

DRP Plans Filed - West San Gabriel Valley Planning Area

Between 01/18/2026 to 01/25/2026

| Plan No./ Project No. | Application Date | Description | Location | Parcel Number | Applicant | Planner | Zone Code | SD |
|---|---------------------|---|---|---------------|-------------------------|-------------------|-----------|----|
| Certificate of Compliance | | | | | | | | |
| Number of Plans: 1 | | | | | | | | |
| RPPL2026000228 PRJ2026-000301 | 01/22/2026 | Certificate of Compliance | 1225 E Altadena Drive, Altadena CA 91001 | 5844016007 | Gregory Van Grunsvan | Timothy Stapleton | R-1-20000 | 5 |
| Oak Tree Permit - Administrative | | | | | | | | |
| Number of Plans: 1 | | | | | | | | |
| RPPL2026000249 PRJ2024-000652 | 01/22/2026 | Retroactive Oak tree branch removal - Administrative permit related to: EATON FIRE LIKE-FOR-LIKE REBUILD--- Single-Family Residence with previous SPR approval RPPL2024000962 on March 17, 2024. Submitted Plans (upload date February 10, 2025) substantially match previous approval. No DRP review for this rebuild is required. drpdrt PROCEED TO BUILDING AND SAFETY FOR PERMITTING. Site Plan Review to Rebuild a Single-Family Residence and Accessory dwelling Unit. | 1265 E Mendocino Street, Altadena CA 91001 | 5846008015 | stephen sredni | Sean Donnelly | R-1-7500 | 5 |
| Permits | | | | | | | | |
| Number of Plans: 22 | | | | | | | | |
| RPAP2026000207 PRJ2026-000335 | 01/18/2026 | (N) 2,918 SF DETACHED 2-STORY SB 9 UNIT (5 BED, 5 BATH, 1 POWDER) | 3100 Santa Carlotta Street, La Crescenta CA 91214 | 5802003014 | Arthur Najaryan | Stacy Corea | R-1 | 5 |

| Plan No./ Project No. | Application Date | Description | Location | Parcel Number | Applicant | Planner | Zone Code | SD |
|--------------------------|---------------------|--|---|---------------|------------------------|----------------------------|-----------|----|
| RPAP2026000208 | 01/18/2026 | (VOID - COC ON TITLE) Certificate of Compliance | 3100 Santa Carlotta Street, La Crescenta CA 91214 | 5802003014 | Arthur Najaryan | Timothy Stapleton | R-1 | 5 |
| RPAP2026000211 | 01/19/2026 | GARAGE CONVERSION TO ADU 347 SF | 2918 Santa Carlotta Street, La Crescenta CA 91214 | 5802023005 | Ted Gourehzar | Joshua Pereira | R-1 | 5 |
| RPAP2026000218 | 01/19/2026 | Applying for site plan review per the planner's request Scope of work: PROPOSING 8 DETACHED ADUs IN REAR YARD OF AN EXISTING MFD PER SB 1211 AND PROPOSING NEW UNCOVERED PARKING RPAP2025006040 | 2218 Mira Vista Avenue, Montrose CA 91020 | 5807008008 | ADU Resource Center | Uriel Mendoza | R-3 | 5 |
| RPAP2026000219 | 01/19/2026 | DEMOLISH GARAGE & SHED (N) 1,200 SF 2-STORY DETACHED ADU 3 BED 3 BATH W/ (N) 400 SF 2-CAR ATTACHED GARAGE (N) 1,200 SF 3-STORY ATTACHED ADU 3 BED 3 BATH W/ (N) 490 SF 2-CAR ATTACHED GARAGE (N) 1,200 SF 3-STORY SECOND UNIT 3 BED 3 BATH W/ (N) 490 SF 2-CAR ATTACHED GARAGE | 3517 Milton Street, Pasadena CA 91107 | 5754020029 | David Lei | Stacy Corea | R-2 | 5 |
| RPAP2026000221 | 01/19/2026 | NEW SINGLE FAMILY HOUSE, WITH DETACHED ADU AND ATTACHED JADU- FIRE REBUILD | 3036 La Corona Avenue, Altadena CA 91001 | 5832016005 | Ziyi Yang | Leslie Rivera | R-1-7500 | 5 |
| RPAP2026000222 | 01/20/2026 | 1.- NEW ADDITION TO THE EXISTING HOUSE TO CREATE AN JADU 500 SQ FT. 2.- NEW ATTACHED ADU OF 795 SQ.FT. 3.- E) GARAGE CONVERSION INTO AN ADU OF 1,192 SQ.FT. | 696 Devirian Place, Altadena CA 91001 | 5829025006 | Luis Yanez | To Be Assigned Received | R-1-7500 | 5 |
| RPAP2026000232 | 01/20/2026 | 1. ADDITION OF (N) BEDROOM #4 & BEDROOM #3, (N) BATHROOM #3 AND (N) LAUNDRY TO EXISTING HOUSE. 2. REMODEL TO EXISTING HOUSE. | 494 Colman Street, Altadena CA 91001 | 5839005008 | Eric Cabrera | To Be Assigned Received | R-1-10000 | 5 |

| Plan No./ Project No. | Application Date | Description | Location | Parcel Number | Applicant | Planner | Zone Code | SD |
|----------------------------------|---------------------|---|---|---------------|----------------------|-------------------------|-----------|----|
| RPAP2026000235 | 01/20/2026 | Amendment to RPPL2024004188 Roof height revised from 15'9" to 17'2" | 5022 Florinda Avenue, Temple City CA 91780 | 8574014011 | Emi Terauchi | To Be Assigned Received | R-1 | 5 |
| RPAP2026000240 | 01/20/2026 | CONVERT (E) 368 SF AND (N) 533 SF ADDITION TO TOTAL 901 SF ADU | 2808 Loganrita Avenue, Arcadia CA 91006 | 8511025007 | Julia Timsit | To Be Assigned Received | R-A | 5 |
| RPAP2026000242 PRJ2026-000301 | 01/20/2026 | Certificate of Compliance | 1225 E Altadena Drive, Altadena CA 91001 | 5844016007 | Gregory Van Grunsven | Timothy Stapleton | R-1-20000 | 5 |
| RPAP2026000260 | 01/21/2026 | This is Amendment review for approved RPPL2025003195, Pedestrian gates added on Lotus Ave to get address for ADU on Lotus | 3612 E California Boulevard, Pasadena CA 91107 | 5378006003 | Feng Xiao | To Be Assigned Received | R-1-20000 | 5 |
| RPAP2026000266 | 01/21/2026 | SITEPLAN AMENDMENT RELOCATE APPROVED 1,250 SF COVERED PATIO PAD AND BUILD NEW 700 SF COVERED PATIO | 813 Madre Street, Pasadena CA 91107 | 5377019015 | Stanley Tsai | To Be Assigned Received | R-1-40000 | 5 |
| RPAP2026000269 | 01/21/2026 | Adu | 7154 Mooney Drive, Rosemead CA 91770 | 5277001013 | CLIVE LIU | To Be Assigned Received | R-1 | 1 |
| RPAP2026000271 | 01/21/2026 | Garage conversion to an ADU | 5124 Circle Vista Avenue, La Crescenta CA 91214 | 5804022069 | Artin Grigori | To Be Assigned Received | R-1-10000 | 5 |
| RPAP2026000273 | 01/21/2026 | INTERIOR REMODEL AND 32 SF ADDITION TO THE EXISTING HOUSE. NEW PATIO AT ENTRANCE: 18'-6" x 6'-8" | 4418 Young Drive, Montrose CA 91020 | 5810014009 | Ariel Khachatourian | To Be Assigned Received | R-1 | 5 |
| RPAP2026000274 | 01/21/2026 | 210 sf addition to single-family residence | 1998 Rose Villa Street, Pasadena CA 91107 | 5330015025 | Voula Becker | To Be Assigned Received | R-1 | 5 |
| RPAP2026000275 PRJ2024-003054 | 01/22/2026 | [SITE PLAN AMENDMENT: RPPL2024004528] Adding Breezeway and Patio Cover to the approved ADU | 2211 Falling Leaf Avenue, Rosemead CA 91770 | 5284021020 | Jesus Covarrubias | Evan Sahagun | R-A | 1 |

| Plan No./ Project No. | Application Date | Description | Location | Parcel Number | Applicant | Planner | Zone Code | SD |
|----------------------------------|---------------------|---|--|---------------|----------------|-------------------------|-----------|----|
| RPAP2026000293 PRJ2024-000652 | 01/22/2026 | <p>Retroactive Oak tree branch removal - Administrative permit related to :</p> <p>EATON FIRE LIKE-FOR-LIKE REBUILD--- Single-Family Residence with previous SPR approval RPPL2024000962 on March 17, 2024. Submitted Plans (upload date February 10, 2025) substantially match previous approval. No DRP review for this rebuild is required. drpdrt</p> <p>PROCEED TO BUILDING AND SAFETY FOR PERMITTING.</p> <p>Site Plan Review to Rebuild a Single-Family Residence and Accessory dwelling Unit.</p> | 1265 E Mendocino Street, Altadena CA 91001 | 5846008015 | stephen sredni | Sean Donnelly | R-1-7500 | 5 |
| RPAP2026000295 | 01/23/2026 | (N) 588 SF DETACHED ADU (2 BED, 1 BATH) | 2325 N Navarro Avenue, Altadena CA 91001 | 5835017028 | scott uriu | To Be Assigned Received | R-1-7500 | 5 |
| RPAP2026000301 | 01/23/2026 | 274 s.f. addition (Bedroom, Half Bathroom) in front yard Pool in rear yard | 2432 El Moreno Street, La Crescenta CA 91214 | 5804007021 | jaeduk yang | To Be Assigned Received | R-1-10000 | 5 |
| RPAP2026000317 | 01/24/2026 | 1. NEW DETACHED ADU 1,199 SF 2. 1-CAR GARAGE 281.3 SF 3. PATIO 393.8 SF 4. BALCONY 235.8 SF | 9167 Ardendale Avenue, San Gabriel CA 91775 | 5382004032 | yubin xie | To Be Assigned Received | R-1 | 5 |

Site Plan Review - Ministerial

Number of Plans: 7

| | | | | | | | | |
|----------------------------------|------------|--|--|------------|---------------|----------------|-----------|---|
| RPPL2026000189 PRJ2026-000280 | 01/20/2026 | <p>PRJ2026-000280 • NEW 3345 SQ FT SB9 @ 649 Vallombrosa Dr</p> <p>-(E) 438.91 SQ FT GARAGE TO BE DEMOLISH</p> <p>-NEW 3345 SQ FT SB9 2 STORY HOUSE WITH 1721 SQ FT 6 CAR GARAGE</p> <p>-NEW 250 SQ FT GUEST HOUSE (UNDER SEPARATE PERMIT)</p> <p>-NEW POOL AND SPA</p> <p>-NEW APPROACH</p> | 649 Vallombrosa Drive, Pasadena CA 91107 | 5378005011 | Abraham Cueto | Joshua Pereira | R-1-20000 | 5 |
|----------------------------------|------------|--|--|------------|---------------|----------------|-----------|---|

| Plan No./ Project No. | Application Date | Description | Location | Parcel Number | Applicant | Planner | Zone Code | SD |
|----------------------------------|---------------------|--|---|---------------|-------------------|---------------|-----------|----|
| RPPL2026000196 PRJ2026-000289 | 01/20/2026 | 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 | Uriel Mendoza | C-2 | 5 |
| RPPL2026000199 PRJ2026-000291 | 01/20/2026 | New 1,532 S.F. 2-Story SB-9 UNIT, with 1-Liv, 1-Kit, 3-Bed, 4-Bath, and New 433 S.F. Garage. | 3004 Wallingford Road, Pasadena CA 91107 | 5377037023 | Sarina Truong | Uriel Mendoza | R-1-10000 | 5 |
| RPPL2026000200 PRJ2026-000293 | 01/20/2026 | 1. (E) 247 S.F DECK at (E) SFD to be demolished. 2. (E) 453 S.F. Garage to be demolished. 3. (N) 1,200 S.F. 2-Story ADU with 1-Liv, 1-Kit, 3-Bed, 3-Bath, 1-Laundry. | 3004 Wallingford Road, Pasadena CA 91107 | 5377037023 | Sarina Truong | Uriel Mendoza | R-1-10000 | 5 |
| RPPL2026000219 PRJ2026-000319 | 01/21/2026 | Installation of a new sports court, drinking fountain, landscape, and hardscape. | 77 W Mountain View Street, Altadena CA 91001 | 5835013904 | ROBERT NAVA | Jason Wasmund | O-S | 5 |
| RPPL2026000225 PRJ2026-000328 | 01/21/2026 | 1.ADD NEW ATTACHED ADU: 800 S.F WITH TWO BEDROOMS AND TWO BATHS, NEW PATIO:200 S.F. 2.UNPERMITTED STRUCTURE WILL BE DEMO(335 S.F) | 11243 Daneswood Drive, Arcadia CA 91006 | 8573025019 | JASMINE FANG | Stacy Corea | R-1 | 5 |
| RPPL2026000234 PRJ2026-000335 | 01/22/2026 | (N) 2,918 SF DETACHED 2-STORY SB 9 UNIT (5 BED, 5 BATH, 1 POWDER) | 3100 Santa Carlotta Street, La Crescenta CA 91214 | 5802003014 | Arthur Najaryan | Stacy Corea | R-1 | 5 |

Zoning Conformance Review
Number of Plans: 1

| Plan No./ Project No. | Application Date | Description | Location | Parcel Number | Applicant | Planner | Zone Code | SD |
|----------------------------------|---------------------|---|--|---------------|--------------|----------------|-----------|----|
| RPPL2026000197 PRJ2026-000288 | 01/20/2026 | PRJ2026-000288 • MAIN HOUSE- REAR ADDITION INTERIOR REMODEL PER PLAN ADD 2 BATHROOMS @ 6250 N Deerfield Ave MAIN HOUSE- REAR ADDITION INTERIOR REMODEL PER PLAN ADD 2 BATHROOMS. NO GARAGE: REAR ADDITION TO GARAGE | 6250 N Deerfield Avenue, San Gabriel CA 91775 | 5386002022 | Amit Dembsky | Joshua Pereira | R-1 | 5 |
| | | | | | | | | |