

DRP Plans Filed - West San Gabriel Valley Planning Area

Between 12/14/2025 to 12/21/2025



Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
Housing Permit - Administrative <i>Number of Plans:</i> 1								
RPPL2025005384 PRJ2022-003888	12/17/2025	Amendment to Approved Site Plan Review RPPL2022012118. Proposing to Add Semi-Subterranean Level to Increase Parking Spaces. There Are No Changes to Incentives and Waivers.	4430 E Live Oak Avenue, Arcadia CA 91006	8571006041	Philip Chan	Larry Jaramillo	C-1 MXD	5
Lot Line Adjustment <i>Number of Plans:</i> 1								
RPPL2025005410 PRJ2025-006630	12/18/2025	Lot Line Adjustment between two lots.	844 Mountain View Street, Altadena CA 91001	5823022006	Amy Studarus	Timothy Stapleton	R-1-7500	5
Oak Tree Permit - Administrative <i>Number of Plans:</i> 3								
RPPL2025005322 PRJ2025-006581	12/15/2025	A retroactive oak tree permit for the encroachment of one non-heritage oak tree associate with the legalization of accessory structures	1782 Sierra Madre Villa Avenue, Pasadena CA 91107	5760008009	Laura Serdar Laith Alsarraf	Stacy Corea	R-1-20000	5
RPPL2025005330 PRJ2024-004121	12/15/2025	Oak Tree Encroachment Permit There is a Oak tree located at the board of 8701 E Fairview and the neighbor of this property. I had an ADU approved and it is ready to build. The permit number is UNC-BLDR250308002427. Now I like to apply for the encroachment permit as soon as possible so we can continue the project.	7042 N Muscatel Avenue N, San Gabriel CA 91775	5379009015	Qin Zhou	Anthony Curzi	R-A	5

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RPPL2025005404 PRJ2025-006662	12/18/2025	New 1-story single family home room addition and remodel with new roof design for whole house. (Oak Tree Encroachment)	3799 Oakdale Avenue, Pasadena CA 91107	5755014024	Robert Wang	Uriel Mendoza	R-1-10000	5
Permits <i>Number of Plans:</i> 21								
RPAP2025006014	12/15/2025	New Detached SB9 Unit	721 Madre Street, Pasadena CA 91107	5377020003	Jenny Parada	Uriel Mendoza	R-1-40000	5
RPAP2025006015	12/15/2025	Plan Review	2310 S California Avenue, Duarte CA 91010	8534012003	Dhanushka illukkumbura	Uriel Mendoza	R-1	5
RPAP2025006022	12/15/2025	2 illuminated wall signs (A1/A2) 2'-0" x 16'-5" 3 illuminated wall signs (B1/B2/B3) 3'-6" x 4'-0" 1 non-illuminated wall sign (E) 10" x 3'-0" 2 non-illuminated wall sign (F1/F2) 10" x 3'-0" 1 illuminated pole sign (Z) 14'-2" x 23'0" 2 illuminated digital display menu boards (G1/G2) 4'-10" x 5'-11" 2 non-illuminated order canopies (H1/H2) 9'-4" x 11'5" 2 illuminated digital display menu boards (i1/i2) 2'-5" x 5'-11" 2 non-illuminated car gateways (J1/J2) 8'-8" x 11'-2" 2 illuminated directional ground signs (L1/L2) 1'-11" x 4'-0"	1306 N Altadena Drive, Pasadena CA 91107	5751005020	John Crispis	Zoe Axelrod	C-3	5
RPAP2025006029	12/15/2025	[CORRECTIONS DUE 12/30] New three (3) unit apartment with three (3) attached two-car garage.	2117 Pine Street, Rosemead CA 91770	5284010015	Dipak Bhakta	Andrew Flores	R-2	1
RPAP2025006040	12/16/2025	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	Stacy Corea	R-3	5
RPAP2025006044	12/16/2025	(N) 423.5 sf guest house (N) 220.7 sf patio cover	2949 Gertrude Avenue, La Crescenta CA 91214	5866016007	Oscar Melchor	Joshua Pereira	R-1-10000	5
RPAP2025006045 PRJ2025-006630	12/16/2025	Lot Line Adjustment between two lots.	844 Mountain View Street, Altadena CA 91001	5823022006	Amy Studarus	Timothy Stapleton	R-1-7500	5

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RPAP2025006046 PRJ2025-006663	12/16/2025	New 2-story wood framed structure with 2 ADU's, one on each floor.	2052 E Washington Boulevard, Pasadena CA 91104	5743001011	pati Ornelas	Anthony Curzi	R-3	5
RPAP2025006051	12/17/2025	NEW 427 SF POOL AND 72 SF SPA WITH BAJA	2352 New York Drive, Altadena CA 91001	5853003015	George Avetisyan	Uriel Mendoza	R-1-7500	5
RPAP2025006052	12/17/2025	NEW 427 SF POOL AND 72 SF SPA WITH BAJA	2352 New York Drive, Altadena CA 91001	5853003015	George Avetisyan	Uriel Mendoza	R-1-7500	5
RPAP2025006053	12/17/2025	442 SF RESIDENTIAL ADDITION	2912 Mayfield Avenue, La Crescenta CA 91214	5610010037	Mihran Jaghlassian	Anthony Curzi	R-1	5
RPAP2025006054	12/17/2025	(N) 706 SF ADDITION TO (E) SFR, (N) 439 SF COVERED PATIO, (N) 42 SF PORCH CONVERTED FROM LIVING AREA)	2352 New York Drive, Altadena CA 91001	5853003015	George Avetisyan	Uriel Mendoza	R-1-7500	5
RPAP2025006063	12/17/2025	NEW 600 SF POOL AND SPA AT REAR OF SINGLE FAMILY TWO-STORY DWELLING	1700 E Mendocino Street, Altadena CA 91001	5846022049	Hamlet Sadekyan	Andrew Vidal	R-1-7500	5
RPAP2025006080	12/18/2025	1)THIS PROJECT INCLUDES THE CONSTRUCTION OF TWO NEW ACCESSORY DWELLING UNITS (ADUS) AND ONE NEW SB9 DWELLING UNIT ON THE SAME PARCEL. 2)ADU 1 – NEW CONSTRUCTION (APPROX. 1,200 SF) 3 BEDROOMS; 2 BATHROOMS; 1 LIVING ROOM; 1 KITCHEN; 1 DEN; 100 SF GARAGE 3)ADU 2 – NEW CONSTRUCTION (APPROX. 1,200 SF) 3 BEDROOMS; 3 BATHROOMS; 1 LIVING ROOM; 1 KITCHEN 4)SB9 DWELLING UNIT – NEW CONSTRUCTION (APPROX. 800 SF) 2 BEDROOMS; 2 BATHROOMS; 1 LIVING ROOM; 1 KITCHEN	6856 N Vista Street, San Gabriel CA 91775	5376016016	Sarina Truong	To Be Assigned Received	R-1	5

Plan No. / Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
RPAP2025006081	12/18/2025	Pre Application Counseling for 74 unit residential condominium development	6544 N Vista Street, San Gabriel CA 91775	5381011011	Jeff Rulon Anna Mendoza Jeff Rulon Anna Mendoza Bill Holman	Joshua Huntington	R-A R-1 R-A	5
RPAP2025006086	12/18/2025	REMOVED EXISTING GARAGE 333 S.F., REPLACED NEW ACCESSORY STRUCTURE 789 SQ.FT. FOR 2-CAR GARAGE, STORAGE AND W/C	1780 N Sierra Bonita Avenue, Pasadena CA 91104	5851002019	SERGIO GONZALEZ	To Be Assigned Received	R-2	5
RPAP2025006088 PRJ2025-005134	12/18/2025	PRJ2025-005134 • (N) Garage conversion of detached 846 SQ.FT ADU @ 2831 S Ashmont Ave ADU - Construct an 846 SF addition to the existing garage, converting the current two-car garage into a single-car garage with 297 SF of space.	2831 S Ashmont Avenue, Arcadia CA 91006	8511023073	Wing Wong	To Be Assigned Received	R-A	5
RPAP2025006103	12/19/2025	New pool & spa	1530 E Woodbury Road, Pasadena CA 91104	5850004007	Erik Reyes Leonel Rayas	To Be Assigned Received	R-1-7500	5
RPAP2025006108	12/19/2025	A like-for-like new single-family residence and detached garage to replace a home destroyed in the Altadena fire	335 E Las Flores Drive, Altadena CA 91001	5833014013	Ryan Enz	To Be Assigned Received	R-1-7500	5

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RPAP2025006113	12/19/2025	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. TENANT IMPROVEMENTS TO INTERIOR. NEW NON-LOAD BEARING PARTITION WALLS. NEW KITCHEN EQUIPMENT. NEW ACCESSIBLE COMMON USE RESTROOMS. NEW OUTDOOR DINING FURNITURE. AREA OF WORK FOR MAD LAB COFFE IS 415 S.F. AREA OF WORK FOR JOES PIZZA IS 1,008 S.F.	2012 N Lake Avenue, Altadena CA 91001	5845010023	Mourad Kirakosian	To Be Assigned Received	C-2	5
RPAP2025006118	12/20/2025	interior remodel for the kitchen and family room area	6244 N Provence Road, San Gabriel CA 91775	5374001049	Diana Chin	To Be Assigned Received	R-1	5
Referrals Number of Plans: 2								
RPAP2025006082	12/18/2025	THE FOLLOWING PROJECT IS INCLUSIVE TO: · CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE TO REPLACE A FIRE-DAMAGED DWELLING. · NEW SITE IMPROVEMENTS, INCLUDING DRIVEWAY, WALKWAYS, AND UTILITY CONNECTIONS AS REQUIRED.	3770 El Sereno Avenue, Altadena CA 91001	5831010015	ROXANA GIL	To Be Assigned Received	R-1-7500	5
RPAP2025006092	12/18/2025	Request to hold yard sale 12/20-21/2025	1645 Coolidge Avenue, Altadena CA 91001	5853005010	Mark Villanueva	To Be Assigned Received	R-1-7500	5
Site Plan Review - Ministerial Number of Plans: 8								
RPPL2025005328 PRJ2025-006589	12/15/2025	[Corrections Due January 18, 2026] Convert a portion of the existing 4-car garage into a 548 SF Accessory Dwelling Unit.	737 Muscatel Avenue, Rosemead CA 91770	5271003024	Jerry Lam	Kevin Pascasio	A-1	1
RPPL2025005341 PRJ2025-006601	12/16/2025	CONVERT GARAGE TO JADU (472 SF	6812 Sultana Avenue, San Gabriel CA 91775	5381001032	Mary Dela Fuente	Uriel Mendoza	R-A	5

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RPPL2025005346 PRJ2025-006607	12/16/2025	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	Uriel Mendoza	R-3	5
RPPL2025005361	12/16/2025	REBUILDING SINGLE STORY RESIDENCE - Case Materials are under CREB2025001357	6859 N Vista Street, San Gabriel CA 91775	5376036051	Robert Friedman	Stacy Corea	R-1	5
RPPL2025005368 PRJ2025-006634	12/17/2025	PRJ2025-006634 • Converting an attached Garage to a Junior ADU @ 6666 Kimdale Road Converting an attached Garage to a Junior ADU	6666 Kimdale Road, San Gabriel CA 91775	5375004003	Fatemeh Ansari	Joshua Pereira	R-1	5
RPPL2025005403 PRJ2025-006663	12/18/2025	New 2-story wood framed structure with 2 ADU's, one on each floor.	2052 E Washington Boulevard, Pasadena CA 91104	5743001011	pati Ornelas	Anthony Curzi	R-3	5

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RPPL2025005425 PRJ2025-006687	12/18/2025	(N) DETACHED ADU 1,068 S.F. 1 PORCH 55 S.F. , I PATIO 177 S.F. ,1 GAZEBO REMOVE.	241 E Pamela Road, Monrovia CA 91016	8513005016	Vincent Jiang	Stacy Corea	R-1	5
RPPL2025005431 PRJ2025-006697	12/19/2025	PRJ2025-006697 - New detached 501 sq. ft. ADU.	1539 N Harding Avenue, Pasadena CA 91104	5853011010	Rita Noravian	Amir Bashar	R-1-7500	5
Special Events Permit Number of Plans: 1								
RPPL2025005353 PRJ2025-006619	12/16/2025	<p>Pasadena Jewish Temple and Center (“PJTC”) Fire Anniversary and Commemoration Event - January 6, 2026</p> <p>We are hosting a Commemoration Event for the Eaton Fire and Pasadena Jewish Temple and Center as it burned down entirely We want to host the event on our parking lot which has been cleared and is safe by FEMA. We are seeking an event and tent permit to have the event on January 6th at our property on 1434 N Altadena Drive. We will have valet parking and it will be safe and secure. We will setup on MOnday the 5th and tear down on the 7th. The event is on the 6th</p>	1434 N Altadena Drive, Pasadena CA 91107	5751004019	Hasmig Boyajian	Zoe Axelrod	C-2	5
Zoning Conformance Review Number of Plans: 7								
RPPL2025005312 PRJ2025-004097	12/15/2025	TEMPORARY STORAGE of relocated building to be used in future as an ADU PRJ2025-004097 1) Relocate an existing 583 sq. ft. 1-story residence from Los Angeles to Altadena to be used as a detached ADU.	1008 E Poppyfields Drive, Altadena CA 91001	5844004014	JACQUES LARAMEE	Sean Donnelly	R-1-7500	5
RPPL2025005334 PRJ2025-006593	12/15/2025	ADDITION OF 145SQFT INCLUDING REAR BEDROOM REMODEL AND ADDITION OF 1.5 BATHS	955 Concha Street, Altadena CA 91001	5842015008	Bill Gosen	Stacy Corea	R-1-7500	5
RPPL2025005339 PRJ2025-006509	12/16/2025	INTERIOR RENOVATION OF (E) SFD 1726 SF FROM 3 BEDROOM 2 BATHROOM TO 5 BEDROOM 4 BATHROOM CONVERT GARAGE TO JADU (472 SF)	6812 Sultana Avenue, San Gabriel CA 91775	5381001032	Mary Dela Fuente	Uriel Mendoza	R-A	5

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RPPL2025005343 PRJ2025-006604	12/16/2025	105 LF RETAINNG WALL WITH MAXIMUM 4 FT HEIGHT AND 3.5 SF GUARDRAIL ON TOP	3565 McNally Avenue, Altadena CA 91001	5831012031	Ara Hayrapetyan	Uriel Mendoza	R-1-7500	5
RPPL2025005352 PRJ2025-006617	12/16/2025	PRJ2025-006617 • 52 SF Addition & 291 SF interior remodel of kitchen and laundry @ 1250 E New York Dr	1250 E New York Drive, Altadena CA 91001	5849002003	Wendy Wilson	Joshua Pereira	R-1-7500	5
RPPL2025005399 PRJ2025-006608	12/18/2025	NEW POOL, NEW SPA & NEW BAJA (N) 3' HT RETAINING WALL (L:40')	5051 Humphrey Way, La Crescenta CA 91214	5804022082	Costa Gurevitch	Uriel Mendoza	R-1-10000	5
RPPL2025005401 PRJ2025-006660	12/18/2025	Adding 84 SF roof extension at the front of the main house existing approved permit number BLDR180712002756	1815 Kinneloa Canyon Road, Pasadena CA 91107	5860012008	SAMEH ELAWAMRY	Anthony Curzi	R-1-20000	5