

DRP Plans Filed - West San Gabriel Valley Planning Area

Between 6/21/2026 and 6/28/2026

Total Cases Filed: 41

CUP Number of Plans: 1								
PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026002382 PRJ2026-002807	6/25/2026	5857014011	2600 N Altadena Drive, Altadena CA 91001	ALTADENA	CUP for place of cultural and religious worship by the Tongva Taraxat Paxaavxa Conservancy. This includes (1) existing single family home will be converted into a limited administrative office space, (2) construction of new two-story building with ground-floor classroom/workshop and second-floor single-family residence to replace the detached garage which was burned in the Eaton wildfire; (3) various outdoor community spaces and gardens (4) parking areas (5) retaining wall and fence	Zoe Axelrod	R-1-20000	Jerilyn Larson
Oak Tree Permit - Administrative Number of Plans: 1								
PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026002356	6/23/2026	5829015007	478 W Pentagon Street, Altadena CA 91001	ALTADENA	Retro-Active Oak Tree Permit	Laura MacMorran	R-1-7500	EMERSON, JARVIS CO TR EMERSON AND MOORE FAMILY TRUST
Oak Tree Permit - Discretionary Number of Plans: 2								

PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026002376 PRJ2026-002802	6/24/2026	5760007016	1960 Sierra Madre Villa Avenue, Pasadena CA 91107	NORTHEAST PASADENA	[PENDING FEES DUE 7/8] Oak Tree Permit to remove (1) dead Oak Tree and encroachment of (23) Oak Trees. 33 total Oaks on the property, encroachment scope includes fences/walls/gates [ZCR #RPPL2026002377]: 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 - 346'-6" TOTAL LENGTH 4. CHAIN LINK FENCE 6'-0" TALL - 1,058'-3" TOTAL LENGTH 5. WALL 6'-0" TALL - 87'-3"	Evan Sahagun	R-1-20000	Erica Adam
RPPL2026002385 PRJ2026-002807	6/25/2026	5857014011	2600 N Altadena Drive, Altadena CA 91001	ALTADENA	Oak Tree Permit - supplemental to CUP for place of cultural and religious worship by the Tongva Taraxat Paxaavxa Conservancy. This includes (1) existing single family home will be converted into a limited administrative office space, (2) construction of new two-story building with ground-floor classroom/workshop and second-floor single-family residence to replace the detached garage which was burned in the Eaton wildfire; (3) various outdoor community spaces and gardens (4) parking areas (5) retaining wall and fence	Zoe Axelrod	R-1-20000	Jerilyn Larson

Parking Deviation - Minor
Number of Plans: 1

PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026002383 PRJ2026-002807	6/25/2026	5857014011	2600 N Altadena Drive, Altadena CA 91001	ALTADENA	Minor Parking Deviation - supplemental to CUP for place of cultural and religious worship by the Tongva Taraxat Paxaavxa Conservancy. This includes (1) existing single family home will be converted into a limited administrative office space, (2) construction of new two-story building with ground-floor classroom/workshop and second-floor single-family residence to replace the detached garage which was burned in the Eaton wildfire; (3) various outdoor community spaces and gardens (4) parking areas (5) retaining wall and fence	Zoe Axelrod	R-1-20000	Jerilyn Larson

Permits Number of Plans: 20								
PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPAP2026002687	6/22/2026	5846010004	2534 Highland Avenue, Altadena CA 91001	ALTADENA	(N) POOL & (N) SPA INSIDE POOL (88 SQ. FT.) 286 SQ. FT. Void - duplicate of RPAP2026002201.	To Be Assigned Received	R-1-7500	Pnina Elias
RPAP2026002692 PRJ2025-003949	6/22/2026	5843029046	1351 Pleasant Ridge Drive, Altadena CA 91001	ALTADENA	EATON FIRE NON LIKE FOR LIKE REBUILD.- NEW 3-STORY 5,419SF SINGLE FAMILY RESIDENCE (5 BEDROOMS AND 6.5 BATHROOM) WITH 950 SF ATTACHED GARAGE	Laura MacMorran	R-1-15000	Sandra Santoyo
RPAP2026002700	6/22/2026	5377017004	3570 Lombardy Road, Pasadena CA 91107	EAST PASADENA	Subdivision Pre-Application Counseling Supplemental Form	Joshua Huntington	R-1-40000	Stanley Tsai
RPAP2026002703	6/22/2026	5748026004	260 S Virginia Avenue, Pasadena CA 91107	SAN PASQUAL	CONVERSION OF (E) ACCESSORY DWELLING UNIT INTO ONE ADU AND ONE SB9. (E) ADU PERMIT # BLDR200418002340	Uriel Mendoza	R-1	Permits Karabachian Architects Inc.
RPAP2026002706	6/22/2026	8534004052	2418 S Calmia Road, Duarte CA 91010	DUARTE	GARAGE CONVERSION TO JADU	Joshua Pereira	R-1	Dream Build
RPAP2026002708	6/22/2026	5833015036	25 E Palm Street, Altadena CA 91001	ALTADENA	SB 330 vesting	Joshua Huntington	R-1-7500	John Jung
RPAP2026002725 PRJ2026-002790	6/23/2026	5376003009	7034 La Presa Drive, San Gabriel CA 91775	EAST SAN GABRIEL	<ul style="list-style-type: none"> KITCHEN AND LIVING ROOM REMODEL; CREATE A MASTER BEDROOM SUITE; REROOF THE WHOLE EXISTING HOUSE; REMODEL EXISTING BATHROOM; REPLACE EXISTING BASEMENT ACCESS PANEL TO NEW ACCESS PANEL NEW EXTERIOR FINISH DESIGN FOR THE WHOLE HOUSE ADD LAUNDRY AND OFFICE TO EXISTING HOUSE, AREA: 175 SF 	Stacy Corea	R-1	Esther Yang
RPAP2026002731	6/23/2026	5860021007	3333 Barhite Street, Pasadena CA 91107	NORTHEAST PASADENA	Approval of RPAP2025004558 said I needed separate permit for removing garage and putting in a 20'x20' carport. Can't build the approved deck plan referenced above without removing garage.	Uriel Mendoza	R-1-20000	Wei Yu
RPAP2026002736	6/23/2026	5844027013	1511 E Altadena Drive, Altadena CA 91001	ALTADENA	[PENDING RESPONSE] NEW 209 LF RETAINING WALL WITH ABOUT 8 FT MAX HEIGHT AND 221 SF MINI PICKLE-BALL COURT	Evan Sahagun	R-1-20000	Hrach Javadvesian

RPAP2026002744	6/24/2026	5383027022	9863 Emperor Avenue, Arcadia CA 91007	SOUTH SANTA ANITA - TEMPLE CITY	to schedule a PAC to start the process To legalize the existing parcels and correct the violation of CSMA and obtain a parcel map.	Joshua Huntington	R-A	Martin Whitcomb
RPAP2026002745	6/24/2026	5845028002	1985 N Lake Avenue, Altadena CA 91001	ALTADENA	Proposed two-story 774 sq. ft. ADU in the rear of the lot	Stacy Corea	C-2	Xjvirr Thomas
RPAP2026002746	6/24/2026	5845028003	1995 N Lake Avenue, Altadena CA 91001	ALTADENA	New 2-story 774 (Interior) sq.ft. ADU	Stacy Corea	C-2	Xjvirr Thomas
RPAP2026002751	6/24/2026	5846023051	1890 E Mendocino Street, Altadena CA 91001	ALTADENA	Convert existing residential detached 2-car garage to ADU	Uriel Mendoza	R-1-7500	Traci Ozzimo
RPAP2026002773	6/25/2026	5376019029	8541 Lorain Road #A, San Gabriel CA 91775	EAST SAN GABRIEL	1. CONSTRUCT A ADU 870 SF	Michele Bush	R-1	Yanwen Zhang
RPAP2026002774	6/25/2026	5846017036	2364 Porter Avenue, Altadena CA 91001	ALTADENA	(CREB2026001600) Planning submittal : like-for-like fire rebuild (one-story single family resident)	Joshua Pereira	R-1-20000	Marisa Dewa
RPAP2026002776	6/25/2026	5832008030	3239 Grandeur Avenue, Altadena CA 91001	ALTADENA	New pool New aluminum patio New BBQ island	Michele Bush	R-1-7500	Ben Bramly
RPAP2026002779	6/25/2026	5277006010	7443 Teresa Avenue, Rosemead CA 91770	SOUTH SAN GABRIEL	Demolish the existing patio 330 sq ft Propose detached ADU 1,200 sq ft	Elsa Rodriguez	R-1	Yang Wang
RPAP2026002781	6/25/2026	5828027019	583 Figueroa Drive, Altadena CA 91001	ALTADENA	(N) 240 SF POOL	Michele Bush	R-1-7500	Leonel Rayas, Pacific Outdoor Living Pro Ponds West, Inc-California Waterscapes
RPAP2026002787	6/26/2026	5388023049	5222 Acacia Street, San Gabriel CA 91776	EAST SAN GABRIEL	1, CONVERT THE EXISTING 360 SF. OF TWO-CAR GARAGE INTO ADU. (BY REMAINING TWO EXISTING EXTERIORS WALLS AND RAISING UP THE CEILING FROM 8'-0" TO 9'-0"). 2, CONSTRUCT 571 SF. OF ROOM ADDITION TO THE ADU, THE TOTAL NEWLY CREATED ADU WILL BE 360+571= 931 SF., CONSIST OF THREE BEDROOMS, TWO BATHROOMS, ONE LIVING ROOM WITH KITCHEN.	To Be Assigned Received	R-1	Wayne Lei

RPAP2026002797	6/27/2026	5377018007	909 S Lotus Avenue, Pasadena CA 91107	EAST PASADENA	Revision to approved plan for new single family house that is under construction. BLDR211216010871 (909 S Lotus Avenue Pasadena, CA 91107)	To Be Assigned Received	R-1-40000	Eric Tsang
Referrals								
Number of Plans: 1								
PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPAP2026002768	6/25/2026	5378012025	778 S Rosemead Boulevard, Pasadena CA 91107	EAST PASADENA	Traditional Greek Festival	Michele Bush	MXD, R-1-20000	Pete Gallanis
Revised Exhibit "A"								
Number of Plans: 1								
PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026002392	6/25/2026	5388032080	4004 N Highland Court, San Gabriel CA 91776	EAST SAN GABRIEL	Replace partial of a block wall 28' x 12-6" high	Perla Inclan	R-1	Ifat Brotman
Site Plan Review - Ministerial								
Number of Plans: 11								
PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026002318	6/22/2026	5846010004	2534 Highland Avenue, Altadena CA 91001	ALTADENA	(N) POOL & (N) SPA INSIDE POOL (88 SQ. FT.) 286 SQ. FT.	Altadena Office In Box	R-1-7500	Pnina Elias
RPPL2026002319	6/22/2026	8511023057	2933 S Ashmont Avenue, Arcadia CA 91006	SOUTH ARCADIA	PRJ2026-002739 • Interior remodel plus addition @ 2933 S Ashmont Ave INTERIOR REMODEL OF (E) SFR, 219 SF GROUND FLOOR ADDITION, 600 SF 2ND STORY ADDITION	Joshua Pereira	R-A	ivanna gantous
RPPL2026002320	6/22/2026	8511024015	2833 S Mayflower Avenue, Arcadia CA 91006	SOUTH ARCADIA	PRJ2026-002740 - Revision to RPPL2025004716 to change ADU height from 14'-3 ¼" to 14'-9 ½"	Daniel Alcayaga	R-A	Edgar Hakobyan
RPPL2026002336 PRJ2026-002760	6/23/2026	5847020018	1369 Boston Street, Altadena CA 91001	ALTADENA	PRJ2026-002760 • ADU (garage) conversion (583.5 s.f.) + new addition (296 s.f.) @ 1369 Boston St ADU (garage) conversion (583.5 s.f.) + new addition (296 s.f.)	Joshua Pereira	R-1-7500	David Law

RPPL2026002338 PRJ2026-002762	6/23/2026	5845002006	2528 Lake Avenue, Altadena CA 91001	ALTADENA	Proposed Tenant Improvement for Aesthetic Skin and Wellness Center	Uriel Mendoza	C-3	Anna Piaseczna, Gaspar De La Rosa
RPPL2026002339 PRJ2026-002765	6/23/2026	5755011008	3636 Thorndale Road, Pasadena CA 91107	EAST PASADENA	First floor addition at rear (221 sf) - Kitchen & living room remodel (246 sf) - Second floor addition (367 sf)	Uriel Mendoza	R-1	Susan Salehi
RPPL2026002340 PRJ2026-002766	6/23/2026	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)	Uriel Mendoza	R-1	Yang Wang
RPPL2026002355 PRJ2026-002783	6/23/2026	5377037028	998 S San Gabriel Boulevard, Pasadena CA 91107	EAST PASADENA	PRJ2026-002783: CONVERT EXISTING GARAGE INTO 1,200 SF ADU AND ADD ATTACHED 500 SF J.ADU. NEW PROPOSED ADU SHALL INCLUDE NEW BEDROOMS, KITCHEN, AND LIVING ROOM. 2-Story Addition to existing SFR is associated with RPPL2024001353 approval.	Jolee Hui	R-1-10000	James An
RPPL2026002359 PRJ2026-002785	6/24/2026	5802004002	3152 El Caminito Street, La Crescenta CA 91214	MONTROSE	484 SF ADDITION FOR BEDROOM, WALK IN CLOSET, AND BATHROOM WITH 478 SF ROOF DECK, 60 SF BALCONY, AND EXTERIOR STAIRS		R-1	Hrach Javadvesian
RPPL2026002360 PRJ2026-002786	6/24/2026	5860020012	3300 Barhite Street, Pasadena CA 91107	NORTHEAST PASADENA	Proposed new two story 6,649 sf single family residence with attached four car 968 sf garage, 858 sf rear covered patio, and a 101 sf covered front porch. Demolition of existing two story building and an existing one story building.	Uriel Mendoza	R-1-20000	Haik Patian
RPPL2026002365 PRJ2026-002778	6/24/2026	5378016010	452 Raymond Drive, Pasadena CA 91107	EAST PASADENA	CONVERT EXISTING DETACHED GARAGE TO ADU	Stacy Corea	R-1	Gilbert Canlobo

Zoning Conformance Review

Number of Plans: 3

PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026002342 PRJ2026-002772	6/23/2026	5748032028	454 Northcliff Road, Pasadena CA 91107	SAN PASQUAL	To legalize the conversion of an (E) patio into a (N) addition [120 sq. ft.] to the rear of, and remodel, the (E) SFR.	Evan Sahagun	R-1	David Lei

<p>RPPL2026002364 PRJ2026-002790</p>	<p>6/24/2026</p>	<p>5376003009</p>	<p>7034 La Presa Drive, San Gabriel CA 91775</p>	<p>EAST SAN GABRIEL</p>	<ul style="list-style-type: none"> • KITCHEN AND LIVING ROOM REMODEL; • CREATE A MASTER BEDROOM SUITE; • REROOF THE WHOLE EXISTING HOUSE; • REMODEL EXISTING BATHROOM; • REPLACE EXISTING BASEMENT ACCESS PANEL TO NEW ACCESS PANEL • NEW EXTERIOR FINISH DESIGN FOR THE WHOLE HOUSE • ADD LAUNDRY AND OFFICE TO EXISTING HOUSE, AREA: 175 SF 	<p>Stacy Corea</p>	<p>R-1</p>	<p>Esther Yang</p>
<p>RPPL2026002377 PRJ2026-002802</p>	<p>6/24/2026</p>	<p>5760007016</p>	<p>1960 Sierra Madre Villa Avenue, Pasadena CA 91107</p>	<p>NORTHEAST PASADENA</p>	<p>[PENDING FEES DUE 7/8] Review of fences/walls/gates associated with Oak Tree Permit [#RPPL2026002376]:</p> <ol style="list-style-type: none"> 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 - 346'-6" TOTAL LENGTH 4. CHAIN LINK FENCE 6'-0" TALL - 1,058'-3" TOTAL LENGTH 5. WALL 6'-0" TALL - 87'-3" 	<p>Evan Sahagun</p>	<p>R-1-20000</p>	<p>Erica Adam</p>