

DRP Plans Filed - West San Gabriel Valley Planning Area

Between 11/09/2025 to 11/16/2025



Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
Amended Exhibit Map Number of Plans: 1								
RPPL2025004857 PRJ2021-001342	11/12/2025	Minor Map Amendment to remove Public Works sidewalk condition.	3572 Canyon Ridge Drive, Altadena CA 91001	5830010047	Daniel Singer Kevin Riley	Alejandrina Baldwin	R-1-10000	5
Housing Permit - Administrative Number of Plans: 1								
RPPL2025004825 PRJ2025-005891	11/10/2025	NEW 27-UNITS MULTIFAMILY DEVELOPMENT (2 SEPARATE BUILDINGS of 3-STORY TYPE V-B W/ ON-GRADE PARKING) 5 INCLUSIONARY UNIT PROVIDED (10% x 42 UNITS = 4.2 = 5 VERY LOW INCOME UNITS)	4257 E Live Oak Avenue, Arcadia CA 91006	8511028013	Philip Chan	Glenn Kam	R-3 R-3-P MXD	5
Permits Number of Plans: 13								
RPAP2025005433 PRJ2025-000246	11/09/2025	PROPOSED (N) 174 SF ADDITION FOR BEDROOM, (N) 63 SF EXTENSION OF DEN AT REAR OF (E) SFR, (N) 415 SF LATTICE COVERED PATIO AT REAR	3526 Yorkshire Road, Pasadena CA 91107	5754026028	Erin Gunn	Stacy Corea	R-1	5
RPAP2025005434	11/09/2025	Revert the garage back to garage use.	1125 Caesar Avenue, Pasadena CA 91107	5377032026	Ricky Huang	Stacy Corea	R-1	5
RPAP2025005439	11/10/2025	NEW BED ADDITION + LIGHT REMODEL OF REAR	4809 Janvier Way, La Crescenta CA 91214	5804007014	Christopher Zarate	Uriel Mendoza	R-1-10000	5

Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
RPAP2025005444	11/10/2025	A high 6' masonry wall with plaster finish to provide privacy during ongoing neighborhood rebuild, deter potential crime, and control debris slides from Natl. Forest land on north hillside and the two county storm drain inlets. our lot is flat form the street to the end of usable backyard. the only slope is beyond the pool + backyard.	1324 Pleasant Ridge Drive, Altadena CA 91001	5843029037	Daniel Cornell	Joshua Pereira	R-1-15000	5
RPAP2025005448	11/10/2025	Replacement of existing 6' steel wire fence with new 6' black powder coated fence.	1694 Sierra Madre Villa Avenue, Pasadena CA 91107	5760009010	Andrew Blumm	Joshua Pereira	R-1-20000	5
RPAP2025005454 PRJ2025-005973	11/10/2025	(N) 546 SF DETACHED ADU	2357 N El Sol Avenue, Altadena CA 91001	5827006066	Danny Cabrera	Daniel Alcayaga	R-1-7500	5
RPAP2025005464 PRJ2025-005949	11/10/2025	PROPOSED 407 ADU CONVERSION FROM 2-CAR GARAGE W/ 243 SF ADDITION (TOTAL 650 SF) AND 42 SF ADDITION TO EXISTING DWELLING; PROPOSED ATTACHED PATIO (262 SF)	7532 Marsh Avenue, Rosemead CA 91770	5285020026	Andy Yu	James Knowles	R-1	1
RPAP2025005469	11/11/2025	EXISTING 768 SF 2B/1BA TO BE CONVERTED TO 2,653 SF 4B/3.5BA WITH ONE BEDROOM CONVERTED TO JADU 1B/1BA WITH EFFICIENCY KITCHEN. (216 SF, INCLUDED IN TOTAL.) 348 SF COVERED PATIO. RELOCATION OF (E)2-CAR GARAGE AND DRIVEWAY TO EARLE ST. FOR TRAFFIC SAFETY.	8354 E Live Oak Street, San Gabriel CA 91776	5373006027	Janet Sanchez	Uriel Mendoza	R-1	1
RPAP2025005479 PRJ2025-005924	11/11/2025	Apply the COC to legalize the parcel for lateron lot merger purpose.		5374009013	Francis Lin	Timothy Stapleton	R-1	5

Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
RPAP2025005502	11/12/2025	K FIRE REBUILD & ADU ALTERATION PROJECT: “THIS PROPERTY IS LOCATED IN A VHFHSZ. ALL CONSTRUCTION SHALL COMPLY WITH CBC CHAPTER 7A AND PASADENA FIRE DEPARTMENT REQUIREMENTS.” DEMOLITION - REMOVAL OF ALL FINISHES AND FRAMING DAMAGED BY THE FIRE ON THE SECOND LEVEL. THE REMOVAL OF EXISTING GARAGE DOOR AND A COUPLE OF OPENINGS IN THE STORAGE ROOM FOR INFILL. FIRE REBUILD - REBUILD OF 2ND FLOOR UNIT LIKE FOR LIKE. THIS UNIT WAS THE ONLY PORTION OF THE BUILDING VISIBLY DAMAGED BY THE FIRE. ADU CONVERSION - CONVERTING THE EXSITNG GARAGE AND STORAGE ROOM ON THE GROUND LEVELT TO A NEW 2 BEDROOM ADU. CONTRACTOR WILL TIE INTO ALL EXISTING UTILITIES. NO STRUCTURAL WORK NEEDED. RESTORING MODERATELY DAMAGED BUILDING WITH STRUCTURE IN TACT.	2032 E Washington Boulevard, Pasadena CA 91104	5743001008	Ariel Babikian	Michele Bush	R-3	5
RPAP2025005514	11/13/2025	1) Relocate an existing 583 sq. ft. 1-story residence from Los Angeles to Altadena to be used as a detached ADU. 2) New detached 30' x 20' garage. 3) New swimming pool	1008 E Poppyfields Drive, Altadena CA 91001	5844004014	Alan Pinel	Michele Bush	R-1-7500	5

Plan No. / Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
RPAP2025005519	11/13/2025	CHANGE OF USE FROM EXISTING VACANT AUTOMOTIVE SERVICE STATION INTO NEW COFFEE SHOP WITH OUTDOOR DINING AREA AND CHANGE OF USE FROM EXISTING VACANT AUTOMOTIVE GARAGE INTO NEW PIZZERIA WITH OUTDOOR DINING DECK. T.I. TO INTERIOR. NEW NON-LOAD BEARING PARTITION WALLS. NEW KITCHEN EQUIPMENT. NEW ACCESSIBLE COMMON USE RESTROOMS. NEW OUTDOOR DINING AREA FURNITURE. ADDRESS FOR MAD LAB IS 907 MORADA PLACE. ALTADENA, CA. 91001 WITH 415 S.F. ADDRESS FOR JOES PIZZA IS 2012 LAKE AVE. ALTADENA, CA. 91001 WITH 1,008 S.F.	2012 N Lake Avenue, Altadena CA 91001	5845010023	Mourad Kirakosian	Michele Bush	C-2	5
RPAP2025005528	11/14/2025	NEW POOL, NEW SPA & NEW BAJA (N) 3' HT RETAINING WALL (L:40')	5051 Humphrey Way, La Crescenta CA 91214	5804022082	Costa Gurevitch	To Be Assigned Received	R-1-10000	5
Site Plan Review - Ministerial Number of Plans: 15								
RPPL2025004818 PRJ2025-005886	11/10/2025	Construct new 799 sf. ADU with 2-car attached garage	3050 Doyne Road, Pasadena CA 91107	5860024024	Larry Lachner	Daniel Alcayaga	R-1-40000	5
RPPL2025004820 PRJ2025-005890	11/10/2025	CONVERTING REAR UNIT TO AN ADU AND ADDING 425 SF TO EXISTING UNIT, INCLUDING MASTER BEDROOM AND MASTER BATH WITH WALK-IN CLOSET AND SECOND BEDROOM	11160 1/2 Freer Street, Temple City CA 91780	8574014045	Junmou Li	Daniel Alcayaga	R-1	5
RPPL2025004823 PRJ2025-005891	11/10/2025	NEW 27-UNITS MULTIFAMILY DEVELOPMENT (2 SEPARATE BUILDINGS of 3-STORY TYPE V-B W/ ON-GRADE PARKING) 5 INCLUSIONARY UNIT PROVIDED (10% x 42 UNITS = 4.2 = 5 VERY LOW INCOME UNITS)	4257 E Live Oak Avenue, Arcadia CA 91006	8511028013	Philip Chan	Glenn Kam	R-3 R-3-P MXD	5
RPPL2025004856 PRJ2025-005929	11/12/2025	New 2-story SFD 3,863 sq.ft. With 47 SF covered entry, 87 SF covered landing, and 624 SF attached 2-car garage. Demolish existing 1-story SFD 896 SF.	2820 Frances Avenue, La Crescenta CA 91214	5866020043	Rose Yeghiayan	Uriel Mendoza	R-1-7500	5

Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
RPPL2025004858 PRJ2025-005932	11/12/2025	Required for part of Agency Referral. Currently going through building permit by County. BLDR250818010311	6835 N Vista Street, San Gabriel CA 91775	5376036049	Jessica Hong	Uriel Mendoza	R-1	5
RPPL2025004859 PRJ2025-005927	11/12/2025	INSTALL LED CHANNEL LETTER WALL SIGN "SOUND CLUB"	8202 Huntington Drive #C, San Gabriel CA 91775	5376026001	JUAN ESTRADA	Uriel Mendoza	C-2	5
RPPL2025004860 PRJ2025-005933	11/12/2025	HOUSE ADDITION 367.63 S.F. CONVERT UNPERMITTED STRUCTURE TO PERMITTED HOUSE ADDITION	2071 S Broderick Avenue, Duarte CA 91010	8521007012	Monica Yu	Uriel Mendoza	R-1	5
RPPL2025004881 PRJ2025-005949	11/13/2025	PROPOSED 407 ADU CONVERSION FROM 2-CAR GARAGE W/ 243 SF ADDITION (TOTAL 650 SF) AND 42 SF ADDITION TO EXISTING DWELLING; PROPOSED ATTACHED PATIO (262 SF)	7532 Marsh Avenue, Rosemead CA 91770	5285020026	Andy Yu	James Knowles	R-1	1
RPPL2025004886 PRJ2025-005955	11/13/2025	PRJ2025-005955 • 1-STORY ADDITION (930 S.F.) @ 3966 E California Boulevard EXISTING SINGLE-FAMILY RESIDENCE 1-STORY ADDITION (930 S.F.)	3966 E California Boulevard, Pasadena CA 91107	5378024004	Michael Liu	Joshua Pereira	R-1-10000	5
RPPL2025004895 PRJ2025-005963	11/13/2025	PRJ2025-005963 • New 800 sf ADU with 2-car attached garage @ 3114 Doyne Road New 800 sf ADU with 2-car attached garage.	3114 Doyne Road, Pasadena CA 91107	5860024023	Larry Lachner	Joshua Pereira	R-1-40000	5
RPPL2025004896 PRJ2025-005965	11/13/2025	PRJ2025-005965 • 542 SQUARE FOOT ADDITION @ 2731 S Fairgreen Ave CONSTRUCT A 542 SQUARE FOOT SINGLE STORY ADDITION TO AN EXISTING RESIDENCE AND REMODEL THE INTERIOR TO CREATE A NEW KITCHEN AND DINING AREA, LAUNDRY ROOM, TWO NEW BATHROOMS AND CONSTRUCT A NEW 24 SQUARE FOOT COVERED PORCH	2731 S Fairgreen Avenue, Arcadia CA 91006	8511011011	Jay Summers louis garcia	Joshua Pereira	R-A	5
RPPL2025004900 PRJ2025-005970	11/13/2025	800 SQFT Attached ADU	6527 N Golden West Avenue, Arcadia CA 91007	5383008009	Samuel Chen	Daniel Alcayaga	R-A	5

Plan No. / Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
RPPL2025004902 PRJ2025-005973	11/13/2025	(N) 546 SF DETACHED ADU	2357 N El Sol Avenue, Altadena CA 91001	5827006066	Danny Cabrera	Daniel Alcayaga	R-1-7500	5
RPPL2025004909 PRJ2025-005984	11/14/2025	CONVERT EXISTING GARAGE TO ADU	955 Concha Street, Altadena CA 91001	5842015008	Bill Gosen	Abby Coyle-Richards	R-1-7500	5
RPPL2025004910 PRJ2025-005985	11/14/2025	(E) 1 car garage 213 sq ft to be extended 232 sq ft to a two car garage total garage 445 sq ft. New ADU, two bedroom, one bathroom, kitchen, living area and stair case with storage. 716.75 sq ft. On top of garage.	905 E Sandra Avenue, Arcadia CA 91006	5791029013	Federick Crane	Abby Coyle-Richards	R-A	5
Subdivisions <i>Number of Plans:</i> 4								
RPAP2025005460	11/10/2025	This project aims to use SB9 to subdivide the lot into two lots.	306 W Ventura Street, Altadena CA 91001	5828018001	Yang Bian	Joshua Huntington	R-1-7500	5
RPAP2025005504	11/13/2025	Our plans were approved by AMIR BASHAR on 10-30-2024 but the building department made us made a height change so. So, AMIR BASHAR ask me to submit for a Site Plan Amendment.	9702 Emperor Avenue, Arcadia CA 91007	5383009007	Oscar Huerta	Michele Bush	R-A	5
RPAP2025005516	11/13/2025	Applying for condominium subdivision for 15 units, including 5 units as max. 50% allowable density bonus and oak tree removal permit	1956 Waltonia Drive, Montrose CA 91020	5807007003	Hayk Martirosian	Joshua Huntington	R-3	5
RPAP2025005535	11/14/2025	Subdivide existing vacant lot into 4 residential parcels under SB1123. Residence was destroyed in the Altadena Fire.	2262 N Glenrose Avenue, Altadena CA 91001	5835018004	Michael Benesh	To Be Assigned Received	R-1-7500	5
Zoning Conformance Review <i>Number of Plans:</i> 1								

Plan No. / Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
RPPL2025004894 PRJ2025-005962	11/13/2025	PRJ2025-005962 • New swimming pool & spa @ 2037 San Pasqual St New swimming pool & spa. New pool/spa equipment. New 18" H raised garden wall (30 LF).	2037 San Pasqual Street, Pasadena CA 91107	5330016005	TONY LE		R-1	5