

# DRP Plans Filed - West San Gabriel Valley Planning Area

Between 11/30/2025 to 12/07/2025



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								
RPPL2025005097 PRJ2025-006285	12/01/2025	Certificate of Compliance	430 Wistaria Place, Altadena CA 91001	5841023003	Christopher Riehl	Timothy Stapleton	R-1-7500	5
<b>Oak Tree Permit - Administrative</b> <i>Number of Plans:</i> 2								
RPPL2025005123 PRJ2025-006319	12/02/2025	PRJ2025-006319 • OTP Encroachment for ADU @ 2525 Manhattan Ave  Oak tree permit	2525 Manhattan Avenue, Montrose CA 91020	5807016026	Narek Andreasian	Joshua Pereira	R-2	5
RPPL2025005144 PRJ2025-006255	12/03/2025	New encroachment into one oak tree and existing encroachment into one oak tree in conjunction with the rebuild of an SFR destroyed in the Eaton Fire	1494 Braeburn Road, Altadena CA 91001	5846021022	Dave De Angelis	Carl Nadela	R-1-7500	5
<b>Permits</b> <i>Number of Plans:</i> 19								
RPAP2025005739	11/30/2025	GARAGE CONVERSION TO ADU	7184 Mayesdale Avenue, San Gabriel CA 91775	5379004004	JOSEPH CHEN	Amir Bashar	R-1	5
RPAP2025005741 PRJ2025-006388	11/30/2025	Master bedroom and bathroom addition; kitchen & bathroom remodel.	1983 Beverly Drive, Pasadena CA 91104	5852007038	Luc Peltier	Stacy Corea	R-1-7500	5

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RPAP2025005745 PRJ2024-004163	12/01/2025	Apply for amendment review from the approved plan RPPL2024006004.  Remain the existing balconies and replace the existing sliding doors with new at the master bedroom and JADU.	2150 San Pasqual Street, Pasadena CA 91107	5329010024	Ricky Huang	Stacy Corea	R-1	5
RPAP2025005763	12/01/2025	SB 1123 Sub-division to build 8 units	385 E Mariposa Street, Altadena CA 91001	5840005015	John Jung	Joshua Huntington	R-1-10000	5
RPAP2025005774	12/02/2025	52 SF Addition & 291 SF interior remodel of kitchen and laundry.	1250 E New York Drive, Altadena CA 91001	5849002003	Wendy Wilson	Joshua Pereira	R-1-7500	5
RPAP2025005786	12/02/2025	1. VEHICULAR GATE 6'-0" TALL - 15'-0" LENGTH 2. ENTRY PROPERTY LINE FENCE 6'-0" TALL - 48'-7" TOTAL LENGTH 3. DEER FENCE 6'-0" TALL - 341'-11" TOTAL LENGTH 4. CHAIN LINK FENCE 6'-0" TALL - 1,065'-6" TOTAL	1960 Sierra Madre Villa Avenue, Pasadena CA 91107	5760007016	Erica Adam	Uriel Mendoza	R-1-20000	5
RPAP2025005793	12/02/2025	270 sf addition and 385 interior remodel to an existing single-family dwelling	1889 Oakwood Street, Pasadena CA 91104	5852002060	Voula Becker	Daniel Alcayaga	R-1-7500	5
RPAP2025005796	12/03/2025	- THE INTENT OF THIS PROJECT IS TO LEGALIZE A NEW ADU OF 1,088 SQ.FT. ON BACK YARD.  -ADD A JADU (464 SQ. FT.) INSIDE THE MAIN HOUSE.  -DEMOLISH STRUCTURES IN THE BACKYARD THAT DO NOT COMPLY WITH CURRENT CODE.	2078 Wesleygrove Avenue, Duarte CA 91010	8521003016	Fabian Buenaventura	Uriel Mendoza	R-1	5
RPAP2025005806	12/03/2025	Single-family home. 261.9 sq ft addition to a family room.	2062 Midwick Drive, Altadena CA 91001	5854019010	Kate Popova	Stacy Corea	R-1-20000	5

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RPAP2025005816	12/03/2025	CONVERT GARAGE TO JADU (472 SF	6812 Sultana Avenue, San Gabriel CA 91775	5381001032	Mary Dela Fuente	Michele Bush	R-A	5
RPAP2025005817	12/03/2025	-PROPOSE A [N] INTERIOR ALTERATION, INCLUDING PARTITION CHANGES, RELOCATION OF PLUMBING FIXTURES, KITCHEN REMODEL, AND WINDOW CHANGES -DEMOLISH [E] PATIO -PROPOSE [N] COVERED PATIO -PROPOSE [N] ELECTRICAL PANEL UPGRADE, WATER HEATER, AND AC FOR MAIN HOUSE.	2902 Weidermeyer Avenue, Arcadia CA 91006	5791031020	MING LIU	Michele Bush	R-A	5
RPAP2025005819	12/03/2025	NEW 763 SQ.FT. SWIMMING POOL WITH SPA PER STANDARD PLAN 268, SHOTCRETE SHELL		5867017082	Meri Ayrapetyan	Michele Bush	R-1-10000	5
RPAP2025005823	12/04/2025	new SB9 unit with attached ADU. two new detached ADU new garage	4026 Daines Drive, Arcadia CA 91006	8571013048	BRUCE LUO	Michele Bush	R-1	5
RPAP2025005825	12/04/2025	Garage Conversion Layout Changes: 1. Laundry room double doors, 2. adu door entrance to laundry removal, and 3. relocation of tankless hot water heater	2054 S California Avenue, Duarte CA 91010	8521001011	Christopher Jackson	Michele Bush	R-1	5
RPAP2025005834	12/04/2025	1. RELOCATE AN EXISTING 2-STORY STRUCTURE FROM LOS ANGELES TO ALTADENA.  2. 328 SQ FT ADDITION TO THE EXISTING 1,411 SQ FT STRUCTURE CREATING A 1,739 SQ FT SFD. WITH A NEW 202 SQ FT EXTERIOR COVERED PATIO, NEW 345 SQ FT BALCONY, AND NEW 618 SQ FT BASEMENT.  3. NEW FOUNDATION.	56 La Venezia Court, Altadena CA 91001	5835029009	Alan Pinel	Carmen Sainz	R-1-7500	5
RPAP2025005840	12/05/2025	Amendment to permitted plan	396 Northcliff Road, Pasadena CA 91107	5748031006	John Walker	To Be Assigned Received	R-1	5

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RPAP2025005844	12/05/2025	ADDITION TO (E) FIRST LEVEL SFR AND (N) 502 SF 2ND LEVEL ADDITION TO EXISTING MAIN HOUSE	2310 N Santa Anita Avenue, Altadena CA 91001	5839005003	Peter Soto	To Be Assigned Received	R-1-10000	5
RPAP2025005845	12/05/2025	HCHANGING THE FRONT SETBACK FROM 43'-0" LEFT SIDE AND 41'-0" RIGHT SIDE TO 40'-0" LEFT SIDE AND 38'-0" RIGHT SIDE. GETTING 3'-0" CLOSER TO THE FRONT PROPERTY LINE FOR THE APPROVED PROJECT UNDER CONSTRUCTION.	475 Wapello Street, Altadena CA 91001	5841002018	Rameel Nissan	To Be Assigned Received	R-1-7500	5
RPAP2025005851	12/05/2025	1. convert ex. part of house to attached ADU (3bedrooms & 2 baths 1374sf. porch 336sf). 2. Convert ex. part of house (90sf) & ex. 1-car garage (260sf) to JADU (1bedroom & 1 bath, total 350sf. ½ room addtion 260sf	6733 Temple City Boulevard, Arcadia CA 91007	5382008033	May Xu	To Be Assigned Received	R-A	5
<b>Site Plan Review - Ministerial</b> <b>Number of Plans: 10</b>								
RPPL2025005100 PRJ2025-006295	12/01/2025	1ST FLR ADDITION AT REAR (221 SF); KITCHEN AND LIVING ROOM REMODEL (APPROX. 246); 2ND FLR ADDITION WITH MASTER SUITE AT FRONT (367 SF)	3636 Thorndale Road, Pasadena CA 91107	5755011008	Susan Salehi	Uriel Mendoza	R-1	5
RPPL2025005102 PRJ2025-006293	12/01/2025	LEGALIZE CONSTRUCTION OF 241 SF RECREATION ROOM TO ADU WITH 475 SF ADDITION FOR A TOTAL OF 716 SF ADU OF 2-BEDS, 2-BATHS, OPEN KITCHEN/LIVING ROOMS, SHARE WATER METER AND ALL ELECTRICAL APPLIANCES.	2938 Foss Avenue, Arcadia CA 91006	5791029014	Frank Liu	Uriel Mendoza	R-A	5
RPPL2025005105 PRJ2025-006300	12/01/2025	ADDITION OF MASTER BEDROOM / OFFICE, ENLARE KITCHEN AND ENTRY AREA. KITCHEN REMODEL	2839 Foss Avenue, Arcadia CA 91006	5791027008	ronald ballesteros	Daniel Alcayaga	R-A	5
RPPL2025005108 PRJ2025-006305	12/01/2025	[FEES DUE BY 12/15] construct new main house 1670sf,existing house 796sf convert to attached ADU,existing accesery structural 408sf convert to detached ADU, open one entrance at backyard to kelburn ave	7961 La Merced Road, Rosemead CA 91770	5284022022	Star Wang	Andrew Flores	R-A	1

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RPPL2025005120 PRJ2025-006316	12/02/2025	(E) GARAGE WILL BE USED FOR THE EXEMPT GARAGE CONVERSION FOR ONE ADU. ATTACH ANOTHER GARAGE AND STORAGE UNIT TO IT ON THE 1ST FLOOR. (P) NEW DETACHED NEW ADU, TO BE ON THE 2ND FLOOR.	342 S Grand Oaks Avenue, Pasadena CA 91107	5330010031	Natalia Ramirez	Uriel Mendoza	R-1	5
RPPL2025005125 PRJ2025-006319	12/02/2025	PRJ2025-006319 • OTP Encroachment for ADU @ 2525 Manhattan Ave  Oak tree permit	2525 Manhattan Avenue, Montrose CA 91020	5807016026	Narek Andreasian	Joshua Pereira	R-2	5
RPPL2025005128 PRJ2025-006322	12/02/2025	PRJ2025-006322 • Exterior and interior expansion of (E) SFR @ 8354 E Live Oak St 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	Joshua Pereira	R-1	1
RPPL2025005131 PRJ2025-006325	12/02/2025	(N) 1-STORY 900 SF DETACHED ADU(2 BED, 2 BATH)	2369 Mountain Avenue, La Crescenta CA 91214	5804013010	Jay Yu	Anthony Curzi	R-1-10000	5
RPPL2025005159 PRJ2025-006353	12/03/2025	Excavation and removing sediment from the lake and pond; restoring the lake and pond's edge including historic cobble retaining wall; additional storm water appurtenances; and enhancing the aesthetics and operational features of the lake and pond	301 N Baldwin Avenue, Arcadia CA 91007	5776035905	Reggie Austin	Jason Wasmund		5
RPPL2025005176 PRJ2025-006373	12/04/2025	· 129 SF BEDROOM ADDITION · REMODEL 225 SF FOR NEW BATHROOM AND CLOSET · DEMO EXISTING 2 CAR GARAGE AND STORAGE ROOM 378 SF TO PROVIDE 6' BUILDING SEPARATION · REBUILD 484 SF 2 CAR COVERED GARAGE WITH 415 SF ADU ABOVE	1947 Layton Street CA 91104	5852009030	Colleen Butler	Stacy Corea	R-1-7500	5

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Subdivisions Number of Plans: 1								
RPAP2025005791	12/02/2025	SB9 - LOT SPLIT	2418 Rockdell Street, La Crescenta CA 91214	5868001024	Binny UM	Erica Aguirre	R-1-10000	5
Zoning Conformance Review Number of Plans: 5								
RPPL2025005099 PRJ2025-006293	12/01/2025	1) ADD 414 SF TO FRONT OF HOUSE BED & LIVING ROOM EXTENSION AND NEW BATHROOM #2. 2) 241 SF RECREATION ROOM TO BE LEGALIZED TO ADU WITH 475 SF ADDITION FOR TOTAL OF 716 SF ADU OF 2-BEDS, 2-BATHS, OPEN KITCHEN/LIVING ROOMS, SHARE WATER METER AND ALL ELECTRICAL APPLIANCES.	2938 Foss Avenue, Arcadia CA 91006	5791029014	Frank Liu	Uriel Mendoza	R-A	5
RPPL2025005101 PRJ2025-006297	12/01/2025	NEW BED ADDITION + LIGHT REMODEL OF REAR	4809 Janvier Way, La Crescenta CA 91214	5804007014	Christopher Zarate	Uriel Mendoza	R-1-10000	5
RPPL2025005139 PRJ2025-006332	12/02/2025	covered front porch replacement due to fallen tree, 98 sq ft	325 Walnut Drive, Pasadena CA 91107	5755013005	LEAHY,JAMES F AND TERESA J TRS LEAHY FAMILY TRUST Teresa Leahy	Anthony Curzi	MXD	5
RPPL2025005145 PRJ2025-006336	12/03/2025	Legalize carport #1 and garage. Site Plan Amendment to RPPL2025001469 PRJ2025-001235 - ADU & JADU 2. CONVERT ENCLOSED (E) BREEZEWAY AND (E) GUEST HOUSE INTO A (N) ADU AND (N) JADU	1930 Minoru Drive, Altadena CA 91001	5854017007	Yakov Design	Stacy Corea	R-1-10000	5
RPPL2025005168 PRJ2025-006359	12/03/2025	Build new 550 square foot pool and 63 square foot spa. Total pool/spa is 613 square feet. No concrete decking on the contract.	1340 E Altadena Drive, Altadena CA 91001	5846011015	Diane Johnson	Stacy Corea	R-1-7500	5