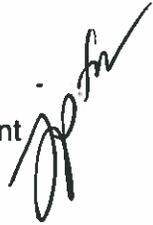




## MEMORANDUM

**TO:** Steve Mermell, City Manager  
**FROM:** David M. Reyes, Director of Planning & Community Development  
**DATE:** November 23, 2016  
**SUBJECT:** Monthly Activity Reports



---

Attached are the following reports:

### Planning

- 1) New Zoning Cases - 11 current planning (zoning) projects submitted in October 2016.
- 2) Zoning Cases of Communitywide Significance - Five Major Construction projects as of November 1, 2016. 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. No new Major Construction projects were submitted in October.
- 3) Community Planning Active Cases - Planned Developments, 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) In October, 2016, there were 130 new Code Compliance cases opened, of which, 51 of the cases have been closed and 79 remain open. The average response time for an initial inspection was 1.7 calendar days from the date the complaint was received. Attached is a monthly report for new Code Compliance cases opened in October, 2016.

Reports can also be found here at this link:

<http://www.cityofpasadena.net/PlanningandDevelopment/>

PASADENA - NEW ZONING CASES

October 2016

CASE TYPE	CASE #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER & PHONE #	RECEIVED DATE	CURRENT STATUS	MEETING DATE	REVIEW BODY
CUP	4062 (Mod.)	551	S	Hill Ave.	7	Mod. Of CUP 4062 to allow the sale of alcohol for on-site consumption in conjunction with a private club (The Athenaeum).	Jason Van Patten (626) 744-6760	10/04/16	Complete: scheduled	12/21/16	HO
PPC	2016-00510	947	E	California Blvd.	7	PPC to construct four new multi-family units on a vacant lot.	Carlos Chacon (626) 744-7123	10/05/16	Comments sent		Staff
CUP	6495	2335	E	Colorado Blvd.	2	CUP to allow the sale of beer and wine for on-site consumption in conjunction with a 1,408 square foot restaurant (Pasadena Noodle and Grill)	Robert Avila (626) 744-6776	10/05/16	Complete: scheduled	01/20/16	HO
CUP	6498	69	N	Raymond Ave.	3	CUP for beer and wine in conjunction with a interior TI for new 2807 SF restaurant (Bone Kettle).	Kent Lin (626) 744-6817	10/10/16	New Case: assigned		HO
PPC	2016-00529	72-74	S	Oak Avenue	7	PPC to demolish two existing SF homes and two-car garage and construct new three-unit condominium with subterranean parking.	Bellin Yu (626) 744-6726	10/12/16	New Case: assigned		Staff
V	11855	781		Prospect Blvd	1	Variance to for fence at front property line and 50% open requirement. Minor variance to exceed 4' height limit.	Carlos Chacon (626) 744-7123	10/12/16	Incomplete		HO
V	11856	1049		La Loma Road	6	Construction of new masonry garden wall with four foot high electric entry gate. Variance needed for transparency requirement and Minor Variance needed for height.	Robert Avila (626) 744-6776	10/18/16	New Case: assigned		HO

PASADENA - NEW ZONING CASES

October 2016

CASE TYPE	CASE #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER & PHONE #	RECEIVED DATE	CURRENT STATUS	MEETING DATE	REVIEW BODY
PPR	2016-00016	3452	E	Foothill Blvd.	4	Demolish existing restaurant, construct new restaurant and 258 multi-family units with above- and below-ground parking.	Ashley Hefner (626) 744-7101	10/19/16	New Case: assigned		Staff
PPC	2016-00540	256	N	Wilson	5	Demolition of an existing SFR and garage and construction of new five-unit condominium project with subterrean parking.	Jason Van Patten (626) 744-6760	10/19/16	Comments sent		Staff
PPR	2016-00017	180	S	Euclid Avenue	6	PPR for demolition of existing building and construction of new five-story, 31-unit multi-family housing with two levels of subterrean parking.	Jason Killebrew (626) 744-7096	10/20/16	New Case: assigned		Staff
MV	11857	1185		Parkview Avenue	6	Demolition of existing SFR and pool and construcion of new SFR and pool. Minor Variance to allow for new home to encroach into front yard setback (identical to setback of existing home).	Jason Killebrew (626) 744-7096	10/25/16	Incomplete		HO

CASE TYPE	CASE #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	CURRENT STATUS	MEETING DATE	REVIEW BODY
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	12/03/09	Completing environmental	-	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	10/19/12	On hold per applicant	TBD	CC
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.	Ashley Heifner	04/20/14	Completing environmental	TBD	CC
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	06/23/15	Completing environmental	09/28/16	PC

CASE TYPE	CASE #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER	RECEIVED DATE	CURRENT STATUS	MEETING DATE	REVIEW BODY
MP	2015-00562	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.	Ha Ly	10/15/15	Developing Recommendation	TBD	CC
MP	2016-00536	940		Avenue 64	6	Master Plan Amendment: Minor modification to the approved master plan: includes increase in height of Recreation and Dining Center (36' to 40'-9") and moving parking kiosk from Phase 2 and Phase 3.	Joanne Hwang	11/07/16	Approved	N/A	Staff
OTHER				Citywide	-	Housing Element: Implementation Process	Joanne Hwang	-	On-going	-	Other
OTHER				Citywide	-	Climate Action Plan	Ana Espanola	-	Developing Recommendation	TBD	CC
SP				Lincon Avenue Specific Plan	1	Amend Lincoln Avenue Specific Plan to allow ancillary alcohol consumption and off-site sales at breweries/distilleries.	Ana Espanola	-	Developing Recommendation		
ZCA				Citywide	-	Transit-Oriented Development (TOD)	Joanne Hwang	-	Approved	09/19/16	CC
ZCA				Citywide	-	Interim Development Process / PD Policy Amendment	David Sinclair	-	Developing Recommendation	TBD	PC
ZCA				Citywide	-	Mansionization: Phase 1 (ND)	Martin Potter	-	Approved	10/10/16	CC
ZCA				Citywide	-	Mansionization: Phase 2	Martin Potter	-	Developing Recommendation	TBD	PC
ZCA				Citywide	-	Mansionization: Phase 3 (HD, HDSR, HD-1)	Martin Potter	-	Developing Recommendation	11/30/16	PC
ZCA				Citywide	-	Public Art Guidelines (17.40.100)	Julia Stewart	-	Approved	09/14/16	CC
ZCA				Citywide	-	Single-Level Overlay	David Sinclair	-	Denied	10/10/16	CC
ZCA				Citywide	-	Land Use Diagram / Zoning Map Clean-Up	Ana Espanola	-	Approved	11/14/16	CC

## NEW DESIGN & HISTORIC PRESERVATION APPLICATIONS

CASE TYPE	CASE NUMBER	ADDRESS			CC DIST	BRIEF DESCRIPTION	CASE PLANNER & PHONE #	RECEIVED DATE	CURRENT STATUS	MEETING DATE	REVIEW BODY
PC	PLN2016-00506	1539	E	HOWARD ST	2	MASTER DEVELOPMENT PLAN	Amanda Landry (626) 744-7137	10/4/16	active	NA	staff
CSDR	PLN2016-00508	160	S	ORANGE GROVE BLVD.	6	ALTER HISTORIC GARDEN WALL TO ADD TRASH ENCLOSURE	Kevin Johnson 744-7806 (626)	10/5/16	active	12/6/16	DC
CAP	PLN2016-00513	680	E	COLORADO BLVD	7	ADDITIONAL BUILDING IDENTIFICATION SIGN AT EAST ELEVATION: MINOR CHANGE TO MASTER SIGN PLAN	Jason Wasmund 744-6916 (626)	10/6/16	active	NA	staff
CSDR	PLN2016-00514	38	W	COLORADO BLVD.	6	STOREFRONT ALTERATIONS	Amanda Landry (626) 744-7137	10/7/16	active	NA	staff
COA	PLN2016-00515	1020	S	OAKLAND AVE	7	COA TO DEMOLISH AN EXISTING GARAGE, BUILD NEW GARAGE AND POOL HOUSE	Amanda Landry (626) 744-7137	10/7/16	active	NA	staff
COA	PLN2016-00519	842	N	FAIR OAKS AVE	3	RELOCATE BUILDING FROM 180 S. EUCLID AVE TO SITE. ON SITE RELOCATION OF EXISTING HISTORIC BUILDING FOR NEW 9-UNIT RESIDENTIAL DEVELOPMENT.	Kevin Johnson 744-7806 (626)	10/10/16	active	NA	staff
FDR	PLN2016-00527	388	S	LOS ROBLES AVE	6	16-UNIT RESIDENTIAL PROJECT	Kevin Johnson 744-7806 (626)	10/12/16	active	NA	staff
CDA	PLN2016-00526	781		PROSPECT BLVD.	1	NEW FRONT YARD AND STREET SIDE YARD FENCES AND GATES	Amanda Landry (626) 744-7137	10/12/16	active	NA	staff
COA	PLN2016-00528	1102	N	EL MOLINO AVE	5	NEW FRONT PORCH, NEW VYNIL WINDOWS, NEW STUCCO COAT TO NON-CONTRIBUTING HOUSE.	Jason Wasmund 744-6916 (626)	10/13/16	active	NA	staff
CSDR	PLN2016-00532	95	S	LAKE AVE	7	NEW WALL SIGNS FACING STREET AND PARKING LOT FOR ONE WEST BANK	Jason Wasmund 744-6916 (626)	10/17/16	active	NA	staff
COA	PLN2016-00534	295		MARKHAM PLACE	6	CERTIFICATE OF APPROPRIATENESS	Jason Wasmund 744-6916 (626)	10/17/16	active	NA	staff
CSDR	PLN2016-00541	99	E	UNION STREET	3	NEW DOOR OPENIN AT EAST ELEVATION FACING OPEN RIGHT-OF-WAY	Amanda Landry (626) 744-7137	10/19/16	active	NA	staff
CDR	PLN2016-00543	973	E	DEL MAR BLVD.	7	DEMOLISH EXISTING BUILDINGS, NEW 13 RESIDENTIAL UNITS ABOVE SUBTERRANEAN PARKING	Kevin Johnson 744-7806 (626)	10/20/16	active	NA	staff
COA	PLN2016-00544	695		BELVIDERE STREET	5	REMOVE NON-ORIGINAL WINDOWS, INSTALL NEW WOOD CASEMENT WINDOWS IN EXISTING FRAMES	Ashley Hefner 744-7101 (626)	10/20/16	active	NA	Staff
CSDR	PLN2016-00547	201	S	LAKE AVE	7	REPLACEMENT COPY FOR EXISTING BUILDING IDENTITY SIGN	Jason Wasmund 744-6916 (626)	10/24/16	active	NA	staff
CSDR	PLN2016-00548	140		PALMETTO DRIVE	6	APPLICATION OF REDWOOD SIDING TO EXTERIOR OF BUILDING	Amanda Landry (626) 744-7137	10/24/16	active	NA	Staff
CSDR	PLN2016-00551	301	E	COLORADO BLVD.	3	NEW MONUMENT SIGN	Jason Wasmund 744-6916 (626)	10/25/16	active	NA	Staff
CSDR	PLN2016-00555	67	N	RAYMOND AVE	3	WALL SIGN FOR BONE KETTLE	Ashley Hefner 744-7101 (626)	10/26/16	active	NA	Staff
COA	PLN2016-00558	239		GLEN SUMMER ROAD	6	REMOVE WOOD SHAKE ROOF, INSTALL COMPOSITION SHINGLES	Jason Wasmund 744-6916 (626)	10/27/16	active	NA	Staff
CAP	PLN2016-00559	177	E	COLORADO BLVD.	3	MINOR CHANGE TO MASTER SIGN PLAN TO INSTALL CHANNEL LETTER WALL SIGN WEST FACING LOWER LEVEL	Kevin Johnson 744-7806 (626)	10/27/16	active	NA	staff
CSDR	PLN2016-00556	272		BELLEVUE DRIVE		SEVEN UNIT MULTIFAMILY DEVELOPMENT CITY OF GARDESÑ	Amanda Landry (626) 744-7137	10/27/16	active	NA	Staff

PASADENA - MAJOR ZONING CASES

UPDATED October 24, 2016

CASE TYPE	CASE #	ADDRESS			CC DIST	BRIEF DESCRIPTION	CASE PLANNER & PHONE #	RECEIVED DATE	CURRENT STATUS	MEETING DATE	REVIEW BODY
CUP	6172	922-936	E	Green St.	7	<b>Mixed-Use Project</b> - 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
CUP	6294	262	N	Los Robles Ave.	3	<b>Los Robles Urban Housing Project</b> - Demolish 172 units and construct 291 apartment units in four buildings. 1) Amend Fuller Seminary Master Plan; 2) Vesting Tentative Tract Map; and 3) Tree Removal.	David Sanchez (626) 744-6707	01/29/15	Preparing Environmental	-	HO
CUP	6421	33	E	Walnut	3	<b>Ayzenberg</b> - Demolition of 21,543 square foot commercial building and construction of four-story, 46,408 square foot commercial office building with a maximum height of 75 feet and 28 on-site parking stalls.	Jason Killebrew (626) 744-7096	02/08/16	Incomplete	-	HO
CUP	6452	535	E	Union	3	<b>Olivewood Village North</b> - Mixed-use project for construction of 11,373 sf of commercial and 86 units 1) CUP for Density Bonus over 35% 2) AHCP for FAR 3) AHCP for height 6) Tree Removal for 4 protected trees.	David Sanchez (626) 744-6707	02/08/16	Preparing Environmental	-	HO
PD	35	3202	E	Foothill Blvd.	4	<b>Space Bank</b> - Planned Development application for demolition of all structures on-site and construction of mixed-use project (retail, restaurant, live/work, 550 units) arranged in 8 buildings.	Tracy Steinkruger (626) 744-6756	07/08/16	Incomplete	-	CC

**ACRONYMS**

<b>Acronym</b>	<b>Case Description</b>	<b>Review Body</b>
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.

<b>Acronym</b>	<b>Review Body</b>
CC	City Council
DC	Design Commission
HO	Hearing Officer
PC	Planning Commission
BZA	Board of Zoning Appeals



**PLANNING &  
COMMUNITY DEVELOPMENT  
DEPARTMENT**

Monthly Activity Report  
**OCTOBER, 2016**  
Permits & Fees

**Permits & Valuation**

	<u>Month Oct-16</u>	<u>Month Oct-15</u>	<u>YTD FY 2017</u>	<u>YTD FY 2016</u>
<b>Total Value</b>	\$ 6,525,603	\$ 20,742,247	\$ 49,358,492	\$ 56,435,499
<b>Total Permits</b>	124	328	1007	1195
<b>Residential - New</b>				
Valuation	\$ 1,723,454	\$ 14,270,000	\$ 20,077,528	\$ 19,087,113
Permits	3	3	16	11
<b>Residential - Rehab</b>				
Valuation	\$ 1,725,676	\$ 3,730,848	\$ 11,216,088	\$ 18,269,852
Permits	86	256	803	974
<b>Non-Residential - New</b>				
Valuation	\$ -	\$ -	\$ -	\$ 2,200,000
Permits	0	0	0	1
<b>Non-Residential - Rehab</b>				
Valuation	\$ 3,076,473	\$ 2,741,399	\$ 18,064,876	\$ 16,878,534
Permits	35	69	188	209

**Fees Collected**

Permit and Plan Check	\$ 500,454	\$ 421,465	\$ 1,418,721	\$ 2,341,118
Residential Development Impact	\$ 91,593	\$ 1,299,462	\$ 1,029,924	\$ 1,366,339
Transportation Improvement Fee	\$ 13,868	\$ 163,778	\$ 210,320	\$ 174,761
Construction Tax	\$ 122,884	\$ 375,344	\$ 872,062	\$ 971,626

**Fees Waived**

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

**Other**

Inspections	2,409	2,071	10,105	8,747
-------------	-------	-------	--------	-------





**PLANNING &  
COMMUNITY DEVELOPMENT  
DEPARTMENT**

Monthly Activity Report  
**OCTOBER, 2016**  
Development Processing Section

**PLAN CHECK OVER \$ 500,000**

3341 E COLORADO BLVD

Tenant improvement of a commercial space @  
11,301 square feet (Wagley)  
Project value \$ 562,286

704 S MARENGO AVE

New construction of an 8-unit condominium  
building @ 11,826 square feet, with  
subterranean parking @ 5,582 square feet  
Project value \$ 1,741,503

168 S LOS ROBLES AVE

Tenant improvement of a hotel/restaurant @  
13,055 square feet (Hilton)  
Project value \$ 696,706

289 N EL MOLINO AVE

New construction of a 105-unit apartment  
building with subterranean parking @ 210,686  
square feet  
Project value \$ 21,440,259

**BUILDING PERMITS OVER \$ 500,000**

118 N ALLEN AVE

New construction of a 5-unit condominium  
building @ 7,319 square feet, with garages @  
2,331 square feet  
Project value \$ 1,362,165

## New Code Compliance Cases - October, 2016

Complaint Type	Number of Complaints
General Property Maintenance	36
Zoning Violations	11
Yard Sale	17
Junk and Debris	11
Attractive Nuisance	4
Overgrown Vegetation	8
Improper Occupancy	3
Tree Removal/Maintenance	1
Noise	5
Illegal Construction	9
Inoperable Vehicles	2
Home Occupation Permit	2
Signage	8
Bulky Items	4
Violation of Conditions	1
Construction Complaint (hours, etc.)	2
Vacant Lot/Building Maintenance	3
Excessive Light	1
Missing Certificate of Occupancy	2

<b>Total New Cases Opened:</b>	<b>130</b>
<b>Average Response Time for 1st Inspection</b>	<b>1.7 Calendar Days</b>
<b>Number of Cases Closed</b>	<b>51</b>
<b>Number of Cases Remaining Open</b>	<b>79</b>
<b>Percentage of Cases Closed</b>	<b>39%</b>