

DRP Plans Filed - West San Gabriel Valley Planning Area

Between 07/27/2025 to 08/03/2025



| Plan No./ Project No. | Application Date | Description | Location | Parcel Number | Applicant | Planner | Zone Code | SD |
|--|---------------------|---|--|---------------|-----------------|---------------|-----------|----|
| CUP <i>Number of Plans:</i> 1 | | | | | | | | |
| RPPL2025003303 PRJ2025-003652 | 07/31/2025 | Apply a renewal for the Motel Condition Use Permit. The Condition Use Permit approved on 5/17/2001, and expired on 5/15/2021. | 3625 E Colorado Boulevard, Pasadena CA 91107 | 5755001025 | Yanwen Zhang | Anthony Curzi | MXD | 5 |
| Permits <i>Number of Plans:</i> 19 | | | | | | | | |
| RPAP2025003637 PRJ2025-003623 | 07/28/2025 | PROPOSED TWO-STORY ADDITION OF 777 SQUARE FEET AND INTERIOR REMODEL TO THE EXISTING RESIDENTIAL UNIT AT 1728 OAKWOOD STREET. SCOPE OF WORK INCLUDES THE ADDITION OF ONE FAMILY ROOM, ONE KITCHEN AND DINING AREA, THREE FULL BATHROOMS, A STAIRCASE, AND ONE BALCONY LOCATED WITHIN THE EXISTING FRONT YARD. WORK ALSO INCLUDES REPLACEMENT OF EXISTING WINDOWS IN THE LIVING ROOM AND BEDROOM, PARTIAL RECONFIGURATION OF THE EXISTING BUILDING LAYOUT WITHOUT MAJOR STRUCTURAL ALTERATIONS. | 1728 Oakwood Street, Pasadena CA 91104 | 5851016014 | MingFan Ma | Anthony Curzi | R-2 | 5 |
| RPAP2025003644 | 07/28/2025 | Modification to existing wireless facility for AT&T. Install, remove and replace antennas and ancillary equipment on an existing wireless facility for AT&T. | 2733 S 10th Avenue, Arcadia CA 91006 | 5791005023 | Alejandro Villa | Anthony Curzi | R-A | 5 |

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| RPAP2025003648 | 07/28/2025 | 3 patio covers | 2212 El Molino Avenue, Altadena CA 91001 | 5845022019 | Jeanine Wilson | Stacy Corea | R-3 R-2 | 5 |
| RPAP2025003657 | 07/28/2025 | [Duplicate Application, refer to RPAP2025002019] PROPOSE NEW DETACHED ADU ATTACHED TO EXISTING GARAGE DETACHED GARAGE: 400 SF DETACHED ADU: 1,200 SF | 1611 San Gabriel Boulevard, Rosemead CA 91770 | 5279011009 | Eric Tsang | Kevin Pascasio | R-A | 1 |
| RPAP2025003660 | 07/29/2025 | Existing residential lot being processed with SB-9 for 2 new detached residences | 1369 E Loma Alta Drive, Altadena CA 91001 | 5843021009 | Ken Verzosa | Carmen Sainz | R-1-7500 | 5 |
| RPAP2025003666 | 07/29/2025 | Remodeling of interior and adding one bedroom and one bath within existing floor area. Addition of patio at side yard about 145 S.F. | 8208 E Bevan Street, San Gabriel CA 91775 | 5374013023 | Kaizen CHEN ALISON FUNG | Joshua Pereira | R-1 | 5 |
| RPAP2025003676 | 07/29/2025 | (E) 398 SF UNPERMITTED ENCLOSED PATIO TO BE RETURNED TO THE ORIGINAL PERMITTED CONDITION : UNENCLOSED PATIO COVER | 8434 Woodlawn Street, San Gabriel CA 91775 | 5375010017 | Jesus Soto | Uriel Mendoza | R-1 | 5 |
| RPAP2025003687 | 07/30/2025 | NEW GROUND UP 870 SF DETACHED ADU. | 636 Mountain View Street, Altadena CA 91001 | 5828025002 | Avedis Nalbandian | To Be Assigned Received | R-1-7500 | 5 |
| RPAP2025003694 | 07/30/2025 | existing 2-car garage with 2nd floor loft to be converted to a 2 story ADU: 788 S.F. | 2539 Piedmont Avenue, Montrose CA 91020 | 5807017039 | Vincent Vasquez | To Be Assigned Received | R-2 | 5 |
| RPAP2025003698 | 07/30/2025 | Zoning conformance review to 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 | Stuart Brawley Mario Guitierrez | To Be Assigned Received | R-1-10000 | 5 |
| RPAP2025003713 | 07/30/2025 | [INCOMPLETE APPLICATION DUE ON AUGUST 15, 2025] Proposed to Demo (E) Garage and construct (N) 1,200 S.F 2-story detached ADU and two-car garage. | 7937 La Merced Road, Rosemead CA 91770 | 5284022002 | James Gosen | Daisy De La Rosa | R-A | 1 |

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|---|------------------|---|---|---------------|--------------------------------|-------------------------|-----------|----|
| RPAP2025003714 | 07/30/2025 | BUILD A NEW 1-CAR GARAGE 193 SF. ATTACHED TO THE EXISTING ADU 01 | 5607 N Muscatel Avenue #A, San Gabriel CA 91776 | 5387033016 | SAM zhou | To Be Assigned Received | R-1 | 1 |
| RPAP2025003723 | 07/31/2025 | new ADU 750 sf attch to the house | 7407 Toll Drive, Rosemead CA 91770 | 5277007018 | RG Permits & Design Service | To Be Assigned Received | R-1 | 1 |
| RPAP2025003732 | 07/31/2025 | New House | 70 W Manor Street, Altadena CA 91001 | 5835003019 | Marlon Aburto | To Be Assigned Received | R-1-7500 | 5 |
| RPAP2025003744 | 08/01/2025 | Existing garage converted a new ADU | 3104 Community Avenue, La Crescenta CA 91214 | 5801002013 | Hrachya Yeghoyan | To Be Assigned Received | R-1 | 5 |
| RPAP2025003747 | 08/01/2025 | County: Rosemead Library Commercial Solar Carport Design and Installation Address: 8800 Valley Blvd Rosemead, CA 91770 This is a County owned building and this is not a Capital Project. | 8800 Valley Boulevard, Rosemead CA 91770 | 5390011919 | Amanda Simpson | To Be Assigned Received | | 1 |
| RPAP2025003748 | 08/01/2025 | Certificate of Compliance for Lot 6. | 836 Mountain View Street, Altadena CA 91001 | 5823022006 | Amy Studarus | To Be Assigned Received | R-1-7500 | 5 |
| RPAP2025003749 | 08/01/2025 | Certificate of Compliance for Lot 7. | 848 Mountain View Street, Altadena CA 91001 | 5823022006 | Amy Studarus | To Be Assigned Received | R-1-7500 | 5 |
| RPAP2025003755 | 08/02/2025 | New detached ADU of 1,200 S.F. with 3 bedrooms and 2 baths with attached two-car garage of 441 S.F. | 8208 E Bevan Street, San Gabriel CA 91775 | 5374013023 | Kaizen CHEN ALISON FUNG | To Be Assigned Received | R-1 | 5 |
| Referrals <i>Number of Plans:</i> 1 | | | | | | | | |
| RPAP2025003670 | 07/29/2025 | Zoning Verification Letter | 1540 Church Road, Montebello CA 90640 | 6354024014 | Lori Sevensky | To Be Assigned Received | | 1 |
| Revised Exhibit "A" <i>Number of Plans:</i> 1 | | | | | | | | |

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|---|------------------|---|--|---------------|------------------|-------------------------|------------------------|----|
| RPPL2025003285 85228 | 07/31/2025 | INSTALLATION OF TEMPORARY MODULAR CLASSROOM STRUCTURE 1,440 S.F. TYPE V-B STRUCTURE WITH ASSOCIATED STAIR, RAMP, AND ENTRY DECK. NO LANDSCAPE WORK INCLUDED | 1720 Kinneloa Canyon Road, Pasadena CA 91107 | 5860013013 | Storm Campo | Sean Donnelly | R-1-20000 R-1-40000 | 5 |
| Site Plan Review - Ministerial Number of Plans: 13 | | | | | | | | |
| RPPL2025003212 PRJ2025-003529 | 07/28/2025 | [FEES DUE BY 8/11] 1) Existing 2-Car Garage into ADU w/ combination of room addition attached to rear of garage 2) Propose room addition attached to rear of ex garage combine w/garage conversion into (n) ADU w/ 498 sf of living area 3) Demo unpermitted storageroom 162 sf 4) Demo unpermitted covered patio | 820 Muscatel Avenue, Rosemead CA 91770 | 5271003009 | Gilbert Lo | Andrew Flores | A-1 | 1 |
| RPPL2025003222 PRJ2025-003553 | 07/28/2025 | Remove (9) (E) antennas and replace with (6) (N) antennas, remove (3) (E) RRUs and replace with (6) (N) RRUs, remove (2) (E) cabinets and replace with (2) (N) cabinets and minor internal cabinet work to be done. WTF is the one established under Licensing Agreement No 73094 between County Parks and Nextel/T-Mobile. | 301 N Baldwin Avenue, Arcadia CA 91007 | 5776035905 | Priscilla Cortes | Diana Gonzalez | | 5 |
| RPPL2025003231 PRJ2025-003355 | 07/29/2025 | 1. JADU (498 SF):-Convert E Gar 365 SF to N JADU-Legalize E 1-story Addition 120 SF & convert 98 SF to N JADU-N 1-story ADU Addition 35 SF 2. Legalize E Breezway enclosure 51 SF | 3507 Brandon Street, Pasadena CA 91107 | 5754018012 | Pnina Elias | Uriel Mendoza | R-2 | 5 |
| RPPL2025003236 PRJ2025-003570 | 07/29/2025 | New Los Angeles County Public Works capital project, 5.6-acre community park on the previous MacLaren Hall site in City of El Monte. Park to include regulation size soccer field with spectator shade structure, covered outdoor Pavilion, Public restrooms, maintenance building, covered bike parking, tennis & basketball court, walking path, children's play area, fitness area, and a native garden along a central promenade that is also the fire access road. | 4045 Gilman Road, El Monte CA 91732 | 8549004900 | Aurora Simental | Alejandra Perez-Serrato | | 1 |

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| RPPL2025003241 | 07/29/2025 | [FEES DUE BY 8/12] new 1200 sf adu | 1611 San Gabriel Boulevard, Rosemead CA 91770 | 5279011009 | Tan Hua Eric Tsang | Andrew Flores | R-A | 1 |
| RPPL2025003244 PRJ2025-003580 | 07/29/2025 | CONVERT (E) DETACHED GARAGE 340 SQFT WITH 169 SQFT ADDITION IN TO 509SQFT ADU | 2409 Janet Lee Drive, La Crescenta CA 91214 | 5868002019 | SEVAK SATOURIAN | Uriel Mendoza | R-1-10000 | 5 |
| RPPL2025003249 PRJ2025-003583 | 07/29/2025 | 1. Proposed to demolish the existing 1,344 sq. ft. single-family residence, including a 116 sq. ft. un-permitted laundry room and a 399 sq. ft. permitted garage. 2. Construct a new two-story single-family residence, preserving the existing south exterior wall (approximately 15 SQ.FT.) The addition home will have a total floor area of approximately 4,605 sq. ft. 3.Propose include the following spaces: a laundry room, study, pantry, dining room, kitchen, family room, and living room. The layout also features an attached garage, four bedrooms, four bathrooms, one powder room, and a fitness room. | 6841 La Presa Drive, San Gabriel CA 91775 | 5376016002 | Andy Su | Stacy Corea | R-1 | 5 |
| RPPL2025003271 PRJ2025-003623 | 07/30/2025 | PROPOSED TWO-STORY ADDITION OF 777 SQUARE FEET AND INTERIOR REMODEL TO THE EXISTING RESIDENTIAL UNIT AT 1728 OAKWOOD STREET. SCOPE OF WORK INCLUDES THE ADDITION OF ONE FAMILY ROOM, ONE KITCHEN AND DINING AREA, THREE FULL BATHROOMS, A STAIRCASE, AND ONE BALCONY LOCATED WITHIN THE EXISTING FRONT YARD. WORK ALSO INCLUDES REPLACEMENT OF EXISTING WINDOWS IN THE LIVING ROOM AND BEDROOM, PARTIAL RECONFIGURATION OF THE EXISTING BUILDING LAYOUT WITHOUT MAJOR STRUCTURAL ALTERATIONS. | 1728 Oakwood Street, Pasadena CA 91104 | 5851016014 | MingFan Ma | Anthony Curzi | R-2 | 5 |
| RPPL2025003272 PRJ2025-003624 | 07/30/2025 | ADDITION AND CONVERSION OF EXISTING GARAGE TO ADU | 8538 E Fairview Avenue, San Gabriel CA 91775 | 5376017021 | Isaac Tanihaha | Abby Coyle-Richards | R-1 | 5 |

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| RPPL2025003282 | 07/31/2025 | VOID INSTALLATION OF TEMPORARY MODULAR CLASSROOM STRUCTURE 1,440 S.F. TYPE V-B STRUCTURE WITH ASSOCIATED STAIR, RAMP, AND ENTRY DECK. NO LANDSCAPE WORK INCLUDED | 1720 Kinneloa Canyon Road, Pasadena CA 91107 | 5860013013 | | | R-1-20000 R-1-40000 | 5 |
| RPPL2025003295 PRJ2025-003639 | 07/31/2025 | PRJ2025-003639 • 1,675 SF detached accessory patio @ 2540 S 10th Ave 1,675 SF detached accessory patio accessory structure. | 2540 S 10th Avenue, Arcadia CA 91006 | 8511002022 | Jude Ettensperger | Joshua Pereira | R-A-10000 | 5 |
| RPPL2025003296 PRJ2025-003642 | 07/31/2025 | interior remodel (door and window modification and kitchen), trellised deck and rear deck and roof cover | 229 W Atara Street, Monrovia CA 91016 | 8509017005 | Thomas Vuong | Joshua Pereira | R-1 | 5 |
| RPPL2025003307 | 08/01/2025 | NEW A.D.U. (784 SQ. FT.) - NEW TWO BEDROOMS, KITCHEN, LIVING ROOM & BATH. | 316 E Brisbane Street, Duarte CA 91010 | 8534010004 | German Cortez | Phillip Smith | R-1 | 5 |
| Subdivisions <i>Number of Plans:</i> 1 | | | | | | | | |
| RPAP2025003682 | 07/29/2025 | A Vesting Tentative Tract Map pursuant to California Government Code 66499.41 (SB 1123) for the subdivision of an existing lot into ten (10) fee simple ownership lots for a residential development project containing up to ten (10) single-family residential dwelling units. | 2271 Maiden Lane, Altadena CA 91001 | 5845006007 | Christopher Manasserian | Joshua Huntington | R-1-7500 | 5 |
| Zoning Conformance Review <i>Number of Plans:</i> 1 | | | | | | | | |
| RPPL2025003284 PRJ2025-003633 | 07/31/2025 | PRJ2025-003633 • (N) 106 SF PATIO - (N) 350 SF SUNROOM @ 5640 N Muscatel Ave - (N) 106 SF PATIO - (N) 350 SF SUNROOM | 5640 N Muscatel Avenue, San Gabriel CA 91776 | 5387030003 | VARDAN KASEMYAN | Joshua Pereira | R-1 | 1 |