

DRP Plans Filed - Countywide

Between 12/21/2025 to 12/28/2025

Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
CDP - SMMLCP - Administrative Number of Plans: 1								
RPPL2025005476 PRJ2025-006776	12/24/2025	PRJ2025-006776-Installation of 11.04 KW system, (24) modules, (2) 11.5 KWh Tesla Powerwall 3 Batteries with Integrated Inverters, (1) Tesla Backup Switch	20626 Medley Lane, Topanga CA 90290	4448016052	Idan Shimony	Jon Schneider	R-C-10,000	3
Certificate of Compliance Number of Plans: 2								
RPPL2025005433 PRJ2025-005657	12/22/2025	Certificate of Compliance	1736 W 107th Street, Los Angeles CA 90047	6077001006	Daniel Salmeron	Timothy Stapleton	R-2	2
RPPL2025005475 PRJ2025-006741	12/24/2025	CERTIFICATE OF COMPLIANCE	14943 Lindhall Way, Whittier CA 90604	8226022056	Juan Granados	Timothy Stapleton	R-A-6000	4
Environmental Plan Number of Plans: 1								
RPPL2025005464 PRJ2025-006760	12/23/2025					Daniel Keyribaryan		
Permits Number of Plans: 71								
RPAP2025006121	12/21/2025	New 2,998 SF, one story, Type V commercial construction to be used as office space and storage. Previously under permit number RPPL2022009133 (permit needs to be extended)	2773 Foothill Boulevard, La Crescenta CA 91214	5803012025	Sepideh Nabavi	Uriel Mendoza	MXD	5

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RPAP2025006122	12/21/2025	HVP PERMIT AND STORAGE CONTAINER PERMIT. see note	41015 43rd Street W, Palmdale CA 93551	3001006026	Kenny Gardner	Christina Carlon	A-2-2	5
RPAP2025006123 PRJ2025-006758	12/21/2025	New detached accessory dwelling unit with attached garage	5320 W Avenue M-4, Lancaster CA 93536	3101012009	Hakob Chagaian	Soyeon Choi	R-A	5
RPAP2025006124	12/21/2025	remodel and addition to existing single family house TOTAL MAIN HOUSE LIVING AREA: 3,824 SF		5378002014	Eric Tsang	Joshua Pereira	R-1	5
RPAP2025006125 PRJ2025-006741	12/22/2025	CERTIFICATE OF COMPLIANCE	14943 Lindhall Way, Whittier CA 90604	8226022056	Juan Granados	Timothy Stapleton	R-A-6000	4
RPAP2025006126	12/22/2025	business license for food establishment within the Grocery Store	970 W 1st Street, San Pedro CA 90731	7451001010	Mike Alba Leon Lopez	To Be Assigned Received	MXD	4
RPAP2025006127	12/22/2025	Remediation of code enforcement impacts to blue line stream and encroachment on protected trees.	22110 Alta Drive, Topanga CA 90290	4436026008	Kevin Kohan	Robert Glaser	A-1-10	3
RPAP2025006128	12/22/2025	Garage Legalization		3049007017	Francisco Lua	Michelle Fleishman	A-2-1	5
RPAP2025006130	12/22/2025	Convert 297 sq.ft garage to JADU, include 1 bedroom, 1 full bathroom,1 kitchen Detached one-story ADU total:1,200sqft. include: 3 full bathrooms, 1 lavatory,three bedrooms, 1 kitchen	2315 Paso Real Avenue, Rowland Heights CA 91748	8272004003	Jenny Wang	Maria Masis	R-1-6000	1
RPAP2025006131 PRJ2025-006794	12/22/2025	PRJ2025-006794 - CONSTRUCTION OF A NEW SINGLE STORY DETACHED ADU @ 946 SF. THIS WILL BE LOCATED AT THE REAR OF EXISTING HOUSE	676 Royce Street, Altadena CA 91001	5823024024	Felix Obamogie	Daniel Alcayaga	R-1-7500	5

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RPAP2025006132	12/22/2025	1. PROPOSING 1089 SF ATTACHED ADU. INCLUDING 3 BEDROOM 2 BATHROOM. 2. CONVERTING EXISTING 476 SF OF MAIN HOUSE TO JADU, INCLUDING 2 BEDROOMS. 3. PROPOSING A 308 SF OF ADDITION TO MAIN HOUSE.	1946 Kwis Avenue, Hacienda Heights CA 91745	8219008105	Junmou Li	Maria Masis	R-A-6000	1
RPAP2025006133	12/22/2025	PROPOSED 748 SF ATTACHED 1BD./1BA. ACCESSORY DWELLING UNIT. 146 SF ATTACHED PATIO COVER 310 SF ATTACHED PATIO COVER	11503 Vaga Avenue, Whittier CA 90604	8227007019	Barbara Jacobs	Maria Masis	R-A-6000	4
RPAP2025006134	12/22/2025	This application is for a Substantial Conformance Review pursuant to the Newhall Ranch Specific Plan due to the relocation of the southern bank lining for Landmark Village VTTM 53108, which is an offsite improvement.		2826122005	Jeannine Mowrey	Joshua Huntington		5
RPAP2025006135 PRJ2025-006742	12/22/2025	Proposed free standing wall for shower Detached 1/2 bathroom 49 SQ.FT	27879 Screenplay Place, Stevenson Ranch CA 91381	2826190029	Daniela Osorio	Michelle Fleishman	Newhall Ranch	5
RPAP2025006136	12/22/2025	Attached is the proposed signage permit package for the previously approved building improvements permit (RPPL2024003589). New exterior sign quantity:9 Existing modified sign quantity: 1	550 S Vermont Avenue, Los Angeles CA 90020	5077003902	MORGAN BELL	Bryan Moller		2
RPAP2025006137	12/22/2025	CONVERT (E) GARAGE TO (N) 389 SF JADU (STUDIO, 1 BATH)	21140 E Covina Hills Road, Covina CA 91724	8448013041	Evgeny Nagovitsyn	Stacy Corea	A-1-40000	1
RPAP2025006138	12/22/2025	Converting Existing Garage into a Studio ADU including a Bathroom, Kitchen and Livingroom	28950 Wagon Road, Agoura Hills CA 91301	2063016012	Mae Wachtel	Robert Glaser	R-1-2	3
RPAP2025006139	12/22/2025	New pool 25’ x 15’ - 315 sq ft New spa 15’ x 6’ - 90 sq ft	4451 W 61st Street, Los Angeles CA 90043	4003011010	Ben Bramly	Leslie Rivera	R-1	2

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RPAP2025006140	12/22/2025	Proposed addition to existing single family dwelling to be converted into ADU	32930 Longview Road, Pearblossom CA 93553	3037027013	LORENZO VARELA Stanley Membreno	Christopher Keating	A-2-2	5
RPAP2025006141	12/22/2025	480 SF TEMPORARY STATE CERTIFIED MODULAR BUILDING #1 FOR 2 RESTROOMS	8400 Huntington Drive, San Gabriel CA 91775	5376020012	Anne Wong	Uriel Mendoza	R-1	5
RPAP2025006142	12/22/2025	Build new 186 sq. ft. pool and 48 sq. ft. spa with two fire bowls and two 36" sheer descents. No concrete decking is on the contract.	2571 Boulder Road, Altadena CA 91001	5846011032	Diane Johnson	Uriel Mendoza	R-1-7500	5
RPAP2025006143	12/22/2025	-(E) 438.91 SQ FT GARAGE TO BE DEMOLISH -NEW 3345 SQ FT SB9 2 STORY HOUSE WITH 1721 SQ FT 6 CAR GARAGE -NEW 250 SQ FT GUEST HOUSE (UNDER SEPARATE PERMIT) -NEW POOL AND SPA -NEW APPROACH	649 Vallombrosa Drive, Pasadena CA 91107	5378005011	Abraham Cueto	Joshua Pereira	R-1-20000	5
RPAP2025006144 PRJ2025-006769	12/22/2025	ADDITION OF 80SF TO EXISTING 20'X18' GARAGE INTO 440 SF ADU	18414 Citrus Edge Street, Azusa CA 91702	8623015006	Fabian De La Cruz	Anthony Curzi	R-1-6000	1
RPAP2025006145	12/22/2025	CONVERT EXISTING STORAGE AREA @174 SF INTO HABITALE SPACE AND REMODEL EXISTING HOUSE @ 787 SF. TOTAL NEW SQUARE FOOTAGE IS =961	4831 W 112th Street, Inglewood CA 90304	4039019017	Felix Obamogie	Leslie Rivera	R-2	2
RPAP2025006147	12/22/2025	obtain an amendment from DRP for the new setbacks shown on the building plan set, as they differ from the approved DRP plans of RPAP2024001591	2846 Alabama Street, La Crescenta CA 91214	5803007019	Amy Lee	Uriel Mendoza	R-1-7500	5
RPAP2025006148	12/23/2025	New 726 Sqft Detached ADU and 483 sqftDetached Garage	38853 Mesquite Road, Palmdale CA 93551	3003022006	Mario Vasquez	Christina Carlon	R-A	5
RPAP2025006149	12/23/2025	have a 1500sq ft mobile home place on land		3060017030	rob santosuosso	Christina Carlon	A-1-5	5

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RPAP2025006150	12/23/2025	1. REMEDIAL REPAIR/REPLACE OF 10' HEIGHT MAX RETAINING WALL (70' LONG)	3265 Story Street, Los Angeles CA 90063	5229010014	Dave Tourje	Lemessis Quintero	R-1	1
RPAP2025006152	12/23/2025	garage conversion to ADU and main house addtions and remodeling	13437 Alanwood Road, La Puente CA 91746	8112017022	RAZ GRINBAUM	Maria Masis	A-1-6000	1
RPAP2025006153	12/23/2025	NEW DETACHED ADU 1,135 SF, THE ADU CONFIGURATION IS 3 BEDROOMS AND 2 BATHROOMS.	4325 W Avenue L4, Lancaster CA 93536	3103022033	Pedro Barragan	Michelle Fleishman	R-1	5
RPAP2025006154	12/23/2025	New Residence and SB9 Unit		3154012014	Mario Vasquez	Christopher Keating	A-2-5	5
RPAP2025006155 PRJ2021-002097	12/23/2025	CONNECT ADU TO EXISTING SEWER LATERAL.	18866 E Armstead Street, Azusa CA 91702	8629022024	Joel Perucho	Jolee Hui	R-1-6000	1
RPAP2025006156	12/23/2025	Install roof mounted PV, Powerwall ESS. Coastal Commission email included regarding CDPs.	23400 Moon Shadows Drive, Malibu CA 90265	4453030003	Tesla Energy	Robert Glaser	R-C-1	3
RPAP2025006157	12/23/2025	New in-ground gunite swimming pool and spa construction.	28434 Sunny Ridge Terrace, Castaic CA 91384	2866070005	Kyle Fowzer	Soyeon Choi	A-2-2	5
RPAP2025006158	12/23/2025	EXISTING GARAGE CONVERSION INTO 520 SQ FT ADU	710 Saybrook Avenue, Los Angeles CA 90022	6343004011	Daniel Salmeron	Lemessis Quintero	R-2	1
RPAP2025006159	12/23/2025	(VOID - DEFICIENT) Certificate of Compliance to the plan number RPAP2025005967 for DEMO (E) GARAGE NEW CONSTRUCTION TWO STORY ADU AND SB9 - 800 SF EACH - ATTACHED TO EACH OTHER, DETACHED FROM SFD. 78 SF ADDITION TO THE (E) SFD, AND ADDING WASHER DRYER INSIDE (E) SFD	16303 S Thorson Avenue, Compton CA 90221	7301016010	Pnina Elias	Timothy Stapleton	R-1	2

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RPAP2025006160	12/23/2025	Construct and operate an approximately 3.3 MW ground mounted solar energy facility.		3084006008	Ryan Nyberg	Soyeon Choi	A-2-2	5
RPAP2025006161	12/23/2025	Application for rebrand of signage.	955 Fairway Drive, Walnut CA 91789	8760007048	Julie Seimears	Maria Masis	M-1.5-BE	1
RPAP2025006162	12/23/2025	TENANT IMPROVEMENT TWO (2) FORECOURT BUILDINGS. SCOPE OF WORK INCLUDE NON-BEARING PARTITIONS, MILLWORK, CEILING WITH NEW AND EXISTING LIGHTING, DOORS, POWER & COMMUNICATION, FIXTURES	1200 N State Street, Los Angeles CA 90033	5201001901	Elizabeth Frigola Clara Catoggio Leandro Tyberg	Diana Gonzalez		1
RPAP2025006163	12/23/2025	New construction of a multi-family residential townhouse development. 35 three-story units, 3 buildings, with a central road to access private garages.	21324 E Arrow Highway, Covina CA 91724	8401021004	Nicole Hannouche	Larry Jaramillo	MXD	5
RPAP2025006164	12/23/2025	NEW 692 SQ. FT. ADU AS A SECOND-FLOOR ADDITION TO EXISTING GUEST HOUSE	450 W Archwood Place, Altadena CA 91001	5827011021	Meri Ayrapetyan	Anthony Curzi	C-3	5
RPAP2025006165	12/23/2025	CONVERT (E) 403 SF GARAGE TO ADU	2352 New York Drive, Altadena CA 91001	5853003015	George Avetisyan	Daniel Alcayaga	R-1-7500	5
RPAP2025006166	12/24/2025	Pool & Spa Only	25821 Arbor Lane, Stevenson Ranch CA 91381	2826126003	William McLaughlin	Samuel Dea	R-A-10000	5
RPAP2025006167	12/24/2025	ONE STOP SUBMISSION DEMIOLISH TWO STORY 7 UNIT APARTMENT BUILDING DEMOLSH ONE STORY COMMERCIAL BUILDING EXISTING ONE STORY OFFICE BUILDING TO REMAIN (1200 SF) CONSTRUCT FIVE STORY, 52 UNIT RESIDENTIAL APARTMENTS OVER OFFICE LEASE SPACE AND AN OPEN PARKING GARAGE	3723 Huntington Drive, Pasadena CA 91107	5378011004	Jenifer Carvalho	Glenn Kam	MXD	5

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RPAP2025006168	12/24/2025	2) DUPLEXES (2) DETACHED ADUS 1-CAR GARAGE & STORAGE	503 N Rowan Avenue, Los Angeles CA 90063	5232005015	Isabel Giraldo Dream Build	Elsa Rodriguez	R-2	1
RPAP2025006169	12/24/2025	NEW SINGLE FAMILY HOME, 2-CAR GARAGE & PATIO COVER.		3046028044	Jose Gutierrez	Samuel Dea	A-2-1	5
RPAP2025006170	12/24/2025	existing two car garage to be adu 324 sq ft	1245 E 74th Street, Los Angeles CA 90001	6024004030	Juan Leon	Elsa Rodriguez	Florence - Firestone TOD Specific Plan	2
RPAP2025006171	12/24/2025	(N) SFR 1,199 S.F. WITH (N) ATTACHED CARPORT 186 S.F. AND (N) FRONT PORCH 45 S.F.		3044014007	Angel Pelayo	Samuel Dea	A-1-1	5
RPAP2025006172	12/24/2025	ADDING 1,060 SQUARE FOOT TO EXISTING HOUSE, 2-BEDROOMS, 1-BATHROOM, KITCHEN AND DINING ROOM COMBINE EXISTING PLUS NEW ADDITION 2,032SF, 4-BED ROOMS, 2-BATHROOMS SINGLE-FAMILY RESIDENCE RELOCATING KITCHEN IN NEW ADDITION RELOCATING EXISTING 200Amp ELECTRICAL METER TO NEW NORTH WEST WALL EXISTING METER PANEL TO REMAIN AS A SUB-PANEL NEW CENTRAL HEATING AND COOLING SYSTEM	2272 Goodall Avenue, Duarte CA 91010	8521006044	Jose Cruz	Michele Bush	R-1	5
RPAP2025006173	12/24/2025	(1) . DEMOLISH (E) SUNROOM: 296 SF (2) BUILD AN DETACH A.D.U.: 999 SF (3) BUILD ADU PORCH: 28 SF	19641 Carreta Drive, Rowland Heights CA 91748	8276027018	ANGELA MAI	Maria Masis	RPD-6000 -10U	1
RPAP2025006174	12/24/2025	NEW HOUSE ADDITION	3055 Frances Avenue, La Crescenta CA 91214	5866008013	Jeffrey Liu	Michele Bush	R-1-7500	5

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RPAP2025006175	12/24/2025	INTERIOR REFRESH OF THE EXISTING POMONA MEDICAL OFFICE BUILDING (MOB) TO MORE CLOSELY ALIGN WITH CURRENT KP STANDARDS AND BRANDING. AREAS OF INTERIOR REFRESH ARE THE 1ST FLOOR LOBBY AND WAITING AREA, 2ND FLOOR WAITING AREA, MONUMENTAL STAIR, AND TOILET ROOMS.	5119 Pomona Boulevard, Los Angeles CA 90022	5250009035	Kelsey Leach	Elsa Rodriguez	3rd Street (East LA)	1
RPAP2025006176	12/24/2025	SITE PLAN REVIEW FOR RETAINING WALL & DRAINAGE PLAN	1300 N Van Pelt Avenue, Los Angeles CA 90063	5226019027	Kevin Lai	Elsa Rodriguez	R-2	1
RPAP2025006177	12/24/2025	Requesting a new 911 address assignment for [APN 3062036026]. This application is solely for the establishment of a physical address to facilitate emergency services and utility coordination for the property. No construction or site development is proposed at this time.		3062036026	Julia Nelsioni	To Be Assigned Received	A-2-2	5
RPAP2025006178	12/25/2025	NEW 2-STORY SINGLE FAMILY DWELLING OVER SUBTERRANEAN BASEMENT w/ ATTACHED 4-CAR GARAGE AND 1-RV STORAGE	25517 Oak Savannah Court, Stevenson Ranch CA 91381	2826148006	Louis Romero	To Be Assigned Received	R-1	5
RPAP2025006179	12/25/2025	NOTE: Re-apply expired project with no change: 469 s.f. two story addition consisting of a bedroom retreat on 1f and a new bedroom on 2nd floor. 37 s.f. enclosure of existing 2nd floor covered balcony into part of master bathroom. 252 s.f. of misc. interior remodel at master closet, master bathroom and converting existing bedroom into new bathroom	1363 New York Drive, Altadena CA 91001	5847017020	Richard Su	To Be Assigned Received	R-1-7500	5
RPAP2025006180	12/25/2025	New ADU (475 sq. ft.) in rear of main house.	1612 W 125th Street, Los Angeles CA 90047	6090010010	Alex Thompson	To Be Assigned Received	R-1	2
RPAP2025006181	12/25/2025	New 1-Story Family Residence		8277030021	Samuel Navarro	To Be Assigned Received	R-1-40000	1

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RPAP2025006182	12/26/2025	Pool and Spa with Firepit	4416 N Lyman Avenue, Covina CA 91724	8402018013	Jose Machuca	To Be Assigned Received	R-1-10000	1
RPAP2025006183	12/26/2025	Zoning Conformance Review new water well. Existing well cannot be used for drinking water - no well seal	47649 70th Street W, Lancaster CA 93536	3220008006	Archie Floyd	To Be Assigned Received	A-2-2.5	5
RPAP2025006184 PRJ2025-006388	12/26/2025	Master bedroom and bathroom addition; kitchen & bathroom remodel.	1983 Beverly Drive, Pasadena CA 91104	5852007038	Luc Peltier	To Be Assigned Received	R-1-7500	5
RPAP2025006185	12/26/2025	17'x30' POOL w/ 7'Ø, 18"ht. RAISED SPA w/ SPILLWAY & BAJA SHELF	15251 Saddleback Road, Canyon Country CA 91387	2841027046	Erik Reyes	To Be Assigned Received	A-1-2	5
RPAP2025006186	12/26/2025	60' x 30' Steel garage (new construction) No electrical, no plumbing	32134 Cedarcroft Road, Acton CA 93510	3208012096	Mike Rafter	To Be Assigned Received	A-2-2	5
RPAP2025006187	12/26/2025	CONVERT EXISTING GARAGE TO JADU 438SF	19378 Fadden Street, Rowland Heights CA 91748	8276012017	George Wong	To Be Assigned Received	R-1-6000	1
RPAP2025006188	12/26/2025	-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	To Be Assigned Received	R-A	5
RPAP2025006189	12/26/2025	apply for CERTIFICATE OF COMPLIANCE for our SB9 project	306 W Ventura Street, Altadena CA 91001	5828018001	Yang Bian	To Be Assigned Received	R-1-7500	5
RPAP2025006190 PRJ2025-003617	12/26/2025	(EATON FIRE NON-LIKE FOR LIKE REBUILD) NEW 1600 SF DETACHED 1-STORY DUAL ADU (UNIT #4 & UNIT #5: 2 BED, 2 BATH)	344 Crosby Street, Altadena CA 91001	5827016014	Rebecca Bonifassi	To Be Assigned Received	R-1-7500	5

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RPAP2025006191	12/26/2025	(N) ONE STORY ADDITION AT THE EXISTING S.F.D. 991 SQ.F.. 244 SQ.F. TO BE REMODELING , (EX) GARAGE TO BE DEMOLISH 408 SQ.F.. (N) TWO CAR GARAGE ATTACHED AT THE S.F.D. 696 SQ.F.(N) POCH 78 SQ.F..(N) PORCH 64 SQ.F.. (N) 1 STORY ADU 1,165 SQ.F.. (N) ONE CAR GARAGE 360 SQ.F.	3275 Richview Drive, Hacienda Heights CA 91745	8241007026	ERNESTO JARAMILLO	To Be Assigned Received	R-A-15000	1
RPAP2025006192	12/26/2025	Convert garage to Jr. ADU 345 sqft, 40 sq ft addition to Jr ADU, new 2nd floor ADU 1,166 sqft,, carport addition 408 sqft, existing residence remodel 170 sqft (add 1 bath and remodel 1 bath and kitchen, add stack washer dryer)	1410 Gloriosa Avenue, Rowland Heights CA 91748	8270011034	WALTER PATROSKE	To Be Assigned Received	R-1-6000	1
RPAP2025006193	12/27/2025	New Room Addition	36327 92nd Street E, Littlerock CA 93543	3046002014	Francisco Lua	To Be Assigned Received	A-1-1	5
RPAP2025006194	12/27/2025	NEW ATTACHED (451.91 SQ FT) ADU W/ BALCONY ABOVE EXISTING GARAGE	1216 W 123rd Street, Los Angeles CA 90044	6089015009	Jonathan Barrera	To Be Assigned Received	R-1	2
Referrals Number of Plans: 3								
RPAP2025006129	12/22/2025	Applying for Business license renewal	11034 S Inglewood Avenue, Inglewood CA 90304	4037002029	Danny Howard	To Be Assigned Received	C-2	2
RPAP2025006146	12/22/2025	The project involves a light rehabilitation of an existing five-unit naturally occurring affordable housing property. The scope is limited to minor building upgrades. No new units, demolition, expansion, or change in use is proposed. The existing building configuration will remain unchanged. The project is anticipated to be by-right and not require discretionary entitlements. The property will also record a deed restriction keeping the units affordable for 50 years.	121 S Alma Avenue, Los Angeles CA 90063	5232020020	Taylor Holland	Evan Sahagun	3rd Street (East LA)	1
RPAP2025006151	12/23/2025	zoning letter. see note	10833 E Avenue R2, Littlerock CA 93543	3027009900	Ashlee Turner	Michelle Fleishman	A-1-1	5

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Revised Exhibit "A" Number of Plans: 3								
RPPL2025005447 R2013-02356	12/22/2025	[INCOMPLETE APPLICATION - FEES AND REQUIRED MATERIALS DUE 01/05/2026] Modififcaiton of an existing unmanned wireless telecommunication facility under EFP 6409(a). Existing tower previously approved by CUP No. 201300119	183 N Humphreys Avenue, Los Angeles CA 90022	5236017044	Mark Phillips	Pauline Monroy	3rd Street (East LA)	1
RPPL2025005451 PRJ2025-006742	12/23/2025	Proposed free standing wall for shower Detached 1/2 bathroom 49 SQ.FT	27879 Screenplay Place, Stevenson Ranch CA 91381	2826190029	Daniela Osorio	Michelle Fleishman	Newhall Ranch	5
RPPL2025005459 90011	12/23/2025	1400 FT LONG RAMP RETAINING WALL FOR BUILDING #2161. 12" THICK CMU/CONCRETE retaining walls, from 4'-4.5' tall and 15.5' to 16' tall.	26101 Magic Mountain Parkway, Valencia CA 91355	2826007017	Arash Mozaffarian	Soyeon Choi	C-3 C-R	5
Site Plan Review - Ministerial Number of Plans: 30								
RPPL2025005418 PRJ2025-006676	12/22/2025	Proposal for existing SFD remodeling, with a proposed second floor, as well as new second dwelling of two floors 1,700 sf.	10920 Laurel Avenue, Whittier CA 90605	8011011005	Gaspar Belmar	Marlene Vega-Hernandez	R-2	4
RPPL2025005437 PRJ2025-006726	12/22/2025	Site Plan Review - Remodeling and Additions to a Single Family Residence. New Additions are located at Basement Level, 1st Level and a new 2nd Level.	3958 W Mount Vernon Drive, Los Angeles CA 90008	5011006019	John Poindexter	James Knowles	R-1	2
RPPL2025005439 PRJ2025-006728	12/22/2025	1. LIGALIZE GARAGE AND BONUS ROOM INTO AN ADU . ADD NEW HALL WAY TO CONNECT THE GARAGE AND BONUS ROOM 23 SF. ADU 733 SF. TOTAL. 2. LIGALIZE CARPORT #2 547 SQ. FT. 3. LIGALIZE CARPORT #3 531 SF.	1222 E 70th Street, Los Angeles CA 90001	6010014007	Luis Alcaraz	James Knowles	Florence - Firestone TOD Specific Plan	2
RPPL2025005441 PRJ2025-006731	12/22/2025	690 square feet Building Addition & alternation	2276 Bolanos Avenue, Rowland Heights CA 91748	8272029009	Edward Zheng	Dennis Harkins	R-1-6000	1

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RPPL2025005443 PRJ2025-006732	12/22/2025	Addition to existing home, add ADU and JR ADU .	230 S Siesta Avenue, La Puente CA 91746	8206008013	Francisco Ballesteros	Rick Kuo	A-1-6000	1
RPPL2025005446 PRJ2025-006736	12/22/2025	PRJ2025-006736 New 2-Story Detached ADU	5202 Leaf Avenue, Azusa CA 91702	8620009010	Karen Cravacuore	Daniel Alcayaga	R-2	1
RPPL2025005448 PRJ2025-006737	12/22/2025	PRJ2025-006737 E-playroom to become ADU 445 SF	18866 E Armstead Street, Azusa CA 91702	8629022024	Hipolito Jr Serrano	Daniel Alcayaga	R-1-6000	1
RPPL2025005449 PRJ2025-006738	12/22/2025	PRJ2025-006738 - 2 Story Garage & ADU	19912 E Lorencita Drive, Covina CA 91724	8277005027	Mauricio Aguilar	Daniel Alcayaga	R-1-40000	1
RPPL2025005450 PRJ2025-006739	12/22/2025	NEW PATIO COVER ; NEW DECK NEW FIREPLACE WALL OVER 6 FEET NEW CONCRETE DRIVEWAY	1624 Doverfield Avenue, Hacienda Heights CA 91745	8211009015	OSCAR MEDINA	Marlene Vega-Hernandez	R-A-15000	1
RPPL2025005452 PRJ2025-006744	12/23/2025	New Detached 2-story structure; Parking at lower level ADU at upper level	8407 Grape Street, Los Angeles CA 90001	6026027011	James Gosen	James Knowles	Florence - Firestone TOD Specific Plan	2
RPPL2025005453 PRJ2025-006745	12/23/2025	[Invoice due 1/08] garage and storage conversion to ADU 693 SF	4855 W 139th Street, Hawthorne CA 90250	4147015032	RAZ GRINBAUM	Leslie Rivera	R-1	2
RPPL2025005454 PRJ2025-006748	12/23/2025	New Two Story ADU 1,171 sq ft with an Open Roof Deck 198 sq ft	13011 S Towne Avenue, Los Angeles CA 90061	6130007001	Annette Jones	James Knowles	R-1	2
RPPL2025005456 PRJ2025-006746	12/23/2025	[CORRECTIONS DUE ON JANUARY 24, 2026] GARAGE CONVERSION INTO ADU AND SIDE ADDITION TO LEGALIZE EXISTING LAUNDRY ROOM.	1309 W 93rd Street, Los Angeles CA 90044	6056001002	Manuel Cortez	Daisy De La Rosa	R-2	2

Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
RPPL2025005461 PRJ2025-006753	12/23/2025	A new 2,384 sf SFR with an attached two-car garage and porch on a vacant lot.		3220022018	Nestor Perez	Soyeon Choi	A-2-2.5	5
RPPL2025005463 PRJ2025-006759	12/23/2025	· CONSTRUCTION OF A TWO-STORY 1,200 S.F. ATTACHED 3-BEDROOM, 2 & 1/2 BATHROOM ADU WITH A 99 S.F. REAR ENTRY PORCH AND A 195 S.F. COVERED BALCONY · CONSTRUCTION OF A 500 S.F. ATTACHED 1-BEDROOM JADU & A 32 S.F. ENTRY PORCH · CONSTRUCTION OF A NEW 307 S.F. PATIO COVER FOR THE EXISTING HOUSE.	316 4th Avenue, La Puente CA 91746	8206013032	MICHAEL MOLOURI	Rudy Silvas	A-1-20000	1
RPPL2025005465 PRJ2025-006758	12/23/2025	New detached accessory dwelling unit with attached garage	5320 W Avenue M-4, Lancaster CA 93536	3101012009	Hakob Chagaian	Soyeon Choi	R-A	5
RPPL2025005466 PRJ2025-006761	12/23/2025	Modification to an existing unmanned wireless telecommunication facility. Although County GIS shows the property in the City of Lynwood, all permitting as recent as 2023 have county as the permitting Jx under permit number RPPL2021001192/Project# PRJ2021-000455.	11705 S Alameda Street, Lynwood CA 90262	6150037908	Mark Phillips	Diana Gonzalez		4
RPPL2025005468 PRJ2025-006762	12/23/2025	Replacement of flagpole at [Road Maintenance Yard 526] - [27624 Parker Road Castaic CA 91384]. Flagpole will increase in height from approximately 25 feet to 40 feet. Seeking confirmation of whether or not this requires permitting from LA County Planning.	27624 Parker Road, Castaic CA 91384	2865012912	Rodolfo Garduno Aaron Chiang Brian Ku	Larry Jaramillo	C-2	5
RPPL2025005469 PRJ2025-006767	12/23/2025	Applying for a SEA Counseling Application for a 431 sq. ft. one story addition	4690 Live Oak Canyon Road, La Verne CA 91750	8669026047	Greg Mitchell Kurt von Hatten	Jolee Hui	A-1-10000	5
RPPL2025005471 PRJ2025-006769	12/23/2025	ADDITION OF 80SF TO EXISTING 20'X18' GARAGE INTO 440 SF ADU	18414 Citrus Edge Street, Azusa CA 91702	8623015006	Fabian De La Cruz	Anthony Curzi	R-1-6000	1

Plan No. / Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
RPPL2025005472 PRJ2025-006768	12/23/2025	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	Stacy Corea	R-1	5
RPPL2025005474 PRJ2025-006656	12/24/2025	COUNTY - Preliminary review of proposed modifications to the existing fire lane to support the installation of new remote mechanical plants.	2010 Zonal Avenue, Los Angeles CA 90033	5201001901	Leandro Tyberg George Racomura	Glenn Kam		1
RPPL2025005479 PRJ2025-006786	12/24/2025	To authorize the construction of a one-story 2,040-square-foot single-family residence with an attached two-car 574-square-foot garage, an attached 216-square-foot porch, and an attached 603-square-foot rear patio in the A-1-1 Zone.		3169011011	Eric Luna	Christopher Keating	A-1-1	5
RPPL2025005480 PRJ2025-006787	12/24/2025	To authorize the construction of a one-story 2,043-square-foot single-family residence with an attached two-car 574-square-foot garage, an attached 216-square-foot porch, and an attached 603-square-foot rear patio in the R-A Zone.		3074006028	Eric Luna	Christopher Keating	R-A	5
RPPL2025005481 PRJ2025-006788	12/24/2025	To authorize the construction of a one-story 1,963-square-foot single-family residence with an attached two-car 574-square-foot garage, an attached 216-square-foot porch, and an attached 603-square-foot rear patio in the R-A Zone.		3071013027	Eric Luna	Christopher Keating	R-A	5

Plan No. / Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
RPPL2025005482 PRJ2025-006792	12/24/2025	PRJ2025-006792 - 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	Daniel Alcayaga	R-2	5
RPPL2025005483 PRJ2025-006794	12/24/2025	PRJ2025-006794 - CONSTRUCTION OF A NEW SINGLE STORY DETACHED ADU @ 946 SF. THIS WILL BE LOCATED AT THE REAR OF EXISTING HOUSE	676 Royce Street, Altadena CA 91001	5823024024	Felix Obamogie	Daniel Alcayaga	R-1-7500	5
RPPL2025005484 PRJ2025-006797	12/24/2025	New 1,000 sq. ft. 2-story detached ADU	10318 S Redfern Avenue, Inglewood CA 90304	4038012006	Marisol Barbosa	James Knowles	R-1	2
RPPL2025005485 PRJ2025-006798	12/24/2025	Convert Portions of existing residence to JADU	8407 Grape Street, Los Angeles CA 90001	6026027011	James Gosen	James Knowles	Florence - Firestone TOD Specific Plan	2
RPPL2025005486 PRJ2025-006796	12/24/2025	Submit Ministerial Site Plan Review for Existing Junior Accessory Dwelling	1175 N Unruh Avenue, La Puente CA 91744	8472036019	Luis Heredia	Rudy Silvas	C-3	1
Tentative Map - Parcel Number of Plans: 1								
RPPL2025005460 PRJ2025-006752	12/23/2025	Subdivide existing vacant lot into 4 residential parcels under SB1123. Residence was destroyed in the Altadena Fire.	2262 N Glenrose Avenue, Altadena CA 91001	5835018004	Michael Benesh	Erica Aguirre	R-1-7500	5
Zoning Conformance Review Number of Plans: 9								
RPPL2025005173 PRJ2025-006368	12/22/2025	To authorize the construction and operation of a 10.32-kW residential ground-mounted solar facility accessory to an existing one-story 672 square-foot single-family residence in the A-2-2.5 Zone.	8058 W Avenue E, Lancaster CA 93536	3220012036	Janiene Tafoya	Christopher Keating	A-2-2.5	5

Plan No. / Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
RPPL2025005434 PRJ2025-006720	12/22/2025	[FEES DUE ON JANUARY 06, 2026] TENANT IMPROVEMENT- Exiting retail building to be remodel (tenant improvement) to veterinary clinic 922 sq. ft.	3842 E Cesar E Chavez Avenue, Los Angeles CA 90063	5233010032	Jorge Gutierrez	Daisy De La Rosa	3rd Street (East LA)	1
RPPL2025005435 PRJ2025-006725	12/22/2025	Site Plan Review to create a 285 sq ft seating area within the deli section of a previously approved and operating grocery store known as Sweetwater market.	33301 Agua Dulce Canyon Road, Santa Clarita CA 91390	3212015076	Unkie Narlae Inc Rosendo Camacho Mike Ascione	Michelle Fleishman	C-3	5
RPPL2025005442 PRJ2025-006733	12/22/2025	New pool & spa	1530 E Woodbury Road, Pasadena CA 91104	5850004007	Erik Reyes Leonel Rayas	Anthony Curzi	R-1-7500	5
RPPL2025005444 PRJ2025-006734	12/22/2025	[FEES DUE ON JANUARY 06, 2025] New construction attached 2-story addition at rear of property. 1st floor addition (approx. 455.66 SF). 2nd floor addition (approx. 465.75 SF). Total construction 921.41 SF	1414 W 97th Street, Los Angeles CA 90047	6055012065	Gianna Jimenez	Daisy De La Rosa	R-2	2
RPPL2025005445 PRJ2023-002670	12/22/2025	existing first floor remodel 436 sf, addition first floor 236 sf, [n] second floor addtion 674 sf: total 1,346 sf; remove/repair covered patio 224 sf trellis 95 sf. 2 new patios 46 sf	21455 Mayan Drive, Chatsworth CA 91311	2818031020	Nancy Hernandez	Christopher La Farge	R-1-6000	5
RPPL2025005455 PRJ2025-006749	12/23/2025	Fire Rebuild Master Plan - 2,612 sf, 3-bedroom, 3-bathroom SFR	320 W Temple Street, Los Angeles CA 90012	5161005910	Aaron Gonzalez	Zoe Axelrod		1
RPPL2025005462 PRJ2025-006754	12/23/2025	New patio cover at the rear of an existing SFR.	15230 Saddleback Road, Canyon Country CA 91387	2841027038	Francisco Lua	Soyeon Choi	A-1-2	5
RPPL2025005473 PRJ2025-006772	12/23/2025	PRJ2025-006772 • NEW 8'x45' SWIMMING POOL WITH AUTOMATIC POOL COVER @ 1299 Avocado Terrace NEW 8'x45' SWIMMING POOL WITH AUTOMATIC POOL COVER	1299 Avocado Terrace, Pasadena CA 91104	5849001007	JEREMY FLETCHER	Joshua Pereira	R-1-7500	5

Zoning Verification Letter

Number of Plans: 2

Plan No. / Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
RPPL2025005436	12/22/2025	<p>ZONING VERIFICATION LETTER - Request for Zoning Confirmation and Use Verification Letter</p> <p>1301 Storm Parkway</p> <p>(Single Development across three parcels within two jurisdictions)</p> <p>APN: 7347-018-062 (within County of Los Angeles jurisdiction)</p> <p>APN: 7347-018-020 (within County of Los Angeles jurisdiction)</p> <p>APN: 7347-018-010 (within City of Los Angeles jurisdiction)</p>	1301 Storm Parkway, Torrance CA 90501	7347018062		Daisy De La Rosa		2
		<p>As the above-referenced property is a single development that may require zoning, building and fire actions and permits from both jurisdictions, please include an explanation as to how the jurisdictions share responsibilities for zoning, building and fire activities, and how the property owner should proceed to request any actions for development on the property.</p>						
		<p>Ferguson seeks to occupy the above-referenced location for the purpose of establishing the following uses or activities:</p>						
		<p>Wholesale distribution, internet and ancillary retail trade sales of plumbing, lighting, appliances, heating, ventilation, air conditioning, waterworks, PVF, fire suppression, janitorial, sanitation, tools and safety products, and related building and MRO materials, equipment, products, fixtures, parts and supplies, together with related offices, administrative uses.</p>						
		<p>In addition to verifying that the above uses and activities are permitted within the identified zoning district, please include answers to the following in the zoning conformation and use verification letter:</p>						
		<p>-- What is the current zoning designation? What is the date of construction? Has the designation changed since the property was constructed? If this is a planned development, please include</p>						

Plan No. / Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
		<p>a copy of the approval documents and bulk and area requirements.</p> <p>-- Is it possible to confirm that the proposed uses noted above of the Subject Property are permitted within the zoning verification letter?</p> <p>-- Are these uses permitted within the current zoning district as a matter of right, without the requirement of any special or conditional use permit, variance, or other special exception?</p> <p>-- Is there an active/current conditional/special use permit or other zoning approval for the Subject Property? If so, please provide a copy of the CUP approval and conditions and any appropriate drawings or plans; If not, please detail the extent that any of the proposed uses noted above can be conducted without the requirement of any special or conditional use permit, variance, or other special exception.</p> <p>-- Please attach any Certificate(s) of Occupancy or Certificate(s) of Use on file.</p> <p>-- Are there any open building, fire or zoning code violations at the Subject Property?</p> <p>Please confirm in writing, on official municipality letterhead, that the proposed use is permitted under the zoning designation applicable to the facility as a matter of right, without the requirement of any special or conditional use permit, variance, “grandfathering” or other special exception. If possible, please reference the applicable zoning ordinance section(s) that confirm your findings.</p> <p>Please advise if any requested information that must be obtained from other departments and the manner in which to do so.</p>			Vance Pomeroy		M-2-IP-GZ	

Plan No. / Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
RPPL2025005470	12/23/2025	[01/07] The project involves a light rehabilitation of an existing five-unit naturally occurring affordable housing property. The scope is limited to minor building upgrades. No new units, demolition, expansion, or change in use is proposed. The existing building configuration will remain unchanged. The project is anticipated to be by-right and not require discretionary entitlements. The property will also record a deed restriction keeping the units affordable for 50 years.	121 S Alma Avenue, Los Angeles CA 90063	5232020020	Taylor Holland	Evan Sahagun	3rd Street (East LA)	1