PASADENA
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

Spring 2025

















What's *NEW* In Planning?

BI-ANNUAL NEWSLETTER

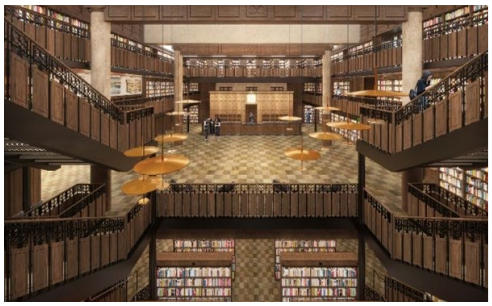
Planning & Community Development Highlights

Projects In Plan Check

285 E. Walnut Ave. (Central Library Seismic Retrofit)
Structural retrofit and renovation of the City's 102,000-square-foot historic library.



285 E. Walnut Ave. (Central Library Seismic Retrofit)









66 Hurlbut St.

66 Hurlbut St.
Conversion of a 3-story office building to a 27-unit apartment complex.

Projects In Plan Check *(continued)*

57 N. Fair Oaks Ave. (Carnegie Science Laboratory and Research Facility)
Interior Soft Demolition and structural upgrades for Carnegie Science Laboratory and Research Facility.

600 Sierra Madre Villa Ave. (General Motors Advance Design Center Courtyard Project)
Courtyard renovation of the California Advanced Design Center and adjustments to the surrounding site and landscaping.


600 Sierra Madre Villa Ave. (General Motors Advance Design Center Courtyard Project)


1501 E. Walnut Ave.

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Construction of an 84 single room occupancy (SRO) apartment complex.

1105 E. Villa St.
Construction of a 22-unit condominium complex.


1105 E. Villa St.

Projects Under Construction

786 S. Fair Oaks Ave. (Huntington Hospital Medical Office Building)
Construction of a 4-story medical office at 100,285 square feet.

995 S. Fair Oaks Ave. (Morning Star Senior Independent Living Tower)
Construction of a 4-story laboratory at 71,117 square feet.

1878 Walnut St. (Walnut Housing)
Construction of a new 58-unit condominium building.

19 S. Madison Ave. (Marriott AC Hotel)
Construction of a 6-story hotel at 100,603 square feet.

3475 E. Colorado Blvd. (Cadillac Dealership)
Comprehensive remodel of dealership at 27,284 square feet.



1878 Walnut St. (Walnut Housing)



19 S. Madison Ave. (Marriott AC Hotel)



3475 E. Colorado Blvd. (Cadillac Dealership)

Completed Projects





111 N. Madison Ave. & 533 E. Union St. (Olivewood Village)
Construction of mixed-use development with 86 residential units.

The Olivewood Village project consists of two companion projects near the intersection of Union Street and Oakland Avenue. South of Union Street, the Brantwood is a mixed-use building with 55 senior housing units and 5,500 square feet of commercial space on the ground floor. North of Union, are the Easton and Catalonia buildings, consisting of 70 market units, 16 affordable units, 5 ADUs, and commercial space. The project completed the Design Review process in 2018 and made use of the State's Density Bonus Law.





Completed Projects *(continued)*



3488 E. Foothill Blvd. (Panda Inn)

3488 E. Foothill Blvd. (Panda Inn & Parking Garage)
Comprehensive 7,500 square foot renovation of Panda Inn restaurant and construction of a mixed-use-story parking structure.



400 W. Colorado Blvd. (Pasadena Elks Lodge, 1936)

ELKS LODGE LANDMARK DESIGNATION

On November 18, 2024, the City Council designated the Pasadena Elks Lodge, at 400 W. Colorado Boulevard, a landmark. The building is an example of Classical Colonial Revival style architecture. Originally designed by Myron Hunt, one of the most influential architects in Southern California, whose portfolio includes: The Huntington Library, the Ambassador Hotel in Los Angeles, the Rose Bowl, the Pasadena Central Library, the Huntington Hospital, buildings at Caltech, Occidental College and Pomona College, in addition to many other public buildings and private residences.

Announcements

FIRE RECOVERY & REBUILDING

On January 7, 2025, the City of Pasadena, along with our neighboring communities of Altadena and Sierra Madre experienced the disastrous Eaton Fire. The resulting losses for the City of Pasadena were 185 damaged structures which include 117 single-family dwellings, 12 multi-family units and 3 ADUs along with some City property and 3 commercial buildings. The Department has played an important role in the recovery and rebuilding efforts and this work will continue well into the coming year. Here is an overview of some of this work:

Recovery Efforts Following Eaton Fire

Immediately after the emergency, staff established several programs and measures to assist the fire victims which consist of the following:

- A dedicated Planner to assist with rebuild and permitting questions
- A Community Connector Program assigning a dedicated City staff person to fire victims with general information on available resources, information on the Private Property Debris Removal Program, assistance with completion of the Right of Entry forms, non-permitting questions, webinars on rebuilding, etc.
- Exploring a standard plans program for single-family dwellings - similar to the ADU standard plans program already in place
- A dedicated interdepartmental review team to conduct the expedited permitting and reviews for rebuilding
- Next day building inspections for any residential project that has an active building permit citywide. Staff is looking for additional ways to prioritize housing production including expedited plan review.
- An automatic 12-month extension to all existing building permits and entitlements (not just for properties destroyed by the fires).

Staff will continue to assess if other temporary measures are needed to assist in the rebuilding effort.

Debris Removal

The United States Environmental Protection Agency (EPA) was missioned with Phase 1 of the recovery effort, which involved removing Household Hazardous Materials (HHM) from all residential and commercial burn areas. The EPA began the removal process on January 27th and completed it at the end of February.

United States Army Corp of Engineers (USACE) has been missioned with Phase 2 of the recovery effort, which involves removing fire-damaged debris from private property. Debris removal began in Pasadena on February 22nd and as of the end of March, 27 local properties have been cleared. USACE expects all eligible properties to be cleared by January 2026. Property owners may choose not to participate in the government-sponsored debris removal program; however, they will still be required to meet the same stringent USACE standards.

The City has already received building permit applications for new homes. For fire-damaged properties, the City is offering expedited plan reviews and next-day inspections. Property owners are encouraged to consult with the assigned planner before submitting construction plans. To find contact information for assigned planners, visit **www.CityOfPasadena.net/DebrisRemoval.**

Expedited Permitting Timelines and Modified Zoning Development Standards for Fire-Damaged Properties

To help speed up the rebuilding efforts, the City of Pasadena is providing expedited permitting timelines for residents affected by the Eaton Fire by offering quicker permitting review for projects that meet specific criteria. Per Governor Gavin Newsom's Executive Orders (N-4-25 and N-20-25) which aim to accelerate reconstruction of destroyed properties, jurisdictions must allow rebuilt structures to be substantially in the same location as the previous structures, and for the rebuilt structures to exceed the previous square footage and height by up to 10%. An ADU may also be constructed before the main dwelling is constructed. In order to provide more options for rebuilding, the City of Pasadena adopted the

Announcements *(continued)*

following standards beyond the Governor's Executive Orders. Projects which meet the following will qualify for an expedited permitting timeline:

a) The structure can be in a different location, provided setback requirements are met or match previously existing setbacks.

b) The structure can exceed the previous footprint or floor area by 10% or 200 SF, whichever is greater.

c) The garage can be rebuilt at the previous dimensions or as a standard 2-car garage.

Projects which meet the above criteria will be streamlined through the permitting process. The expedited review timelines for qualified projects reduces the first submittal turn-around to 2 weeks, with subsequent reviews completed within 5 business days. Projects that do not qualify for the expedited permitting timelines include second-story additions in hillside districts and projects that exceed the referenced standards. Projects that do not qualify for the expedited timelines must also comply with Zoning Code requirements which may include entitlements.

For more information on the expedited permitting timelines and modified zoning standards, please contact **PlanningRecovery@CityOfPasadena.net** or schedule a Planning Recovery Virtual Consultation by booking online.

ZONING CODE UPDATES

Restaurant Assistance:

On July 15, 2024, the City Council approved Zoning Code Amendments to assist restaurants by simplifying the permit process to sell on-site alcohol, provide takeout windows, and new standards and design guidelines to encourage the establishment of outdoor dining areas.

Adaptive Reuse:

In September 2024, the City Council unanimously approved the Adaptive Reuse Ordinance, resulting in an amendment to the Zoning Code to facilitate the conversion of commercial buildings to multi-family housing. The ordinance incentivizes conversion by eliminating density maximums, reduced requirements for open space and parking, eased requirements for floor area, height, and setbacks, and a streamlined Design Review process.



388 Cordova St. (multi-family)

PASADENA
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

The Planning & Community Development newsletter is available digitally at:
CityOfPasadena.net/Planning