

# DRP Plans Filed - West San Gabriel Valley Planning Area

Between 09/21/2025 to 09/28/2025



Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
<b>Certificate of Compliance</b> <i>Number of Plans:</i> 1								
RPPL2025004115 PRJ2025-001375	09/22/2025	COC		5867011907	Damien Pichardo	Timothy Stapleton	R-1-10000	5
<b>Certificate of Compliance - Conversion</b> <i>Number of Plans:</i> 2								
RPPL2025004106 PRJ2025-004803	09/22/2025	CE Conversion	2016 Mar Vista Avenue, Altadena CA 91001	5847013019	Jean Ensminger	Timothy Stapleton	R-1-7500	5
RPPL2025004108 PRJ2025-004805	09/22/2025	CE Conversion	1160 Sonoma Drive, Altadena CA 91001	5847013018	Jean Ensminger	Timothy Stapleton	R-1-7500	5
<b>Permits</b> <i>Number of Plans:</i> 20								
RPAP2025004583 PRJ2025-004803	09/21/2025	CE Conversion	2016 Mar Vista Avenue, Altadena CA 91001	5847013019	Jean Ensminger	Timothy Stapleton	R-1-7500	5
RPAP2025004584 PRJ2025-004805	09/21/2025	CE Conversion	1160 Sonoma Drive, Altadena CA 91001	5847013018	Jean Ensminger	Timothy Stapleton	R-1-7500	5
RPAP2025004585 PRJ2025-004858	09/21/2025	existing patio cover to be encloser legalized attached storage	2427 S Rochelle Avenue, Monrovia CA 91016	8510026018	Manuel Femat	Stacy Corea	R-1-7500	5

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RPAP2025004587 PRJ2025-004813	09/22/2025	1. CONVERTED EXISTING MAIN HOUSE AREA TO JADU, TOTAL: 440 S.F. - ONE BEDROOM, ONE BATHROOM, KITCHEN, DINING AND LIVING AREA 2. CONVERTED EXISTING BASEMENT AND GARAGE AREA TO ATTACHED ADU, TOTAL: 1,200 S.F. - TWO BEDROOMS, THREE BATHROOMS, LAUNDRY ROOM, KITCHEN, DINING AND LIVING AREA 3. COVERED DECK AREA TO BE LEGALIZED, TOTAL 363 S.F.	7623 Steddom Drive, Rosemead CA 91770	5277029024	Andy Su	Kevin Pascasio	A-1	1
RPAP2025004588	09/22/2025		5571 N Charlotte Avenue, San Gabriel CA 91776	5373003026	Nancy Trinh	Anthony Curzi	R-1	1
RPAP2025004589	09/22/2025	REVISION - (N) 39 SF PORCH, (N) 191 SF FRONT EXTENSION OF (E) ENTRY AND BEDROOM, AND (N) 117 SF REAR EXTENSION OF BATHROOM AND WALK IN CLOSET. PERMIT UNPERMITTED 370 SF ADDITION TO EXTEND KITCHEN, DINING, MASTER BEDROOM, BATHROOM AND WALK-IN CLOSET.	460 S Carmelo Avenue, Pasadena CA 91107	5330003006	Christian Ruballos	Uriel Mendoza	R-1	5
RPAP2025004590	09/22/2025	Panel Upgrade to 200 AMP, EV Charger Installation, and 30 AMP Generator Plug	4749 Ramsdell Avenue, La Crescenta CA 91214	5802016018	Adam Levy	Joshua Pereira	R-1	5
RPAP2025004602	09/22/2025	VOIDED, CREC2025000642 already submitted with Disaster Recovery Team. SIGNAGE ONLY : install (2) wall signs. ( reference: UNC-BLDG250508000893). This may have already been submitted previously.	2333 N Lake Avenue #A, Altadena CA 91001	5845019017	Haleem Faquir	Michele Bush	C-3	5
RPAP2025004633	09/23/2025	ADU - Construct an 846 SF addition to the existing garage, converting the current two-car garage into a single-car garage with 297 SF of space.	2831 S Ashmont Avenue, Arcadia CA 91006	8511023073	Wing Wong	Michele Bush	R-A	5

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RPAP2025004637	09/24/2025	CONSTRUCTION OF (6) PV ELEVATED CARPORT STRUCTURES. SOLAR POWER SYSTEM CONSISTS OF (1,602) SOLAR PANELS (720 KW AC, 841.00 KW DC) ON ELEVATED CARPORT STRUCTURES, LIGHTING, ELECTRICAL EQUIPMENT, PV MONITORING AND METERING COMMUNICATIONS, POWER INTERCONNECT TO THE UTILITY GRID.	4700 Ramona Boulevard CA 91754	5225031918	Bella Castro David Negrete	Jason Wasmund		1
RPAP2025004645	09/24/2025	Regional planning application for a like-for-like Eaton fire rebuild (single family residence)	1690 Braeburn Road CA 91001	5846017024	Marisa Dewa	Carmen Sainz	R-1-20000	5
RPAP2025004646	09/24/2025	CONVERT APPROX. 178 SF PORTION OF (E) DETACHED GARAGE AND (N) ADDITION into a 706 SF ADU	2565 Evelyn Street CA 91020	5810004016	ALI JABER	Michele Bush	R-1	5
RPAP2025004652	09/24/2025	Revision to approved RPPL2023006578. Increase ADU size from 722 sf to 790 sf.	5409 La Presa Avenue CA 91776	5388035028	Peter Thai	Michele Bush	R-1	1
RPAP2025004662	09/25/2025	No proposed new proposed work. Permit is for the renewal of an existing wireless facility.	2520 Peck Road CA 91016	8510019024	Harold Thomas Jr.	To Be Assigned Received	R-3	5
RPAP2025004665	09/25/2025	<ul style="list-style-type: none"><li>129 SF BEDROOM ADDITION</li><li>REMODEL 225 SF FOR NEW BATHROOM AND CLOSET</li><li>DEMO EXISTING 2 CAR GARAGE AND STORAGE ROOM</li></ul> 378 SF TO PROVIDE 6' BUILDING SEPARATION <ul style="list-style-type: none"><li>REBUILD 484 SF 2 CAR COVERED GARAGE WITH 415 SF ADU ABOVE</li></ul>	1947 Layton Street CA 91104	5852009030	Colleen Butler	To Be Assigned Received	R-1-7500	5
RPAP2025004666	09/25/2025		521 Winston Avenue CA 91107	5331001019	Waleed Ibrahim	To Be Assigned Received	R-1	5
RPAP2025004679	09/25/2025	This project is NOT a like-for-like rebuild. Proposed project is a yard modification to allow a 3,064 SF home to be constructed with relief from the rear setback requirements. Previous home was destroyed in Eaton Fire but this is NOT a like-for-like.	205 Jaxine Drive CA 91001	5831002002	Elizabeth Opholt JAKE MALOTT	To Be Assigned Received	R-1-10000	5

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RPAP2025004681	09/25/2025	Converting existing 451 sq.ft. into JADU	8307 Longden Avenue, San Gabriel CA 91775	5375018019	Edward Li	To Be Assigned Received	R-1-7500	5
RPAP2025004682	09/25/2025	certificate of compliance	445 E Marigold Street, Altadena CA 91001	5841018011	Rafael Rincon  Robin Li	To Be Assigned Received	R-1-7500	5
RPAP2025004694	09/26/2025	Garage to ADU Conversion	580 Buena Loma Street, Altadena CA 91001	5839014003	Will Sinclair	To Be Assigned Received	R-1-10000	5
<b>Revised Exhibit "A"</b> <i>Number of Plans:</i> 1								
RPPL2025004133 R2005-01698	09/23/2025	AT&T Modifications to an existing wireless facility to remove and replace antennas and ancillary equipment	2520 Peck Road, Monrovia CA 91016	8510019024	Jen Simonson  Ravinder Kaur	Anthony Curzi	R-3	5
<b>Site Plan Review - Ministerial</b> <i>Number of Plans:</i> 6								
RPPL2025004103 PRJ2025-004799	09/22/2025	PRJ2025-004799 • (N) SFR (N) ADU (N) JADU (N) DEATCHED ADU @ 9835 Emperor Ave 1. PROPOSING A 1200 SF DETACHED ADU WITH A 460 SF GARAGE. 2. PROPOSING CONVERTING 1598 SF EXISTING MIAN HOUSE TO ATTACHED ADU (NO CHANGES) 3. PROPOSING 1257 SF MAIN HOUSE ADDITION INCLUDING 3BEDROOM, 3BATHROOM, 1 POWDER ROOM, KITCHEN, AND LIVING ROOM. 4. PROPOSING 497.50 SF JADU CONVERTING FROM EXISTING GARAGE. 5. PROPOSING A 615SF OF 3CARS GARAGE ATTACHED TO THE MAIN HOUSE ADDITION.	9835 Emperor Avenue, Arcadia CA 91007	5383027020	Junmou Li	Joshua Pereira	R-A	5

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RPPL2025004116 PRJ2025-004813	09/22/2025	[Corrections Due October 15, 2025] 1. CONVERTED EXISTING MAIN HOUSE AREA TO JADU, TOTAL: 440 S.F. - ONE BEDROOM, ONE BATHROOM, KITCHEN, DINING AND LIVING AREA 2. CONVERTED EXISTING BASEMENT AND GARAGE AREA TO ATTACHED ADU, TOTAL: 1,200 S.F. - TWO BEDROOMS, THREE BATHROOMS, LAUNDRY ROOM, KITCHEN, DINING AND LIVING AREA 3. COVERED DECK AREA TO BE LEGALIZED, TOTAL 363 S.F.	7623 Steddom Drive, Rosemead CA 91770	5277029024	Andy Su	Kevin Pascasio	A-1	1
RPPL2025004150 PRJ2025-004852	09/23/2025	Garage conversion to ADU-(428 s.f.)	8602 Huntington Drive, San Gabriel CA 91775	5376003060	BRUCE LUO	Uriel Mendoza	R-1	5
RPPL2025004169 PRJ2025-004875	09/24/2025	PRJ2025-004875 • Proposed a new 2-story 1200 SF addition @ 9821 Emperor Ave Proposed a new 2-story 1200 SF addition.	9821 Emperor Avenue, Arcadia CA 91007	5383027029	Mango M	Joshua Pereira	R-A	5
RPPL2025004192 PRJ2025-004896	09/25/2025	New construction two story 1200sqft	3012 9th Avenue, Arcadia CA 91006	8571005010	Jenny Wang	Uriel Mendoza	R-1	5
RPPL2025004212 PRJ2025-004913	09/25/2025	PRJ2025-004913 - New attached ADU of 800 sq.ft.	2248 Goodall Avenue, Duarte CA 91010	8521006046	Luis Yanez	Amir Bashar	R-1	5
Subdivisions Number of Plans: 1								
RPAP2025004607	09/22/2025	SB9 Lot split between two SFR	1369 E Loma Alta Drive, Altadena CA 91001	5843021009	Emanuel De Los Santos	Joshua Huntington	R-1-7500	5
Tentative Map - Parcel Number of Plans: 1								

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RPPL2025004178 PRJ2025-004883	09/24/2025	This is to create a map only. The application to join three parcels into a single parcel. No construction, improvements, or grading is proposed.	2875 Windfall Avenue, Altadena CA 91001	5843023067	Lachlan Sands	Michelle Lynch	R-1-7500	5
<b>Zoning Conformance Review</b> <i>Number of Plans:</i> 5								
RPPL2025004121 PRJ2025-004818	09/22/2025	Requesting Site plan review for a 980 square foot tenant improvement for a Dentist Office.	3115 Foothill Boulevard, La Crescenta CA 91214	5802010005	Alan Zorthian	Stacy Corea	MXD	5
RPPL2025004123 PRJ2025-004827	09/22/2025	Zoning conformance review to temporarily modify the existing CUP for Pasadena Waldorf School at this location and increase the maximum # of students from 125 to 225.	536 E Mendocino Street, Altadena CA 91001	5840020015	Mario Guterrez  Stuart Brawley	Stacy Corea	R-1-10000	5
RPPL2025004142 PRJ2025-004843	09/23/2025	I need approval from you guys on permit UNC-BLDR250430004819 building and safety has already approved. This is for an aluminum patio cover permit.	2044 S Felberg Avenue, Duarte CA 91010	8521008034	Eric Engle  MILLOY,CLARNEC E J CO TR MILLOY FAMILY TRUST	Uriel Mendoza	R-1	5
RPPL2025004146 PRJ2025-004845	09/23/2025	Revised to an approved set of drawings (Plan Number: RPAP2024000220). Clouded as version 3 revisions on the drawings.	3239 Grandeur Avenue, Altadena CA 91001	5832008030	Yong Yoo	Uriel Mendoza	R-1-7500	5
RPPL2025004160 PRJ2025-004858	09/23/2025	existing patio cover to be enclosed legalized attached storage	2427 S Rochelle Avenue, Monrovia CA 91016	8510026018	Manuel Femat	Stacy Corea	R-1-7500	5