



OFFICE OF THE CITY MANAGER

April 9, 2015

To the Honorable City Council
of the City of Pasadena

Mayor and Councilmembers:

WEEKLY NEWSLETTER

1. State Water Situation and Impacts to Pasadena:

I have attached a memorandum from Phyllis Currie, General Manager Water and Power which provides a number of important updates on state water situations and impacts to Pasadena.

2. Zoning Administrator Interpretation:

Attached please find a Zoning Administrator Interpretation of the application of Section 17.29.060.C.4 (Colors and Materials) of the Zoning Code. According to Vince Bertoni, Director of Planning and Community Development, this section of the Zoning Code applies to the Hillside District overlay, specifically the colors and materials required of new houses and additions in order to blend structures with the natural appearance of the hillside.

The interpretation was distributed via e-mail on April 10, 2015 to the City Council Field Representatives, the Planning Commission, the City Clerk, the City Manager's Office, and several interested Pasadena citizens.

Zoning Administrator Interpretations can be appealed or called for review within the 10 day appeal period. When appealed or called for review, these interpretations are reviewed by the Board of Zoning Appeals. The last day to appeal or request a call for review for this interpretation is April 20, 2015; it is effective on April 21, 2015. If you have any questions, please contact Kelvin Parker, Zoning Administrator, at (626) 744-7124.

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100 N. Garfield Avenue, Room 231
Mailing Address: P.O. Box 7115 • Pasadena 91109-7215
(626) 744-7371 • Fax (626) 744-4774
jgutierrez@cityofpasadena.net

3. 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 March 2015. Also attached is a list of major construction projects as of April 1, 2015. Planned Development, Master Plans, Zoning Code Amendments, Permits and fees collected and, plan check land building permits for projects with valuation over \$500,000 are also included. These reports can also be found at <http://www.cityofpasadena.net/PlanningandDevelopment/>

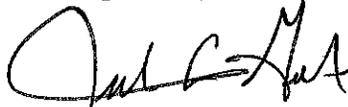
4. FY 2016-2020 CIP and Operating Budget Presentation Scheduled Meetings - Update:

The joint meeting of the Finance Committee and the City Council continues on April 27th. This is the time when the City Manager presents the capital budget and then the operating budget recommendations for next fiscal year. Following are the scheduled meeting dates:

Monday, April 27 th	1:30pm	CIP Budget Presentation and Adoption
Monday, May 11 th	4:00pm	FY16 General Fee Schedule & FY16 Schedule of Taxes, Fees, and Charges
Monday, May 18 th	3:00pm	Operating Budget Overview Presentation
Monday, June 1 st	1:00pm	Operating Budget Department Presentation
Monday, June 8 th	1:00pm	Operating Budget Department Presentation
Monday, June 15 th	1:00pm	Operating Budget Affiliated Agencies & Department Presentation
Monday, June 22 nd	4:00pm	Operating Budget Adoption General Fee Schedule and Schedule of Taxes, Fees, and Charges Adoption

All meetings will take place in the Council Chamber.

Respectfully Submitted,



JULIE A. GUTIERREZ
Assistant City Manager

/attachments



PASADENA WATER AND POWER

MEMORANDUM

April 16, 2015

To: Michael J. Beck
City Manager

From: Phyllis E. Currie *Phyllis E. Currie*
General Manager

Subject: City Manager Newsletter Item

STATE WATER SITUATION AND IMPACTS TO PASADENA

State Water Resources Control Board Emergency Water Regulation

On March 17, 2015 the State Water Resources Control Board ("Water Board") adopted an expanded emergency water conservation regulation. Prohibitions on potable water use were first adopted by the Water Board in 2014, and the new expanded regulations went into effect on March 27, 2015.

The City of Pasadena has already implemented the water conservation measures required by the Board, with the exception of the prohibition of irrigation of turf 48-hours following a measurable precipitation. Pasadena Water and Power ("PWP") will recommend that this prohibition be added to the City's Water Supply Shortage Plan.

Governor Brown's 2015 Executive Order

On April 1, 2015 Governor Edmund G. Brown Jr. announced actions to save water, streamline the state's drought response, and invest in new technologies that will make California more drought resilient. The Executive Order called for specific measures to be developed and enforced by the Department of Water Resources, the California Energy Commission and the State Water Resources Control Board. For the first time in state history, the Governor directed the Water Board to implement mandatory water reductions in cities and towns across California to reduce water usage by 25 percent.

PWP will work towards adhering to all regulations set forth by the Department of Water Resources, California Energy Commission, and the Water Board. At this time no specific restrictions have been adopted.

State Water Resources Control Board Framework to Achieve 25% Reduction Statewide

On April 7, 2015 the Water Board released a draft regulatory framework to achieve an aggregated statewide 25% reduction in potable urban water use through February 2016. The Governor's Executive Order directed the Water Board to consider the relative per capita water usage of each water suppliers' service area, and have those areas with high per capita use achieve proportionally greater reductions than those with low use. The Water Board used information that water suppliers reported on residential per capita (R-GPCD) in September 2014 for their calculations. The draft framework placed each of the 411 urban water suppliers into four water reduction tiers (10%, 20%, 25% and 35%), with the goal of achieving a 25% aggregate statewide reduction in potable urban water use. Since Pasadena Water and Power's

R-GPCD in September 2014 was 136, the draft framework calls for the City to reduce water use by 25% by February 2016. The draft framework also states that to determine if urban water suppliers are meeting required use reductions, water production data, as reported by each individual water supplier for the months of June 2015 through February 2016, will be compared to the same period in 2013.

Using the methodology outlined by the Water Board in the draft framework document, water consumption from July 2014 - February 2015 compared to the same timeframe in 2013, the City of Pasadena has reduced 9% thus far. PWP worked with California Municipal Utilities Association to submit comments for consideration by the Water Board in regards to their draft framework and water calculation methodology. Draft regulations are expected to be released by the Water Board on April 17, 2015.

Metropolitan Water District Allocation Plan

On April 14, 2015 the Metropolitan Water District of Southern California ("MWD") restricted water deliveries to member agencies for the fourth time in MWD's history. Effective July 1, 2015 MWD will reduce water supplies by 15 percent. Agencies that exceed their allocated supply will face surcharges of up to \$2,960 per acre foot of water— about four times the normal MWD rate. This surcharge is designed to target excessive water use. Funds collected from the surcharge will go toward MWD's water management fund and be used for additional conservation and water supplies.

The Pasadena community has made progress towards conservation, but the City will need to conserve more water to avoid penalties. PWP will recommend new programs, services, and restrictions to encourage the community to continue to conserve.

Pasadena Water Supply

Recognizing the seriousness of the ongoing drought in California, after the hottest year on record in 2014 and the driest year ever recorded in 2013, PWP will discuss elevating the current Water Supply Shortage Plan from a Level 1 to a Level 2 at the April 28, 2015 Municipal Services Committee Meeting. The primary difference in the Level 2 plan would be limiting watering during warm months (April through October) to two days per week instead of three days per week. In addition, filling ornamental lakes and ponds would be prohibited. PWP will continue to closely monitor its water consumption to ensure the Pasadena community continues to conserve water as we move into the hottest months of the year.

ZONING ADMINISTRATOR INTERPRETATION

DATE: April 10, 2015

CODE SECTION: Section 17.29.060.C.4 -- Colors and materials.

QUESTION NEEDING INTERPRETATION: When do the color requirements of the Hillside District Overlay apply?

BACKGROUND:

Section 17.29.060 (*Building Design Standards*) of the Zoning Code applies to properties in the Hillside District Overlays of the city. This section of the Hillside ordinance seeks to establish architectural compatibility of all new homes and additions to existing homes and regulates the exterior wall surfaces, the placement of windows/balconies to ensure privacy, the visibility of support columns and structures, and the colors and materials. The issue discussed here relates to the colors and materials portion of this section. Pertinent portions of PMC Section 17.29.060 C are provided below.

C. Architectural features.

All new homes and additions subject to a Building Permit shall have architectural features that are compatible with existing architecture and the character of the surrounding neighborhood. The particular issue relates to subsection C.4 (subsections C.1-3 are not stated here):

4. **Colors and materials.** *A mixture of materials and color shall be used to blend structures with the natural appearance of the hillside:*
 - a. *Based upon the graphic principle that darker colors are less noticeable than light colors, darker tones, including earth tones, shall be used for building walls and roofs on highly visible sites so that structures appear to blend in with the natural terrain.*
 - b. *Exterior finish materials shall be appropriate for the architectural style of the structure and compatible with the hillside environment.*
 - c. *The color palate may be modified for designated historic properties with a Certificate of Appropriateness approved by the Planning Director.*

A question has arisen requiring an interpretation of when to apply the darker color standards identified above.

INTERPRETATION:

Darker Tone Requirements (17.29.060C.4.a)

The introduction of subsection C, clearly states that the regulation of architectural features in the Hillside Overlay area applies to **all new homes and additions**. Therefore, these standards would not apply to other development on a property such as fences or gazebos. However, for the purposes of this section, the term additions would apply to new accessory structures, including, but not limited to second units, attached/detached garages, and other such structures which may or may not be used for habitable space but require a building permit.

Location of Hillside Property

Unlike Subsection C.1-3, Subsection C.4 further delineates the applicability of color requirements to 'highly visible' sites and states:

Based upon the graphic principle that darker colors are less noticeable than light colors, darker tones, including earth tones, shall be used for building walls and roofs on highly visible sites so that structures appear to blend in with the natural terrain.[emphasis added]

There is no definition of highly visible sites located within the Hillside Overlay standards or elsewhere in the Code, but research shows that the darker tone requirement was added to the Zoning Code in May 2004 as part of a significant revision to the Hillside District Overlay regulations. As part of this effort a number of community meetings were held to get input from the community to gauge their concerns as well as share ideas with the community to get their feedback. While the greatest concern focused on the size of new houses (that they were too large) another significant concern was that new houses and additions in the hills west of Linda Vista Avenue were disrupting the public's enjoyment of the natural hillsides. Although a significant portion of these hills had already been developed, the recent construction of houses on ridgelines and others that has been painted bright colors (e.g. white) were felt to be further eroding the natural beauty of this area.

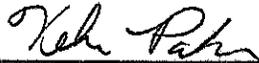
To address these concerns, several new regulations were crafted, namely restrictions on development on or near ridgelines (17.29.050.C: *Placement of structures, ridgeline protection*) and the darker tone requirements described above. What is important to note is that the darker tone regulation was put in place not to regulate a neighbor's house per se, but rather how development could impact the public and their enjoyment of the hillside overall. In other words, the requirement for darker tones were added to address a large-scale concern, not small-scale issues like door and window color.

It was deemed more important to require, for example, a house built overlooking the Rose Bowl, and therefore easily seen from many public vantages, to utilize dark colors in order to better blend with the hillside. The alternative of allowing bright colors, such as white, in these areas is what led to concern. The intent of this regulation was not to apply it to houses on sites that are easily seen from a neighbor's property or an adjacent street, and could not be easily seen from farther away, where a lighter color could disrupt the natural topographic features of a hillside. While there is no definition in the Code, staff's determination of whether a site would qualify as highly visible will incorporate an analysis including, but not limited to, whether or not the site is visible from many public vantages and would have the potential to impact the view to and/or from the natural topographic features of a hillside.

In cases involving a Hillside Development Permit, the ultimate decision regarding the applicability of this subsection would be made by the review authority, with a recommendation and analysis from staff.

Conclusion:

Therefore, in order to apply the color requirements of the Hillside Overlay, the project must meet a two-pronged test: first, it must be a new home or new addition subject to a building permit; and second, it must be located on a highly visible site.



Kelvin Parker
Zoning Administrator

PASADENA - NEW ZONING CASES

MARCH 2015

CASE TYPE	CASE #			ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER & PHONE #	RECEIVED DATE	CURRENT STATUS	MEETING DATE	REVIEW BODY
PD	11	2161-2233	E	Foothill Blvd.	2	PD Amendment to increase Phase 3 building height from 30 feet to 35 feet.	Jason Killebrew (626) 744-7096	03/25/15	New Case: assigned	-	PC
CUP	6312	1001		Rose Bowl Dr.	6	CUP to Retain temporary construction trailers at the Rose Bowl	David Sanchez (626) 744-6707	03/17/15	New Case: assigned	-	HO
CUP	6310	1382		Locust St.	2	CUP to establish a 'Charitable Institution' (Acts Thrift Store).	Kent Lin (626) 744-6817	03/12/15	New Case: assigned	-	HO
EUP	6313	245	E	Green St.	6	1) Expressive Use Permit to allow 'Commercial Entertainment' for live entertainment 'The Rose'; and 2) Conditional Use Permit for on-site alcohol sales.	Jose Jimenez (626) 744-7137	03/23/15	New Case: assigned	-	HO
HDP	4882	1133		Glen Oaks Blvd.	6	Minor Modification to HDP#4882 to convert a single-car garage to living space and convert covered area to a single-car garage.	David Sinclair (626) 744-6766	03/02/15	New Case: assigned	-	Staff
HDP	6305	1090		Linda Vista Ave.	6	Single-story addition of 993 s.f. to rear to existing single-family residence.	Jose Jimenez (626) 744-7137	03/02/15	New Case: assigned	-	HO
V	11814	1302	N	Altadena Dr.		Variance to allow the expansion of a medical office that was established with Use of Property Variance.	Robert Avila (626) 744-6776	03/16/15	New Case: assigned	-	HO

PASADENA - NEW ZONING CASES

MARCH 2015

CASE TYPE	CASE #		ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER & PHONE #	RECEIVED DATE	CURRENT STATUS	MEETING DATE	REVIEW BODY
MCUP	3737	2632 E	Washington Blvd.	4	Modification of MCUP#3735 to remove/replace three wireless telecommunications antennas and related equipment at existing wireless telecommunications facility.	Jason Killebrew (626) 744-7086	03/10/15	New Case: assigned	-	HO
MCUP	6308	600 S	Lake Ave.	7	Remove, replace, and add eight wireless telecommunications antennas and related equipment.	Kent Lin (626) 744-6817	03/06/15	New Case: assigned	-	HO
MCUP	5708	151 S	Hill St.	7	Modify MCUP #5708 to remove/replace three wireless telecommunications antennas and related equipment at existing wireless telecommunications facility	Kent Lin (626) 744-6817	03/26/15	New Case: assigned	-	Staff
MCUP	6309	1290 N	Lake Ave.	2	Remove, replace, and add three wireless telecommunications antennas and related equipment.	Robert Avila (626) 744-6776	03/06/15	New Case: assigned	-	HO
MCUP	6311	201-283	Lake Avenue	7	Shared Parking Agreement for 201-283 South Lake Avenue	Robert Avila (626) 744-6776	03/16/15	New Case: assigned	05/06/15	HO
SE	11818	87 N	Raymond Ave.	3	Sign Exception to permit a projecting sign to be: 1) 37.5 s.f. in size where the maximum is 20 feet; and 2) at a height of 27'-3" where the maximum allowable height is 25 feet.	Luis Rocha (626) 744-6747	03/31/15	New Case: assigned	-	HO
VTTM	073486	125 & 127	Hurbut St	6	Vesting Tentative Tract Map for 25 residential condominium units	Jose Jimenez (626) 744-7137	03/24/15	New Case: assigned	-	HO

PASADENA - NEW ZONING CASES

MARCH 2015

CASE TYPE	CASE #		ADDRESS	CC DIST	BRIEF DESCRIPTION	CASE PLANNER & PHONE #	RECEIVED DATE	CURRENT STATUS	MEETING DATE	REVIEW BODY
PPR	2015-00005	160	Fern Dr.	6	PPR to construct a 5,370 s.f., 3-story, single-family residence on a vacant hillside property.	Kent Lin (626) 744-6817	03/23/15	New Case: assigned	-	Staff

PASADENA - MAJOR ZONING CASES

UPDATED APRIL 1, 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. DEIR released (6/19). Study session held with Planning Commission (11/19). Presented to Planning Commission on 1/14 and 2/25. City Council date TBD.	David Sanchez (626) 744-6707	01/15/13	Approved	03/30/15	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.	David Sinclair (626) 744-6766	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 1, 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.; 888 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 (4/27).	Ha Ly (626) 744-6743	11/25/14	Comments sent	-	Staff
PPR	2014-00017	1030	E	California Blvd.	7	Polytechnic School Master Plan - 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. Presented to City Council for information (3/30).	Joanne Hwang (626) 744-7309	12/08/14	Comments sent	03/30/15	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

COMMUNITY PLANNING - ACTIVE CASES - MASTER PLANS/PD's

UPDATED APRIL 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	Completing environmental	-	PC
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 High School - A 4-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 - 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

COMMUNITY PLANNING - ACTIVE CASES - MASTER PLANS/PD's

UPDATED APRIL 1, 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 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.; 888 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 (4/27).	Ha Ly (626) 744-6743	11/25/14	Comments sent	-	Staff
PPR	2014-00017	1030	E	California Blvd.	7	Polytechnic School Master Plan - 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. Presented to City Council for information (3/30).	Joanne Hwang (626) 744-7309	12/08/14	Comments sent	03/30/15	Staff
ZCA				Citywide		Zoning Code Amendment - T.O.D.	Laura Dahl (626) 744-6767		Developing Recommendation	-	CC
ZCA				Citywide		Zoning Code Amendment - Neighborhood Compatibility	Ha Ly (626) 744-6743		Developing Recommendation	-	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
MARCH, 2015
Permits & Fees

Permits & Valuation

	Month <u>Mar-15</u>	Month <u>Mar-14</u>	YTD <u>EY 2015</u>	YTD <u>EY 2014</u>
Total Value	\$ 24,071,970	\$ 7,292,426	\$ 203,765,718	\$ 125,768,436
Total Permits	273	219	2111	2129
Residential - New				
Valuation	\$ 16,283,210	\$ 400,000	\$ 108,483,188	\$ 14,934,901
Permits	3	1	32	21
Residential - Rehab				
Valuation	\$ 3,600,885	\$ 1,773,326	\$ 33,759,655	\$ 24,535,858
Permits	220	169	1595	1665
Non-Residential - New				
Valuation	\$ 829,542	\$ -	\$ 22,229,542	\$ 27,840,076
Permits	1	0	3	1
Non-Residential - Rehab				
Valuation	\$ 3,358,333	\$ 5,119,100	\$ 39,293,333	\$ 58,457,603
Permits	49	49	481	442

Fees Collected

Permit and Plan Check	\$ 434,133	\$ 363,856	\$ 3,680,564	\$ 4,277,843
Residential Development Impact	\$ 518,073	\$ -	\$ 6,833,874	\$ 940,984
Transportation Improvement Fee	\$ 86,449	\$ -	\$ 1,506,589	\$ 273,247
Construction Tax	\$ 435,995	\$ 114,419	\$ 3,848,453	\$ 2,077,622

Fees Waived

Northwest Enterprise Zone	\$ -	\$ 3,744	\$ 42,821	\$ 60,349
Research and Development	\$ -	\$ -	\$ 111	\$ -
Affordable Housing	\$ 384,546	\$ -	\$ 456,194	\$ -

Other

Inspections	1,839	2,252	18,422	19,221
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**PLANNING &
COMMUNITY DEVELOPMENT
DEPARTMENT**

Monthly Activity Report

MARCH, 2015

Development Processing Section

PLAN CHECK OVER \$ 500,000

125 HURLBUT ST

New construction of a 2-story, 25 unit
condominium building @ 33,425 square feet
over subterranean parking garage @ 24,118
square feet
Project value \$ 5,778,638

55 S LAKE AVE

Tenant improvement of a 4th floor office space
@ 21,000 square feet
Project value \$ 1,096,500

55 S LAKE AVE

Tenant improvement of a 3rd floor office space
@ 21,000 square feet
Project value \$ 1,096,500

BUILDING PERMITS OVER \$ 500,000

137 S WILSON AVE

New construction of a 4-story, 30 unit
condominium building @ 35,353 square feet
over a 2-level subterranean parking garage
@ 30,432 square feet
Project value \$ 6,017,788

143 MAR VISTA AVE

New construction of a 3-story, 20 unit
apartment building @ 20,362 square feet with
parking @ 6,765 square feet
Project value \$ 2,725,330

762 N FAIR OAKS AVE

New construction of a 3-story, 70 unit senior
apartment building @ 66,618 square feet with
parking garages @ 3,103 square feet
Project value \$ 7,540,092