

DRP Plans Filed - West San Gabriel Valley Planning Area

Between 10/23/2023 to 10/30/2023



Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
Business License Referral								
<i>Number of Plans: 1</i>								
RPPL2023005691	10/24/2023	Business License Referral	3012 Lincoln Avenue, Altadena CA 91001	5829020023	Mayer Assets Group	Uriel Mendoza	R-3	5
CUP								
<i>Number of Plans: 2</i>								
RPPL2023005794 PRJ2023-003928	10/26/2023	CUP for beer & wine	1900 N Allen Avenue, Altadena CA 91001	5854021009	Matthew Mello	Anthony Curzi	C-2	5
RPPL2023005801 PRJ2023-003933	10/27/2023	CUP for On Sale Beer and Wine, eating place, Type 41	3735 E Colorado Boulevard, Pasadena CA 91107	5755031025	Werat Lickitwongse	Anthony Curzi	MXD	5
Permits								
<i>Number of Plans: 23</i>								
RPAP2023006048	10/23/2023	New 1,400 s.f. car garage at rear of property, New car port, East wing house remodel.	1773 Homewood Drive, Altadena CA 91001	5846006032	Gabe Alvarez	Sean Donnelly	R-1-20000	5
RPAP2023006049 PRJ2020-002898	10/23/2023	Revision required for setbacks conformation	5513 Marshburn Avenue, Arcadia CA 91006	8572003003	Philip Chan Albert Ng	Michelle Lynch	R-1	5
RPAP2023006056	10/23/2023	28 SF. ADDITION	2410 Mayfield Avenue, Montrose CA 91020	5807015076	SAM YOUSSEFIAN	Dennis Harkins	R-1	5

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RPAP2023006058	10/23/2023	Annual Christmas Tree Lot - Christmas Tree Lot, Flocking, Tent, Power Pole , ADA Porta Pottie, Office Trailer	2413 Foothill Boulevard, La Crescenta CA 91214	5804002018	Alexis Kaiser	Stacy Corea	C-2-DP-B E	5
RPAP2023006060	10/23/2023	CONVERT EXISTING 4 CAR GARAGE TO ONE GARAGE AND ADU	1511 N Altadena Drive, Pasadena CA 91107	5853008006	Sylvia Jabourian	Dennis Harkins	R-3	5
RPAP2023006065	10/23/2023	360 SF DETACHED GARAGE CONVERSION TO ADU WITH 378 SF ADDITION FOR TOTAL OF 738 SF (N) ADU (2 BED, 1 BATH)	2535 Montrose Avenue, Montrose CA 91020	5807015065	Angel De Romana	Dennis Harkins	R-3	5
RPAP2023006071	10/24/2023	NEW POOL AND NEW SPA	2622 Pinelawn Drive, La Crescenta CA 91214	5867020040	BEDROS DARKJIAN	Uriel Mendoza	R-1-10000	5
RPAP2023006089	10/24/2023	1. REPAIR & REPLACE ALL DAMAGED FOUNDATION, FLOOR, AND RAILING OF EXISTING DECK. 2. REMOVE EXISTING PORCH COVERING AND REPLACE WITH NEW METAL COVERING. 3. ADDITION TO EXISTING HOUSE	3700 Chaney Trail, Altadena CA 91001	5831001006	Eric Cabrera	Anthony Curzi	R-1-10000	5
RPAP2023006094	10/25/2023	demolish existing garage and rebuild 2 story ADU, area 903 sf	38 W Manor Street, Altadena CA 91001	5835003021	yunfei yang	Dennis Harkins	R-1-7500	5
RPAP2023006101	10/25/2023	Add bathroom in existing Interior space under 1000 sq ft.	1900 N Allen Avenue, Altadena CA 91001	5854021009	Victor Nelson	Uriel Mendoza	C-2	5
RPAP2023006107	10/25/2023	1) New driveway approach 2) new detached ADU 748 sq.ft. 2 bed, 2 bath	672 Stonehurst Drive, Altadena CA 91001	5827006038	Gabriel Flores Jr.	Dennis Harkins	R-1-7500	5
RPAP2023006108	10/25/2023	Proposed an ADU 460 Sf to replace the open patio, and there are some amendments on proposed main house with some window size, room size on 2nd floor, also one car garage height to 12'	9041 Camino Real, San Gabriel CA 91775	5382009026	Robert Leung	Dennis Harkins	R-1	5
RPAP2023006109	10/25/2023	EXISTING PATIO EXPANSION	1970 Windover Drive, Pasadena CA 91107	5760005007	BEDROS DARKJIAN	Stacy Corea	R-1-20000	5

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RPAP2023006120	10/25/2023	CONVERT 195 SF OF GUESTHOUSE (WITH BATHROOM) TO ADU AND PERMIT UNPERMITTED 273 SF ADDITION FOR A TOTAL OF 468 SF ADU (ONE BEDROOM AND ONE BATHROOM)	2208 E Crary Street, Pasadena CA 91104	5853013005	Wenxin Lin	Michele Bush	R-1-7500	5
RPAP2023006125	10/26/2023	Regional Planning Re-approval Site Plan Amendment	9128 Duarte Road, San Gabriel CA 91775	5382003025	Jessica Chen Julio Jimenez	Michele Bush	R-1	5
RPAP2023006130	10/26/2023	Build new 598.5sf detached ADU in rear yard.	7637 Marsh Avenue, Rosemead CA 91770	5285021006	Oscar Albillo	Carmen Sainz	R-1	1
RPAP2023006137	10/26/2023	1. PROPOSED TO REMODEL ENCLOSED EXISTING KITCHEN FOR AN OPEN FLOOR PLAN. 2. PROPOSED A NEW BATHROOM & CLOSET AT MASTER BEDROOM. 3. PROPOSED AN OUTDOOR DECK. 4. PROPOSED A BI-FOLDING DOOR AT GARAGE SIDE WALL.	3025 Glen Avenue, Altadena CA 91001	5832010008	Daniel Luna	To Be Assigned Received	R-1-7500	5
RPAP2023006139	10/26/2023	Site Plan Amendment to RPPL2021013309. Exterior stair added to ADU (UNC-BLDR220126000803).	3766 Mountain View Avenue, Pasadena CA 91107	5755016038	Dale Pearson	To Be Assigned Received	R-1	5
RPAP2023006140	10/26/2023	Expansion of existing 2 car garage and converting into ADU	1783 N Grand Oaks Avenue, Altadena CA 91001	5854014031	MOSHE MIZRACHI	To Be Assigned Received	R-1-7500	5
RPAP2023006152	10/27/2023	(N) 431 SF POOL AND 81 SF SPA	2352 N El Sol Avenue, Altadena CA 91001	5827006065	Jose Cabrera	To Be Assigned Received	R-1-7500	5
RPAP2023006156	10/27/2023	Project was approved by Dennis Harkins. Site plan amendment to RPPL2023005083. The amendment is only to the ADU: Previously approved for 2 bathrooms and now for 3 bathrooms; also added some windows.	2600 S 10th Avenue, Arcadia CA 91006	8511003007	Frank Liu	To Be Assigned Received	R-A-10000	5

Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
RPAP2023006159	10/28/2023	PLANNING APPROVAL REQUESTED FOR REINSTATEMENT OF EXPIRED UNC-BLDR190814006054 NEW 270 S.F. ADU ATTACHED TO EXISTING GARAGE.	2846 El Nido Drive, Altadena CA 91001	5823019013	david chong	To Be Assigned Received	R-1-7500	5
RPAP2023006160	10/29/2023	THE PROPOSED SCOPE OF WORK IS TO CONVERT 360 SQ. FT. OF EXISTING DETACHED GARAGE (BUILDING PERMIT #131244) TO AN ACCESSORY DWELLING UNIT WITH AN ADDITION OF 258.00 SQ. FT. FOR A TOTAL SQ. FOOTAGE OF 618.00 SQ. FT.	11403 Miloann Street, Arcadia CA 91006	8572017002	Matt Schneider	To Be Assigned Received	R-1	5
Referrals Number of Plans: 2								
RPAP2023006080	10/24/2023	requesting a business license as required	4129 Ocean View Boulevard, Montrose CA 91020	5807002026	Shawn Shahinian	Stacy Corea	R-3	5

Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
RPAP2023006099	10/25/2023	<p>Property Name: Office Depot Property Address: 3000 and 3030 Foothill Blvd La Crescenta California 91214 Year Built: 1999 Parcel Number: 5801-010-049; 5801-010-063 Project Number: 23-426386.2</p> <p>To Whom It May Concern,</p> <p>Partner has been engaged by our client to conduct due diligence research and prepare a Zoning Report on the above-mentioned property. Please consider this a formal request for a letter outlining the following information to include copies of all applicable documents:</p> <ul style="list-style-type: none"> • What is the current zoning designation for the above-mentioned property? - Are there any pending rezoning applications, or updates to the Zoning Ordinance that may affect the Subject in the foreseeable future? • What are the immediate abutting zoning designations to the north, south, east, and west of this property? Is a copy of the zoning map for this area available? If so, please attach or provide a link to access. • Is the property located in any special, restrictive, or overlay district? • Is the property located in a Planned Unit Development (PUD)/Planned Area Development (PAD)? If so, can we please get a copy of the Development Plan and Ordinance, specifically the conditions of approval for parking, setbacks, height, use, and density? • Is the current use as Retail permitted by right or was a use approval granted? If so, please provide a copy. • To your knowledge are there any legal nonconforming issues associated with the subject property? • Was this property granted any variances, special exceptions, special/conditional use permits, or zoning relief of any kind? If so, 	3030 Foothill Boulevard, La Crescenta CA 91214	5801010049		Sean Donnelly		5

Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
		<p>can we please get a copy of the approval(s)? If these are not available, would you briefly outline the conditions of the applicable document?</p> <ul style="list-style-type: none"> o In the event of destruction, would a new use permit, variance, or special exception be required? o What is the threshold that would trigger a new Use Permit, Variances, or other approvals to be required? • Was this site developed with Site Plan approval? If so, can we obtain a copy of the plan and/or a copy of the approved conditions? • To the best of your knowledge, do your records show any current open zoning code violations within the Subject's files? <p>Our client has asked that we gather this information as quickly as possible, any help will be greatly appreciated.</p>			Trinia Mullins		C-3-BE	

Revised Exhibit "A"
Number of Plans: 1

RPPL2023005776	10/26/2023	<p>Revised Exhibit "A" Application to obtain Department of Regional Planning clearance for residential building permits per approved Tract 68400.</p> <p>Multi-Family Construction Building Permits for new, for-sale residential townhome residential project submitted per master plan check number: Permit Number: UNC-BLDF230605000134</p> <p>Project consists of 277-homes, including a 14-unit affordable set aside, which are contained in 38 buildings, that range from 5 to 10 homes in each building. Project will be constructed in phases and includes residential clubhouse and amenity area, including a tot-lot.</p>	4241 E Live Oak Avenue, Arcadia CA 91006	8511028022	Derek Spalding	Perla Inclan	R-3	5
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Site Plan Review - Ministerial
Number of Plans: 12

Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
RPPL2023005679 PRJ2023-003855	10/23/2023	Create a detached and attached ADU at the rear of the property, 1,169 sq ft and 798 sq ft; 443 sq ft JADU attached to the primary structure; and, Remodel 854 sq ft of the existing primary structure.	1943 Burkett Road, South El Monte CA 91733	8113018031	Yifu Pan	Rudy Silvas	A-1	1
RPPL2023005721 PRJ2023-003887	10/25/2023	new adu 1,188.6 sf new storage 62.3 sf	5419 Farna Avenue, Arcadia CA 91006	8572020005	yubin xie		R-1	5
RPPL2023005724 PRJ2023-003888	10/25/2023	NEW ADU-(735 S.F.) EXISTING GARAGE TO DEMOLISH-(524 S.F.)	9111 Youngdale Street, San Gabriel CA 91775	5382005002	BRUCE LUO	Michelle Lynch	R-1	5
RPPL2023005730 PRJ2023-003892	10/25/2023	THE PROJECT INCLUDES THE DEMOLITION OF AN EXISTING BUNGALOW RESIDENCE AND CONSTRUCTION OF A NEW PROPOSED ACCESSORY STRUCTURE ON THE PROPERTY AND REMODEL TO THE SURROUNDING SITE FEATURES.	2038 E Altadena Drive, Altadena CA 91001	5857030009	Brenda Alonso Neri	Uriel Mendoza	R-1-20000	5

Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
RPPL2023005796 PRJ2023-003929	10/26/2023	<p>1.REMOVAL AND REPLACEMENT OF EXISTING PARKING LOT SURFACE PAVING AND BASE COURSE (IF PRESENT) AND RE-PAVING TO MEET EXISTING GRADES.</p> <p>2. RE-STRIPING OF PARKING LOT, INCLUDING ALL NECESSARY ADA PARKING SPOTS AND EV CHARGING SPOTS, AND MAINTAINING THE EXISTING PARKING COUNT IN AS MUCH IS FEASIBLE.</p> <p>3. DESIGN AND INSTALL FENCES, PEDESTRIAN AND VEHICULAR GATES AROUND THE ENTIRE PROPERTY.</p> <p>4. REPLACE EXISTING IRRIGATION AND DESIGN NEW LANDSCAPE AROUND TI-IE PROPERTY, AND REDESIGN THE ENTRANCE AREA. ADA UPGRADES</p> <p>5.</p> <p>a. RE-GRADING OF ACCESSIBLE PARKING SPACES AS NECESSARY TO MEET CURRENT CODE MINIMUMS</p> <p>b. RE-GRADING OF ACCESSIBLE RAMPS AND ACCESSIBLE PATH-OF-TRAVEL TO BUILDING ENTRY AND PUBLIC RIGHT-OF-WAY AS NECESSARY TO MEET CURRENT</p> <p>c. CODE MINIMUMS. MODIFICATION OF HANDRAILS OR GUARDS IF NEEDED ALONG THE PATH-OF-TRAVEL</p>	10953 Ramona Boulevard, El Monte CA 91731	8579023905	Hoda Hassan Edan Kadribegovic	Alice Wong		1
RPPL2023005800 PRJ2023-003932	10/27/2023	CONVERT EXT'G GARAGE SPACE TO NEW ADU.	2515 Hermosa Avenue, Montrose CA 91020	5807018015	NAREG KHODADADI	Dennis Harkins	R-2	5

Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
RPPL2023005802 PRJ2023-003934	10/27/2023	1. ADD 383 SF OF FAMILY ROOM AND DINNING ROOM. 2. ADD 71 SF OF GARAGE SPACE FOR THE 2 CAR GARAGE. 3. REPLACE ALL EXISITNG WINDOWS AND DOORS. 4. HOUSE REMODEL. 5. ADD CENTRAL AC SYSTEM. 6. REPAINT EXTERIOR WALL.	2816 Foss Avenue, Arcadia CA 91006	5791028023	Sean Wang	Anthony Curzi	R-A	5
RPPL2023005804 PRJ2023-003935	10/27/2023	(E) SINGLE FAMILY RESIDENCE - INTERIOR REMODEL - ADD 309 S.F. ADDITION OF 1ST FLOOR - ADD 608 S.F. ON SECOND FLOOR	3002 Brookhill Street, La Crescenta CA 91214	5866011012	Barrett Cooke	Dennis Harkins	R-1-7500	5
RPPL2023005805 PRJ2023-003936	10/27/2023	Convert existing 1-story attached 2 car garage to A.D.U. (350 SF)	4928 La Crescenta Avenue, La Crescenta CA 91214	5803019006	Harry Kim	Dennis Harkins	R-1-7500	5
RPPL2023005807 PRJ2023-003938	10/27/2023	To add an ADU that is 493.00 sq. ft.	825 E Sacramento Street, Altadena CA 91001	5845028019	SAMIR GUIRGUIS	Dennis Harkins	R-2	5
RPPL2023005811 PRJ2023-003939	10/27/2023	CONVERT EXISTING DETACHED GARAGE INTO NEW ADU (395 SF).	4810 Glenwood Avenue, La Crescenta CA 91214	5803005010	JAKE WEBBER	Dennis Harkins	R-1-7500	5
RPPL2023005813 PRJ2023-003940	10/27/2023	new swimming pool and spa with auto pool cover, new pool equipment, new bbq island, removed and replace existing 36" H retaining wall, remove and replace existing stairs.	2427 Los Amigos Street, La Crescenta CA 91214	5804010022	TONY LE	Dennis Harkins	R-1-10000	5

Subdivisions <i>Number of Plans:</i> 2

RPAP2023006141	10/26/2023	SB9 Lot Split and Building Improvements	8807 Ardentale Avenue, San Gabriel CA 91775	5381006023	Shibo Hui	To Be Assigned Received	R-1	5
RPAP2023006154	10/27/2023	Subdivide one lot into two lots	3586 E California Boulevard, Pasadena CA 91107	5377016009	Ping Yang	To Be Assigned Received	R-1-40000	5

Zoning Conformance Review <i>Number of Plans:</i> 7
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Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
RPPL2023005695 PRJ2023-003873	10/24/2023	258 SF ADDITION FOR (N) BATHROOM AND BEDROOM EXTENSION	3126 Los Olivos Lane, La Crescenta CA 91214	5802007006	Mihran Jaghlassian	Stacy Corea	R-1	5
RPPL2023005714 PRJ2023-003881	10/24/2023	NEW 100 SQ.FT. ADDITION AND NEW PATIO ADDITION TO THE REAR OF THE EXISTING 1,502 S.F. SINGLE-FAMILY DWELLING.	1013 E Calaveras Street, Altadena CA 91001	5845007017	Arthur Badalian	Stacy Corea	R-1-7500	5
RPPL2023005715 PRJ2023-003882	10/24/2023	New 458 SF Swimming pool and 49 SF SPA.	2133 San Pasqual Street, Pasadena CA 91107	5330013030	Logan McKinnon	Anthony Curzi	R-1	5
RPPL2023005748 PRJ2023-003906	10/25/2023	Residential Addition	843 E Longden Avenue, Arcadia CA 91006	5791006027	Min Wang	Uriel Mendoza	R-A	5
RPPL2023005772	10/25/2023	97 sf family room addition with complete family room roof & roof structure replacement and kitchen remodel	2410 Highland Avenue, Altadena CA 91001	5846009006	steven Koenig	Stacy Corea	R-1-7500	5
RPPL2023005799	10/26/2023	Tenant improvement: Add partitions to the existing living room for a new study room, bathroom and powder room. No changes to the ex. living area of the house.	6726 La Presa Drive, San Gabriel CA 91775	5376012011	JOANNA LEE	Stacy Corea	R-1	5
RPPL2023005816 PRJ2023-003942	10/27/2023	New Pool 25'x15', Spa 7'x7'	2229 S Treelane Avenue, Monrovia CA 91016	8510006021	Mae Wachtel	Anthony Curzi	R-1-7500	5