

DRP Plans Filed - West San Gabriel Valley Planning Area

Between 09/28/2025 to 10/05/2025



Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
Certificate of Compliance <i>Number of Plans:</i> 1								
RPPL2025004223 PRJ2025-004960	09/29/2025	certificate of compliance	445 E Marigold Street, Altadena CA 91001	5841018011	Rafael Rincon Robin Li	Timothy Stapleton	R-1-7500	5
Housing Permit - Administrative <i>Number of Plans:</i> 1								
RPPL2025004263 PRJ2025-004212	10/01/2025	AFFORDABLE - La Crescenta Apartments will consist of eighty (80) units of affordable housing serving individuals and families earning between 30% and 60% of Area Median Income (AMI). The development will include thirty-nine (39) one-bedroom, twenty-one (21) two-bedroom, and twenty (20) three-bedroom apartments, with one two-bedroom unit reserved for an on-site resident manager. Twenty-five (25) units will be designated for a transition-aged youth (TAY) population.	2413 Foothill Boulevard, La Crescenta CA 91214	5804002018	Matt Mason Tony Fonseca	Glenn Kam	MXD	5
Permits <i>Number of Plans:</i> 20								
RPAP2025004711 PRJ2025-000464	09/29/2025	DEMO (E) DETACHED GARAGE. FULL REMODEL AND 2 STORY ADDITION TO (E) SFD WITH BASEMENT. NEW ATTACHED COVERED PATIO IN THE REAR.NEW POOL AND SPA revision to RPPL2025000643 to update square footage	3104 Los Olivos Lane, La Crescenta CA 91214	5802007002	Ani Mnatsakanian	Stacy Corea	R-1	5

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RPAP2025004721 PRJ2025-004988	09/29/2025	CONSTRUCT A NEW 407 SQFT ROOM ADDITION TO THE REAR OF THE RESIDENCE	1703 Potrero Grande Drive, Rosemead CA 91770	5277027019	Ronnie Medina	Leslie Rivera	R-1	1
RPAP2025004722	09/29/2025	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	MXD R-3 R-3-P	5
RPAP2025004723	09/29/2025	Convert 7 Recreation/Storage Rooms To New 7 ADUs. New ADUs To Be Built Concurrently with New Multifamily Construction.	505 S Sierra Madre Boulevard, Pasadena CA 91107	5329012040	Philip Chan	Alejandra Perez-Serrato	MXD	5
RPAP2025004725	09/29/2025	WORK SHALL INCLUDE THE FOLLOWING ITEMS: 1. COMPLETE REBUILD OF HOUSE THAT WAS DESTROYED BY THE ALTADENA FIRE; 2. REBUILD GARAGE THAT WAS DESTROYED BY THE ALTADENA FIRE INTO AN ADU. (previous plot plan RPP-201100222)	1001 E Poppyfields Drive, Altadena CA 91001	5844005012	Eric Cabrera	Carmen Sainz	R-1-7500	5
RPAP2025004748	09/30/2025	We would like to apply for an urban lot split to allow for a new construction of single-family residence with an attached 2-car garage.	2365 N Grandeur Avenue, Altadena CA 91001	5827014022	Allan Cerna	Joshua Huntington	R-1-7500	5
RPAP2025004755 PRJ2025-005082	10/01/2025	PRJ2025-005082 - Existing 2 car garage conversion. into ADU	235 Walnut Court, Pasadena CA 91107	5755018007	Oskar Molina	Amir Bashar	R-1	5
RPAP2025004761	10/01/2025	Single Family Residential 1,534 SF Whole house remodel & electrical panel upgrade to 200AMP at 11128 Wildflower Rd, Temple City, CA 91780.	11128 Wildflower Road, Temple City CA 91780	8573033080	Judy Lee	To Be Assigned Received	R-1	5
RPAP2025004763	10/01/2025	site plan amendment from RPPL202400269. We are changing the scope of work from a 1 bedroom 2 bath ADU to a 2 bedroom, 2 bath ADU. Existing Garage to be converted. No SF is to be added or removed.	8318 E Hermosa Drive, San Gabriel CA 91775	5374020016	James An	To Be Assigned Received	R-1	5

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RPAP2025004778	10/02/2025	New 405 sq ft addition.	8319 E Frandsen Street, San Gabriel CA 91776	5373018005	Sergio Lamas	To Be Assigned Received	R-1	1
RPAP2025004784	10/02/2025	NEW attached 689.5 SF ADU Demolition of EXISTING UNPERMITTED STORAGE 147 SF Demolition of EXISTING UNPERMITTED STORAGE 242.2 SF	2833 S Mayflower Avenue, Arcadia CA 91006	8511024015	Edgar Hakobyan	To Be Assigned Received	R-A	5
RPAP2025004785	10/02/2025	<p>The proposed amendment involves the addition of a 10-foot-high freestanding CMU wall along the egress path adjacent to the garage at 273 S. Sierra Madre Blvd. The wall has been proposed to meet required egress conditions and is being submitted under a separate application through EpicLA as a Retaining Wall or Fence Permit – County.//This revision is being submitted in response to the 1st plan check review for Building Permit BLDG250626001199, which included a correction item from the Regional Planning Department requiring that the wall location and height be approved prior to permit issuance, as it relates to egress compliance.</p> <p>We are seeking Regional Planning’s review and approval of this proposed CMU wall as noted in the Block Wall Agency Referral Checklist, which states:</p> <p>“REQUIRED FOR WALL LOCATION AND HEIGHT TO BE ISSUED WITH BUILDING PERMIT AS WALL IS REQUIRED TO MEET EGRESS REQUIREMENTS.”</p> <p>Structural corrections have already been addressed, and civil drawings are currently being updated to respond to drainage-related comments by Jay Shih, as assigned by Plan Checker Wein Chu.</p>	273 S Sierra Madre Boulevard, Pasadena CA 91107	5330006005	Aaron Brumer	To Be Assigned Received		5
RPAP2025004792	10/02/2025	1. FIRE REBUILD OF EXISTING SFD & DETACHED GARAGE	230 W Palm Street, Altadena CA 91001	5832010014	Eric Cabrera	To Be Assigned Received	R-1-7500	5

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RPAP2025004807	10/03/2025	Construction of a 645 sq.Ft. residential addition consisting of a master bedroom, living room, and kitchen, attached to the existing single-family residence.	224 E Altern Street, Monrovia CA 91016	8513005004	Matthew Parchen	To Be Assigned Received	R-1	5
RPAP2025004808	10/03/2025	PROPOSED (N) 379 SF ADDITION (1 BED, 1 BATH). REMODEL/RELOCATE KITCHEN AND BATHS. ADDITION TO EXPAND (N) 27 SF FRONT PORCH AND REMODEL LIVING ROOM.	720 E Beckville Street, Duarte CA 91010	8521009042	Hoa Mai	To Be Assigned Received	R-1	5
RPAP2025004810	10/03/2025	· Propose 271.5 SF storage space to existing 2-car garage. · Propose outdoor BBQ counter and seating · Propose 38.5 SF powder room (open to exterior) · 3' x 3' outdoor shower	3664 Grayburn Road, Pasadena CA 91107	5378001008	Frank Lin	To Be Assigned Received	R-1	5
RPAP2025004811	10/03/2025	PROPOSED 10-UNITS, 2-STORY WITH BASEMENT GARAGE APARTMENT BUILDING	2239 Mira Vista Avenue, Montrose CA 91020	5807004020	Vartan Jangozian	To Be Assigned Received	R-3	5
RPAP2025004814	10/03/2025	Propose new detached ADU 1,200 sq ft	3051 9th Avenue, Arcadia CA 91006	8571008012	Yang Wang	To Be Assigned Received	R-1	5
RPAP2025004815	10/04/2025	Fire Rebuild - New Construction of a Single Family Residence & JADU	397 W Harriet Street, Altadena CA 91001	5829036033	Seyed Safavian	To Be Assigned Received	R-1-7500	5
RPAP2025004819	10/04/2025	Interior Remodel of 154 sf, without total square footage change. Convert existing laundry room to be a 2nd bathroom, relocate laundry to existing storage area, replace kitchen cabinets, plumbing fixtures and appliances.	253 W El Sur Street, Monrovia CA 91016	8509018009	Jeffrey Shen	To Be Assigned Received	R-1	5
Site Plan Review - Ministerial Number of Plans: 14								
RPPL2025004230 PRJ2025-004971	09/29/2025	(3) NEW EXTERIOR SHADE SAIL STRUCTURES		5829006901	christy luong Katey Baniewicz Loann Clark	Jason Wasmund	O-S	5

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RPPL2025004235 PRJ2025-004979	09/30/2025	(3) NEW EXTERIOR SHADE SAIL STRUCTURES [PRJ2025-004979]	2236 Goodall Avenue, Duarte CA 91010	8521006903	christy luong Katey Baniewicz Loann Clark	Alejandra Perez-Serrato	O-S	5
RPPL2025004246 PRJ2025-004988	09/30/2025	[Invoice due 10/14] CONSTRUCT A NEW 407 SQFT ROOM ADDITION TO THE REAR OF THE RESIDENCE	1703 Potrero Grande Drive, Rosemead CA 91770	5277027019	Ronnie Medina	Leslie Rivera	R-1	1
RPPL2025004248 PRJ2025-004993	09/30/2025	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
RPPL2025004256 PRJ2025-005010	10/01/2025	New 1-story recreation room	1405 N Roosevelt Avenue, Pasadena CA 91104	5853017009	NORA HERNANDEZ	Uriel Mendoza	R-1-7500	5
RPPL2025004257 PRJ2025-005011	10/01/2025	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, Monterey Park CA 91754	5225031918	Bella Castro David Negrete	Jason Wasmund		1
RPPL2025004262 PRJ2025-004212	10/01/2025	AFFORDABLE - La Crescenta Apartments will consist of eighty (80) units of affordable housing serving individuals and families earning between 30% and 60% of Area Median Income (AMI). The development will include thirty-nine (39) one-bedroom, twenty-one (21) two-bedroom, and twenty (20) three-bedroom apartments, with one two-bedroom unit reserved for an on-site resident manager. Twenty-five (25) units will be designated for a transition-aged youth (TAY) population.	2413 Foothill Boulevard, La Crescenta CA 91214	5804002018	Matt Mason Tony Fonseca	Glenn Kam	MXD	5

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RPPL2025004270 PRJ2025-005019	10/01/2025	PRJ2025-005019 • (N) detached 460 SQ.FT ADU @ 251 Shrode Ave New detached 460 square foot 1-story accessory dwelling unit with 1 bedroom & 1 bathroom.	251 Shrode Avenue, Monrovia CA 91016	8513005036	Cesar Vasquez	Joshua Pereira	R-1	5
RPPL2025004272 PRJ2025-005021	10/01/2025	PRJ2025-005021 • Covert (E) guest house and garage into 800 SQ.FT ADU @ 2549 Laughlin Ave (E) 1- STORY, 510 SF. GUEST HOUSE AND 420 SF. 2-CAR GARAGE CONVERT TO 800 SF. DETACHED ADU WITH 1-CAR PARKING SPACE.	2549 Laughlin Avenue, La Crescenta CA 91214	5804024076	Cheonhee Choe	Joshua Pereira	R-1-10000	5
RPPL2025004274 PRJ2025-005023	10/01/2025	PRJ2025-005023 • 1200 ADU attach to existing garage @ 11266 La Rosa St 1200 ADU attach to existing garage, Reroof existing house and existing garage	11266 La Rosa Street, Arcadia CA 91006	8572030040	Cindy Qiao	Joshua Pereira	R-1-6000	5
RPPL2025004289 PRJ2025-005039	10/02/2025	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
RPPL2025004290 PRJ2025-005041	10/02/2025	Shell LED Signage	3044 Foothill Boulevard, La Crescenta CA 91214	5801010047	Richard Guadamuz WORTMANN OIL CO INC	Uriel Mendoza	MXD	5
RPPL2025004292 PRJ2025-005043	10/02/2025	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

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RPPL2025004314 PRJ2025-005082	10/03/2025	PRJ2025-005082 - Existing 2 car garage conversion. into ADU	235 Walnut Court, Pasadena CA 91107	5755018007	Oskar Molina	Amir Bashar	R-1	5
Subdivisions <i>Number of Plans:</i> 3								
RPAP2025004737	09/30/2025	PAC- SB9 Lot Split, each lot with a SFR and an ADU. The lot as it is is now 10,338 square feet.	2944 Santa Anita Avenue, Altadena CA 91001	5841017001	Aaron Shooshani	Joshua Huntington	R-1-7500	5
RPAP2025004744	09/30/2025	This project aims to subdivide the lot into two lots using SB9	306 W Ventura Street, Altadena CA 91001	5828018001	Yang Bian	Joshua Huntington	R-1-7500	5
RPAP2025004788	10/02/2025	SB 9 Lot Subdivision in Altadena CA proposing single family residences with ADUs. Step One: Pre-Application Counseling (PAC)	366 W Harriet Street, Altadena CA 91001	5828006017	Jie Jiao	To Be Assigned Received	R-1-7500	5
Zoning Conformance Review <i>Number of Plans:</i> 3								
RPPL2025004239 PRJ2025-004984	09/30/2025	FILL 4 C.Y. FOR NEW PAVER DECK	3112 Orange Avenue, La Crescenta CA 91214	5802001027	Erik Reyes	Uriel Mendoza	R-1	5
RPPL2025004267 PRJ2025-005018	10/01/2025	PRJ2025-005018 • (N) pook and spa, with (N) pool equipment @ 1774 Sierra Madre Villa Ave (N) 115 SF POOL AND 50 SF SPA WITH (N) BBQ, POND, FIREPIT, AND LANDSCAPE	1774 Sierra Madre Villa Avenue, Pasadena CA 91107	5760008002	Philip Castiglia	Joshua Pereira	R-1-20000	5
RPPL2025004284 PRJ2025-005033	10/02/2025		5571 N Charlotte Avenue, San Gabriel CA 91776	5373003026	Nancy Trinh	Anthony Curzi	R-1	1