

# DRP Plans Filed - West San Gabriel Valley Planning Area

Between 09/07/2025 to 09/14/2025



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> 2								
RPPL2025003874 PRJ2025-004538	09/08/2025	Certificate of Compliance	2926 Foothill Boulevard, La Crescenta CA 91214	5801011038	Winston Thorne	Timothy Stapleton	MXD	5
RPPL2025003917 PRJ2025-004332	09/10/2025	Certificate of Compliance Request associated with: Demolish the existing garage Propose new sb-9 unit Propose two detached ADUs Propose new garage	2308 S Graydon Avenue, Monrovia CA 91016	8510010010	Yang Wang	Timothy Stapleton	R-1-7500	5
<b>Permits</b> <i>Number of Plans:</i> 26								
RPAP2025004354	09/08/2025	Relocate (E) kitchen Add a (N) bedroom Add a (N) bathroom Upgrade (E) panel to 200A Replace (E) AC condenser	2423 Rockdell Street, La Crescenta CA 91214	5867013021	David Lei	Joshua Pereira	R-1-7500	5
RPAP2025004362 PRJ2024-000614	09/08/2025	We are amending an old approval and reference the RPPL2024000900 number you are trying to amend.	2933 Stevens Street, La Crescenta CA 91214	5802024018	ADU Resource Center	Amir Bashar	R-1	5
RPAP2025004370	09/08/2025	(VOID - DEFICIENT) Certificate of compliance (CoC)	2775 Lake Avenue, Altadena CA 91001	5841015027	Teresa Vargas	Timothy Stapleton	R-1-7500	5

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RPAP2025004380	09/09/2025	NEW ONE-Story ADU ATTACHED TO EXISTING DETACHED GARAGE WITH A TOTAL AREA OF 791 SF, 2 BEDROOMS/LIVING AREA & FULL KITCHEN	302 E Pamela Road, Monrovia CA 91016	8513006033	Akram Tawfic	Uriel Mendoza	R-1	5
RPAP2025004387	09/09/2025	New attached ADU of 800 sq.ft.	2248 Goodall Avenue, Duarte CA 91010	8521006046	Luis Yanez	Uriel Mendoza	R-1	5
RPAP2025004390	09/09/2025	(See CREB2025000317) PROPOSED RE-BUILT OF EATON-FIRE DAMAGED SINGLE-FAMILY RESIDENCE. NEW STRUCTURE IS TO COMPRISE 2,455 SQ. FT.	2699 N Raymond Avenue, Altadena CA 91001	5835036028	Richard Norris	Stacy Corea	R-1-7500	5
RPAP2025004392	09/09/2025	PROPOSED (N) 363 SF ADDITION (EXPANSION OF 2 BEDROOM, MASTER BEDROOM, AND KITCHEN); APPROX. 150 SF INTERIOR REMODEL FOR MASTER BATHROOM AND WALK-IN CLOSET; (N) 314 SF PATIO	3020 Hopeton Road, La Crescenta CA 91214	5867004024	Sipan Nazaryan	Uriel Mendoza	R-1-10000	5
RPAP2025004409	09/10/2025	Proposed single-story commercial retail stores over lower level parking garage	2434 Foothill Boulevard, La Crescenta CA 91214	5810008001	Hamlet Zohrabians	Michele Bush	MXD	5
RPAP2025004411	09/10/2025	Amendment of approval: RPPL2024004055. Remove proposed 2-story addition. new attached garage to main house 1. (492.5sf)	8326 Scenic Drive, Rosemead CA 91770	5279021012	May Xu	Andrew Flores	R-A	1
RPAP2025004412	09/10/2025	New 1-story recreation room	1405 N Roosevelt Avenue, Pasadena CA 91104	5853017009	NORA HERNANDEZ	Michele Bush	R-1-7500	5
RPAP2025004415	09/10/2025	INCORRECT PLAN TYPE (LFL Fire Rebuild) Rebuild with 10%, 1,820 sf SFR with two-car garage.	2877 Maiden Lane, Altadena CA 91001	5844006020		To Be Assigned Received	R-1-7500	5

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RPAP2025004418	09/10/2025	LEGALIZE EXISTING COVERED PATIO ATTACHED TO ADU AND RETAINING WALLS: a. LEGALIZE EXISTING ATTACHED TO (E) ADU COVERED PATIO = 691 SQ.FT. b. LEGALIZE EXISTING 133'-0" LENGTH,42" HEIGHT RETAINING WALL, ON THE NORTH SIDE c. LEGALIZE EXISTING 17'-4" LENGTH, 47" HEIGHT RETAINING WALL ON THE EAST SIDE d. LEGALIZE EXISTING 6'-2" LENGTH, 47" HEIGHT RETAINING WALL ON THE NORTH / EAST SIDE	4802 Rosemont Avenue, La Crescenta CA 91214	5804009020	Arthur Israelyan	Michele Bush	R-1-10000	5
RPAP2025004420	09/10/2025	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	Michele Bush	R-A	5
RPAP2025004422	09/10/2025	New construction two story 1200sqft	3012 9th Avenue, Arcadia CA 91006	8571005010	Jenny Wang	Michele Bush	R-1	5
RPAP2025004424	09/10/2025	(N) 336 SF POOL AND 50 SF SPA	2025 E Crary Street, Pasadena CA 91104	5852011047	Joe Avalos	Michele Bush	R-1-7500	5
RPAP2025004426	09/10/2025	Cell Site Modification. Replace existing antennas and radios for new models.	3250 U E California Boulevard, Pasadena CA 91107	5377014800	TOM JOHNSON	Michele Bush	R-1-10000	5

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RPAP2025004429	09/10/2025	NEW NON LIKE FOR LINE, 4 MAIN UNITS AND 4 ADUS	2449 El Molino Avenue, Altadena CA 91001	5840014001	Angel De Romana	Carmen Sainz	R-3	5
RPAP2025004430	09/10/2025	New JADU 400sf(1bedroom 1 bath) New attached 2-story ADU 1017.50 sf. (3bedrooms 3.5 baths) with patio 40.50 sf	2077 Goodall Avenue, Duarte CA 91010	8521003043	May Xu	Michele Bush	R-1	5
RPAP2025004433 PRJ2025-004622	09/11/2025	COC application. Originally submitted as CREB2025000303 incorrectly.	2214 N Glenrose Avenue, Altadena CA 91001	5835019010	Rafael Rincon	Timothy Stapleton	R-1-7500	5
RPAP2025004439	09/11/2025	PROPOSING 8 DETACHED ADUs IN REAR YARD OF AN EXISTING MFD PER SB 1211 AND PROPOSING NEW UNCOVERED PARKING	2218 Mira Vista Avenue, Montrose CA 91020	5807008008	ADU Resource Center	To Be Assigned Received	R-3	5
RPAP2025004445	09/11/2025	Demolish the existing single family residence and replace with new construction of Two (2) SB9 primary units and two (2) detached ADUs.	5438 N Delta Street, San Gabriel CA 91776	5373011013	Huaxia Song	To Be Assigned Received	R-1	1
RPAP2025004452	09/11/2025	NEW 266 SF GARAGE; 801 SF NET ADDITION TO EXISTING RESIDENCE; NEW WOOD DECK (MODIFICATION TO RPAP2023004483)	2988 N Marengo Avenue, Altadena CA 91001	5841019002	Alan Brookman  CAMERON IRWIN	To Be Assigned Received	R-1-7500	5
RPAP2025004459	09/12/2025	REQUEST FOR A TEMPORARY USE FOR EATON FIRE RECOVERY to authorize producing dimensional, appearance grade lumber from Altadena trees removed due to the Eaton Fire as part of the Army Corps of Engineers' emergency remediation. This lumber will be available for Altadenans only with a proof of address.	3350 Lake Avenue, Altadena CA 91001	5842019016	Jeffrey Perry	Zoe Axelrod	R-1-7500	5
RPAP2025004460	09/12/2025	Kitchen remodel, reconfiguration of primary bathroom, guest bathroom remodel, and rear addition of 230 S.F.(adding one bedroom, one bathroom, one closet) NON-ALTADENA FIRE RELATED	619 E Sacramento Street, Altadena CA 91001	5839012012	Vincent Vasquez	To Be Assigned Received	R-1-10000	5

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RPAP2025004463	09/12/2025	BRAND 578 SF DETACHED ADU. 1 BDRM, 1 BATH	3553 E Green Street, Pasadena CA 91107	5754018024	JOHNNY YU	To Be Assigned Received	R-2	5
RPAP2025004468	09/13/2025	Proposed a new 2-story 1200 SF addition.	9821 Emperor Avenue, Arcadia CA 91007	5383027029	Mango M	To Be Assigned Received	R-A	5
<b>Pre-Application Counseling</b> <i>Number of Plans:</i> 1								
RPPL2025003926	09/10/2025	PAC- SB 1123 (Six lots)	2989 Santa Rosa Avenue, Altadena CA 91001	5841006001	John Jung	Perla Inclan	R-1-7500	5
<b>Site Plan Review - Ministerial</b> <i>Number of Plans:</i> 8								
RPPL2025003858 PRJ2025-001911	09/07/2025	PRJ2025-001911: To add a new master bathroom and walk-in closet on the west side of the single-family residence. West side yard setback would be reduced from 5ft to 3ft. Related to Reasonable Accommodation (RPPL2025003734 )which authorized the yard modification.	109 E Altern Street, Monrovia CA 91016	8509033002	Gilbert Castellano	Jolee Hui	R-1	5
RPPL2025003865 PRJ2025-004545	09/08/2025	CONVERT THE SECOND FLOOR EXISTING BALCONY INTO AN OFFICE, A WALK-IN CLOSET AND SITTING AREA. IT INCLUDES THE RE-CONFIGURATION OF THE MASTER BATHROOM.	2920 Hawkridge Drive, La Crescenta CA 91214	5867003043	JOHN SHENG	Uriel Mendoza	R-1-10000	5
RPPL2025003922 PRJ2025-004595	09/10/2025	PRJ2025-004595 • CHANNEL LETTER WALL SIGN @ 3589 E Colorado Blvd Project's Name: Crab Grabber - TWO SET OF INDIVIDUAL NON-ILLUMINATED CHANNEL LETTER WALL SIGN	3589 E Colorado Boulevard, Pasadena CA 91107	5754001002	Nicky Chung	Joshua Pereira	MXD	5
RPPL2025003927 PRJ2025-004601	09/10/2025	We propose to replace existing asphalt shingles with aluminum shingles (SRI = 22, solar reflectance = 0.24) in compliance with Title 24 “Cool Roof” requirements. No structural changes proposed. Requesting a planning exception to allow metal roofing on this property for when Building & Saftey ask during the permit application process.	3430 Ellington Villa Drive, Altadena CA 91001	5843006013	Anthony Tigner	Uriel Mendoza	R-1-7500	5

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RPPL2025003931 PRJ2025-004607	09/10/2025	A NEW 799 SF ADU, PARTIALLY CONVERTED FROM EXISTING GARAGE	2455 Galbreth Road, Pasadena CA 91104	5743005014	Vicken Khatchadourian	Stacy Corea	R-1-7500	5
RPPL2025003934 PRJ2025-003208	09/10/2025	PRJ2025-003208 • New ADU@ 2517 Olive Ave Oak Tree Permit - converting garage into ADU that is within close proximity to existing Oak Tree. Based on arborist's review, we want to remove the Oak Tree.	2517 Olive Avenue, La Crescenta CA 91214	5867012081	Cameron Cox	Joshua Pereira	R-1-7500	5
RPPL2025003936 PRJ2025-004610	09/10/2025	Conversion of existing garage to ADU with a new addition	1160 E Calaveras Street, Altadena CA 91001	5847007003	Ani Manukyan	Stacy Corea	R-1-7500	5
RPPL2025003963 PRJ2025-004640	09/12/2025	-REMODEL AND ADDITION OF 1043 SQ.FT. TO FIRST FLOOR -ADDITION OF 2ND STORY (1048 SQ.FT.) - NEW 277 SQ.FT. COVERED PADTIO -ADDTION TO EXISTING PORCH (40SQ.FT.) - REMOVE FIREPLACE	1233 Sonoma Drive, Altadena CA 91001	5847012011	BEDROS DARKJIAN	Phillip Smith	R-1-7500	5

Special Events Permit  
Number of Plans:

1

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RPPL2025003937 PRJ2025-004613	09/10/2025	<p>Temporary Event Operations Plan</p> <p>Event Name: Regrow Altadena: Resilient, Sustainable Communities</p> <p>Event Dates/Times:</p> <ul style="list-style-type: none"><li>• Saturday, September 13, 2025 – Event 7:00am to 10:00 pm</li><li>• Sunday, September 14, 2025 – Event 7:00am to 10:00 pm</li><li>• Teardown/Wrap: Completed by 10:00 pm Sunday, September 14</li></ul> <p>Location:</p> <p>455 E Woodbury Rd, Altadena, CA 91001</p> <ul style="list-style-type: none"><li>• Use of parking lot and interior event space</li><li>• All activities contained within property boundaries</li></ul> <p>Event Description</p> <p>Regrow Altadena is a free two-day community event highlighting resilient and affordable homebuilding, home hardening solutions, people-focused mobility, community emergency hub concepts, and shared neighborhood resources such as solar, fire detectors, and gardens.</p> <p>The program includes:</p> <ul style="list-style-type: none"><li>• Innovation showcase (up to 30 vendors) in 10' x 10' tents</li><li>• Panel discussions &amp; presentations inside the event space and on the outdoor stage</li><li>• Live music on an outdoor stage each evening</li></ul> <p>Expected attendance is 350 guests per day on a rolling basis.</p> <p>Site Plan Overview</p> <ul style="list-style-type: none"><li>• Tents: Maximum of 30 @ 10' x 10' pop-up tents in parking lot</li><li>• Stage: 24' W x 24' L x 20" H outdoor stage for evening band performances</li><li>• Streetlight Installation: A BASEstud.io 30' H climate-resilient streetlight sculpture mounted on stage. Installation is structurally engineered and certified as a temporary public art piece.</li><li>• Power: Electric battery generators will provide power to tents and stage. Cables will be covered with ADA-compliant trip mats.</li><li>• Fire Lanes: Maintained throughout site for emergency access</li></ul> <p>A site plan drawing will be submitted with the permit application</p>	455 E Woodbury Road, Altadena CA 91001	5839025013		Stacy Corea		5

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		<p>showing tent grid, stage location, generator placement, entrances/exits, and parking areas.</p> <p>Music &amp; Noise</p> <ul style="list-style-type: none"><li>• Live Afro-Caribbean band will perform 7:00 pm to 8:30 pm nightly.</li><li>• Sound reinforcement via PA system only during performance.</li><li>• Music will remain within County noise ordinances and end well before curfew.</li></ul> <p>Parking &amp; Traffic Management</p> <ul style="list-style-type: none"><li>• On-site parking available for limited staff and vendors.</li><li>• Overflow parking secured at Pasadena Waldorf School: 536 E Mendocino St, Altadena, CA 91001 (4 blocks away).</li><li>• Wayfinding signage will guide attendees from overflow lot.</li><li>• Anticipated traffic impact is minimal due to rolling attendance.</li></ul> <p>Security &amp; Safety</p> <ul style="list-style-type: none"><li>• Security: Two security guards on duty during event hours and overnight between days.</li><li>• Insurance: \$2 million liability insurance policy in place (certificate available).</li><li>• First Aid: Designated first aid table identified in site plan.</li><li>• Fire Safety: Fire extinguishers placed at stage, generator area, and tent clusters. Clear fire lanes maintained at all times.</li><li>• Lighting: Pathways and exits will be illuminated by venue fixtures and supplemental event lighting.</li></ul> <p>Waste &amp; Sanitation</p> <ul style="list-style-type: none"><li>• Trash and recycling receptacles provided throughout site.</li><li>• Collection handled daily by contracted location.</li><li>• Location has certified food preparation on site.</li></ul> <p>Accessibility</p> <ul style="list-style-type: none"><li>• ADA-compliant pathways maintained from entry to event areas.</li></ul>						



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		<ul style="list-style-type: none"><li>• Trip mats used on all power cable crossings.</li></ul> <p>Community Impact Statement The event is designed to uplift and support Altadena residents by showcasing resilient infrastructure, clean energy innovation, and sustainable community practices. Programming prioritizes local voices, safety, and accessibility.</p>			Heidi Adams		C-3	
<b>Zoning Conformance Review</b> <i>Number of Plans:</i> <b>1</b>								
RPPL2025003905 PRJ2025-004580	09/09/2025	SB 35 Preliminary Application for a 100% affordable project	2214 Windsor Avenue, Altadena CA 91001	5827008072	Dana Sayles	Diana Gonzalez	C-M	5