

DRP Plans Filed - West San Gabriel Valley Planning Area

Between 5/17/2026 and 5/24/2026

Total Cases Filed: 29

Housing Permit - Administrative								
Number of Plans: 1								
PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026001880 PRJ2025-004580	5/19/2026	5827008072	2214 Windsor Avenue, Altadena CA 91001	ALTADENA	SB 35 - 52 unit 100% affordable project.	Diana Gonzalez	C-M	Michael Miller
Permits								
Number of Plans: 15								
PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPAP2026002139 PRJ2025-004580	5/18/2026	5827008072	2214 Windsor Avenue, Altadena CA 91001	ALTADENA	SB 35 - 52 unit 100% affordable project.	Diana Gonzalez	C-M	Michael Miller
RPAP2026002144	5/18/2026	5377019019	849 Madre Street, Pasadena CA 91107	EAST PASADENA	Change of concrete tile roof to standing seam metal roofing system	Michele Bush	R-1-40000	Taylor Francis
RPAP2026002145	5/18/2026	5755033010	3853 E Colorado Boulevard, Pasadena CA 91107	EAST PASADENA	(E) MOTEL- REVISION TO PREVIOUS CUP. BUILDING A AND B TO REMAIN AS IS. ADD THREE MOTEL ROOMS IN BUILDING C WITHIN (E) BUILDING. NO CHANGE OF USE AND NO ADDITION. ADD THREE PARKING SPACES FOR ADDED ROOMS.	Michele Bush	MXD	Natalie Kazanjian

RPAP2026002150	5/18/2026	5851003003	1736 N Sierra Bonita Avenue, Pasadena CA 91104	ALTADENA	(VOID - DEFICIENT: COC) The project proposes a Certificate of Compliance and Lot Tie Agreement to combine the subject parcels for development purposes while preserving the underlying C2 and R2 zoning designations. Utilizing the State Density Bonus Law and AB 1287 incentives, the proposed multi-family residential development will consist of a four-story building with a maximum height of 50 feet, containing a total of 22 dwelling units. Of the proposed units, 11 will be designated as affordable housing units in compliance with applicable density bonus provisions.	Timothy Stapleton	C-2, R-2	Kevin Kohan
RPAP2026002158	5/18/2026	5373003007	8240 E Live Oak Street, San Gabriel CA 91776	EAST SAN GABRIEL	PROPOSE NEW MAIN HOUSE 1.278 SQ FT PROPOSE NEW GARAGE 443 SQ FT PROPOSE NEW ATTACHED ADU 1,200 SQ FT PROPOSE NEW DETACHED ADU 600 SQ FT DEMOLISH ALL EXISTING STRUCTURES ON SITE (UNDER SEPARATE PERMIT)	Michele Bush	R-1	Yang Wang
RPAP2026002166	5/19/2026	5844015017	1117 E Altadena Drive, Altadena CA 91001	ALTADENA	New 15'x30' pool and 7'x7' spa	Sean Donnelly	R-1-20000	Amit Litinsky
RPAP2026002168 PRJ2026-002301	5/19/2026	5225031918	4700 Ramona Boulevard, Monterey Park CA 91754		COUNTY - Time extension of permit RPPL2024002207	Larry Jaramillo		Sharon Velasquez
RPAP2026002170	5/19/2026	5381020004	6516 Lober Place, San Gabriel CA 91775	SOUTH SANTA ANITA - TEMPLE CITY	New Detached ADU-(1,200 s.f.)	Michele Bush	R-1	BRUCE LUO
RPAP2026002179	5/19/2026	5275008007	7958 Hill Drive, Rosemead CA 91770	SOUTH SAN GABRIEL	(INCOMPLETE 06/03/2026) PROPOSED 1-STORY SFD PER SB9 AND PROPOSED ACCESSORY DWELLING UNIT (ADU)	Lemessis Quintero	R-A	iliana Sandoval
RPAP2026002188	5/20/2026	5279005017	7917 Nannestad Street, Rosemead CA 91770	SOUTH SAN GABRIEL	NEW 2-STORY SINGLE FAMILY DWELLING & 1-STORY ACCESSORY DWELLING UNIT CONVERSION	Andrew Flores	R-1	Jerry Lam

RPAP2026002190 PRJ2026-002012	5/20/2026	5827011903	2231 Lincoln Avenue, Altadena CA 91001	ALTADENA	CORE and Friends: Lincoln Lot Series (6 weekends) Dates and description: May 23th: 10-1. Mosaic workshop by community member Alma Cielo, light refreshments, seed giveaway from Altadena Seed Library and Altadena Poppy Project, and plant vending from Standard Design Group. May 30th: 10-12. Bike repair and safety class by community member and town council member Dorothy Wong. Potential helmet giveaway from sponsor. Light refreshments. June 13th: Less confirmed details here, but hoping to loop in with Altadena Pride. Will likely be another sort of skillshare or lecture, along with some local refreshments. More dates with unconfirmed events: June 27th, July 11th, July 25th Potential future activities: Salsa class and community plaza-style hangout; fire safety talk and prep for fire season with CORE's Fire Safety team; maker's market showcasing Altadena's many creatives and small businesses	Zoe Axelrod	C-3	Clara Zervigon
RPAP2026002194	5/20/2026	5277024027	2029 Agnolo Drive, Rosemead CA 91770	SOUTH SAN GABRIEL	[CORRECTIONS DUE 6/4] As-built patio cover permit for an existing attached patio structure. 18 ft x 12 ft attached to rear of single-family residence. Project is to legalize existing construction.	Andrew Flores	R-1	Joanne Ye
RPAP2026002195	5/20/2026	5863030080	743 Via Arezzo Place, Altadena CA 91001	ALTADENA	New pool	Michele Bush	SP	Erik Reyes, Leonel Rayas
RPAP2026002198	5/20/2026	5850022014	1373 N Oxford Avenue, Pasadena CA 91104	ALTADENA	Permit after the fact 74 SQ.FT. of house addition	Michele Bush	R-1-7500	BEDROS DARKJIAN
RPAP2026002201	5/20/2026	5846010004	2534 Highland Avenue, Altadena CA 91001	ALTADENA	(N) POOL & (N) SPA INSIDE POOL (88 SQ. FT.) 286 SQ. FT.	Carmen Sainz	R-1-7500	Pnina Elias

**Site Plan Review - Ministerial
Number of Plans: 9**

PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026001854 PRJ2026-002251	5/18/2026	5841032023	737 E Altadena Drive, Altadena CA 91001	ALTADENA	PRJ2026-002251 • Tenant improvement w/ ADU Display @ 737 E Altadena Dr (See internal notes) Use the space for an Altadena Resource Center where we can meet with families to advance rebuilding Create an office and presence in the community where we can engage in useful ways with various parties involved in the rebuilding to accelerate progress Offer a portion of our ReStore inventory for public purchase. Like our ReStore in Pasadena, this is where people can purchase furniture and supplies associated with building and furnishing a home. Set a sample ADU in the parking lot which will serve as an example so families can see the size and design of a typical ADU like the ones we are building in Altadena.	Joshua Pereira	C-1	Mitchell Wong
RPPL2026001859 PRJ2026-002259	5/18/2026	5854008016	1898 N Harding Avenue, Altadena CA 91001	ALTADENA	PRJ2026-002259 • Addition to existing SFD and interior remodel @ 1898 N Harding Ave Addition to existing SFD and interior remodel	Joshua Pereira	R-1-7500	Amit Litinsky
RPPL2026001863 PRJ2026-002264	5/18/2026	5829041022	2742 Glen Avenue, Altadena CA 91001	ALTADENA	PRJ2026-002264 • (N) 920 SF 2 BED 2 BATH DETACHED ADU @ 2742 Glen Ave NEW CONSTRUCTION 920 SF 2 BED 2 BATH ADU IN REAR OF PROPERTY	Joshua Pereira	R-1-7500	Permits Karabachian Architects Inc.
RPPL2026001871 PRJ2026-002275	5/18/2026	5271005057	553 Darlington Avenue, Rosemead CA 91770	SOUTH SAN GABRIEL	Detached ADU (1188 sf) with Balcony (183sf) and Garage (710 sf).	Pauline Monroy	A-1	Jeffrey Shen
RPPL2026001875 PRJ2025-004580	5/19/2026	5827008072	2214 Windsor Avenue, Altadena CA 91001	ALTADENA	SB 35 - 52 unit 100% affordable project.	Diana Gonzalez	C-M	Michael Miller
RPPL2026001900 PRJ2026-002301	5/20/2026	5225031918	4700 Ramona Boulevard, Monterey Park CA 91754		COUNTY - Time extension of permit RPPL2024002207	Glenn Kam		Sharon Velasquez
RPPL2026001920 PRJ2026-002318	5/21/2026	5279005017	7917 Nannestad Street, Rosemead CA 91770	SOUTH SAN GABRIEL	[FEES DUE BY 6/4] NEW 2-STORY SINGLE FAMILY DWELLING & 1-STORY ACCESSORY DWELLING UNIT CONVERSION	Andrew Flores	R-1	Jerry Lam
RPPL2026001924 PRJ2026-002326	5/21/2026	5846021044	1557 E Mendocino Street, Altadena CA 91001	ALTADENA	[PENDING FEES DUE 6/4] CONVERT EXISTING GARAGE INTO NEW A.D.U. (380 SQ.FT.) & CARPORT (130 SQ.FT.)	Evan Sahagun	R-1-7500	Byron Valencia

RPPL2026001925 PRJ2026-002329	5/21/2026	5852011048	2017 E Crary Street, Pasadena CA 91104	ALTADENA	NEW 1,200 SQ. FT. DETACHED, 2-STORY, 3 BEDROOM/2.5 BATH, ADU. (PER SB543 "INTERIOR LIVABLE SPACE").	Stacy Corea	R-1-7500	Rita Noravian
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Special Events Permit
Number of Plans: 1

PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026001916 PRJ2026-002012	5/21/2026	5827011903	2231 Lincoln Avenue, Altadena CA 91001	ALTADENA	<p>CORE and Friends: Lincoln Lot Series (6 weekends) Several community-based events, including skill-share and refreshments, as well as occasional vending, which will take place on the lot.</p> <p>Dates:</p> <ul style="list-style-type: none"> • Saturday, May 23, 2026 between the hours of 10am – 4pm • Saturday, May 30, 2026 between the hours of 10am – 4pm • Saturday, June 13, 2026 between the hours of 10am – 4pm • Saturday, June 27, 2026 between the hours of 10am – 4pm • Saturday, July 11, 2026 between the hours of 10am – 4pm • Saturday, July 25, 2026 between the hours of 10am – 4pm <p>May 23th: Mosaic workshop by community member Alma Cielo, light refreshments, seed giveaway from Altadena Seed Library and Altadena Poppy Project, and plant vending from Standard Design Group.</p> <p>May 30th: Bike repair and safety class by community member and town council member Dorothy Wong. Potential helmet giveaway from sponsor. Light refreshments.</p> <p>June 13th: Less confirmed details here, but hoping to loop in with Altadena Pride. Will likely be another sort of skillshare or lecture, along with some local refreshments.</p> <p>More dates with unconfirmed events: June 27th, July 11th, July 25th</p> <p>Potential future activities: Salsa class and community plaza-style hangout; fire safety talk and prep for fire season with CORE's Fire Safety team; maker's market showcasing Altadena's many creatives and small businesses</p>	Zoe Axelrod	C-3	Clara Zervigon

Subdivisions								
Number of Plans: 1								
PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPAP2026002203	5/20/2026	5841031023	699 E Altadena Drive, Altadena CA 91001	ALTADENA	Applying for subdivision of an existing multi-family residential development into 26 individual sellable residential units.	Joshua Huntington	R-3	Ying Huang
Zoning Conformance Review								
Number of Plans: 2								
PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026001855 PRJ2026-002251	5/18/2026	5841032023	737 E Altadena Drive, Altadena CA 91001	ALTADENA	PRJ2026-002251 • Tenant improvement w/ ADU Display @ 737 E Altadena Dr (See internal notes) Use the space for an Altadena Resource Center where we can meet with families to advance rebuilding Create an office and presence in the community where we can engage in useful ways with various parties involved in the rebuilding to accelerate progress Offer a portion of our ReStore inventory for public purchase. Like our ReStore in Pasadena, this is where people can purchase furniture and supplies associated with building and furnishing a home. Set a sample ADU in the parking lot which will serve as an example so families can see the size and design of a typical ADU like the ones we are building in Altadena.	Joshua Pereira	C-1	Mitchell Wong
RPPL2026001866 PRJ2026-002269	5/18/2026	5829018028	215 W Mariposa Street, Altadena CA 91001	ALTADENA	PRJ2026-002269 • Exterior and interior expansion of (E) SFR @ 215 W Mariposa St DEMO EXISTING UNPERMITTED ADDTION 248 SQ. FT. REMODEL EXISTING RESTROOM (REPLACE WINDOW IN BATHROOM, NEW SHOWER / TUBE). REMOVE SMOKE DAMAGED DRYWALL. ADD MASTER BEDROOM WITH BATHROOM ROOM AND CLOSETS. REMOVE EXISTING 100 AMP PANEL UPGRADE WITH 200 AMP PANEL.	Joshua Pereira	R-1-7500	Alvin Panopio

