

DRP Plans Filed - West San Gabriel Valley Planning Area

Between 01/25/2026 to 02/01/2026

LA COUNTY
PLANNING

Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
Lot Line Adjustment								
Number of Plans: 1								
RPPL2026000279 PRJ2026-000392	01/27/2026	Lot Line Adjustment	430 Wistaria Place, Altadena CA 91001	5841023003	Christopher Riehl	Timothy Stapleton	R-1-7500	5
Oak Tree Permit - Administrative								
Number of Plans: 1								
RPPL2026000273 PRJ2026-000396	01/27/2026	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	Uriel Mendoza	R-3	5
Permits								
Number of Plans: 27								
RPAP2026000321 PRJ2025-003623	01/26/2026	(N) 836 SF 2-STORY ADDITION WITH APPROX 480 SF REMODEL	1728 Oakwood Street, Pasadena CA 91104	5851016014	MingFan Ma	Anthony Curzi	R-2	5
RPAP2026000329	01/26/2026	Propose house addition 650 sq ft	2823 S Fairgreen Avenue, Arcadia CA 91006	8511023017	Yang Wang	Stacy Corea	R-A	5
RPAP2026000333 PRJ2025-000294	01/26/2026	CONVERT EXT'G GARAGE TO ADU. 590 SQ. FT.	2515 Hermosa Avenue, Montrose CA 91020	5807018015	NAREG KHODADADI	Anthony Curzi	R-2	5
RPAP2026000339 PRJ2026-000392	01/26/2026	Lot Line Adjustment	430 Wistaria Place, Altadena CA 91001	5841023003	Christopher Riehl	Timothy Stapleton	R-1-7500	5

Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
RPAP2026000341	01/26/2026	[VOIDED UPLICATE APPLICATION] Adu	7154 Mooney Drive, Rosemead CA 91770	5277001013	CLIVE LIU	Daisy De La Rosa	R-1	1
RPAP2026000342	01/26/2026	1. New Attached ADU (749sf with 2 bedrooms and 2 baths). 2. Converted Detached ADU entirely-converted from existing detached 2-car garage. (366sf with 1 bedroom and 1 bath).	253 W El Sur Street, Monrovia CA 91016	8509018009	Jeffrey Shen	Michele Bush	R-1	5
RPAP2026000345	01/27/2026	ADD NEW 48 SF SPA TO EXISTING POOL WITH NEW PLASTER, TILE, COPING, 3/4" FILL LINE, AND NEW NSF EQUIPMENT INCLUDING: (1) FILTER PUMP, (1) OPTIONAL SPA JET PUMP, (1) FILTER, (1) NATURAL GAS HEATER, (1) POOL CONTROL SYSTEM WITH SUBPANEL, AND (2) LIGHTS. (CREB2026000232)	3331 Laurice Avenue, Altadena CA 91001	5833008029	Randy Bauer	Phil Chung	R-1-7500	5
RPAP2026000346	01/27/2026	Sign review for a self storage project located at 540 West Woodbury Road. CUP and SPR application filed under RPPL2025001928.	540 W Woodbury Road, Altadena CA 91001	5825002062	Dana Sayles	Michele Bush	C-M	5
RPAP2026000351	01/27/2026	CONVERT PART OF (E) LIVING AREA TO (N) BEDROOM #1; CONVERT (E) KITCHEN TO (N) BEDROOM #2; RECONFIGURE (E) BATHROOM; PROVIDE (N) KITCHEN; REMOVE NON LOAD-BEARING WALL (TOTAL REMODEL APPROX. 423 SF)	735 Woodward Boulevard, Pasadena CA 91107	5378021015	Shu-Yu Hsiao	Michele Bush	R-1-20000	5
RPAP2026000367 PRJ2025-006825	01/27/2026	PRJ2025-006825 - CONVERT (E) 403 SF GARAGE TO ADU (NOT A DISASTER RECOVERY CASE)	2352 New York Drive, Altadena CA 91001	5853003015	George Avetisyan	Michele Bush	R-1-7500	5
RPAP2026000369 PRJ2025-006825	01/27/2026	PRJ2025-006825 - CONVERT (E) 403 SF GARAGE TO ADU	2352 New York Drive, Altadena CA 91001	5853003015	George Avetisyan	To Be Assigned Received	R-1-7500	5
RPAP2026000372 PRJ2025-006825	01/27/2026	PRJ2025-006825 - CONVERT (E) 403 SF GARAGE TO ADU	2352 New York Drive, Altadena CA 91001	5853003015	George Avetisyan	To Be Assigned Received	R-1-7500	5

Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
RPAP2026000373	01/28/2026	1) PROPOSED 826 SF ADU ATTACHED TO (E) HOUSE. 2) PROPOSED 738 SF 3-CAR GARAGE - ROUGHLY 32 C.Y. OF SOIL REMOVED FOR NEW GARAGE 3) DEMO EXISTING DETACHED GARAGE 4) DEMO EXISTING ATTACHED UNPERMITTED REAR PATIO NOTE: REMOVAL OF LAST OAK TREE UNDER SEPARATE REVIEW	2544 Piedmont Avenue, Montrose CA 91020	5807018039	Avedis Nalbandian	Michele Bush	R-2	5
RPAP2026000374	01/28/2026	SPR Amendment Application	50 S Rosemead Boulevard #301, Pasadena CA 91107	5755025031	Dana Sayles	Bryan Moller	MXD	5
RPAP2026000382	01/28/2026	16'6"x18' solid Aluminum Patio Cover	7016 Julie Lane, San Gabriel CA 91775	5376006028	Ron Cull	Michele Bush	R-1	5
RPAP2026000383	01/28/2026	Convert existing den into a bedroom by adding required framing, closet, doors, window, and smoke/co detectors - patch finishes as needed and all work to comply with current code requirements.	3664 Thorndale Road, Pasadena CA 91107	5755011003	Roman Sanchez	Michele Bush	R-1	5
RPAP2026000386	01/28/2026	The proposed project consists of a small massage therapy establishment within an existing commercial tenant space located at 4269 E Live Oak Avenue, Arcadia, California. The establishment would provide non-sexual therapeutic massage services only, performed by CAMTC-certified therapists. The proposed layout includes four treatment rooms and a small reception area and a small lounge room. This pre-application request is submitted to obtain preliminary planning guidance regarding Conditional Use Permit (CUP) feasibility and potential conditions of approval.	4269 E Live Oak Avenue, Arcadia CA 91006	8511028019	liling zhou	Michele Bush	MXD R-3-P	5
RPAP2026000388	01/28/2026	New residential swimming pool and retaining wall	1999 Braeburn Road, Altadena CA 91001	5857030016	Kevin Kevin Bauer	Michele Bush	R-1-30000	5
RPAP2026000392	01/28/2026	ESTABLISHMENT OF (2) ADDITIONAL MOBILE HOME SPACES PER AB 2387	416 Jeffries Avenue, Monrovia CA 91016	8511002039	Alec Calzada	Diana Gonzalez	R-1	5

Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
RPAP2026000393	01/28/2026	One-story single family residence, fire re-build project in Altadena (see RPP-200901189 & ROAK-20100002) (CREB2026000230)	3120 Maiden Lane, Altadena CA 91001	5842011004	Marisa Dewa	John Jay	R-1-7500	5
RPAP2026000413	01/29/2026	Certificate of Compliance	7941 Hill Drive, Rosemead CA 91770	5279002030	David Nguyen	Timothy Stapleton	R-A	1
RPAP2026000418	01/29/2026	NEW 1,097 SF ADU ATTACHED TO THE EXISITNG GARAGE	4903 Rosemont Avenue, La Crescenta CA 91214	5803023001	Mihran Jaghlassian	To Be Assigned Received	R-1-10000	5
RPAP2026000422	01/30/2026	AMMENDMENT TO RPPL2024000695 CHANGES WERE MADE TO ADU. ADU SIZE AND LOCATION REMAINS THE SAME BUT THE INTERIOR DESIGN WAS REDESIGNED. NEW DECK ATTACHED TO REAR OF ADU (230 SF)	1947 Waltonia Drive, Montrose CA 91020	5807013018	Chris Baek Edgar Cortes	To Be Assigned Received	R-3	5
RPAP2026000429	01/30/2026	Proposed 721 s.f. 1-bedroom detached ADU	2824 Markridge Road, La Crescenta CA 91214	5866017017	Hamlet Zohrabians	To Be Assigned Received	R-1-10000	5
RPAP2026000430	01/30/2026	New ADU	2131 S Redell Avenue, Monrovia CA 91016	8513009027	Chien Yeh	To Be Assigned Received	R-1	5
RPAP2026000452	01/31/2026	1.(N) Addition = 50 S.F. to (E) 1,206 S.F. SFD, TOTAL SFD = 1,256 S.F. SFD Amenities: 1-Liv, 1-Kit, 1-Fam, 2-Bed & 2-Bath.. 2.(N) JADU = 450 S.F. JADU Amenities: 1-Liv, 1-Kit, 1-Bed, 1-Bath..3.(N) ADU = 1,200 S.F, ADU Amenities: 1-Liv, 1-Kit, 3-Bed, 2-Bath	8112 Blewett Street, Rosemead CA 91770	5279011029	SARINA TRUONG	To Be Assigned Received	R-A	1
RPAP2026000455	01/31/2026	PROPOSED ONE STORY DETACHED ADU @ THE REAR OF HOUSE @ 1200 SF. THIS WILL CONSIST OF THREE BEDROOMS TWO BATHS, KITCHEN, LIVING ROOM, DINING AND WASHER AND DRYER HOOKUP	2484 N Olive Avenue, Altadena CA 91001	5828022017	Felix Obamogie	To Be Assigned Received	R-1-7500	5

Referrals

Number of Plans:

1

Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
RPAP2026000368 PRJ2025-006825	01/27/2026	PRJ2025-006825 - CONVERT (E) 403 SF GARAGE TO ADU	2352 New York Drive, Altadena CA 91001	5853003015	George Avetisyan	To Be Assigned Received	R-1-7500	5
Site Plan Review - Ministerial Number of Plans: 9								
RPPL2026000250 PRJ2026-000368	01/26/2026	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	Uriel Mendoza	R-1-7500	5
RPPL2026000252 PRJ2026-000370	01/26/2026	Installation of one 'Allstate" illuminated wall sign.	3814 E Colorado Boulevard #201, Pasadena CA 91107	5755029003	Sergio Meiron	Uriel Mendoza	MXD	5
RPPL2026000268 PRJ2026-000389	01/26/2026	(N) 654 SF CARPORT AND UTILITY SPACE, (N) 101 SF EXTERIOR DECK, (N) 527 SF RECREATION ROOM ON 2ND FLOOR	484 E Sacramento Street, Altadena CA 91001	5839025008	Jefferson Schierbeek	Stacy Corea	R-1-7500	5
RPPL2026000276 PRJ2026-000398	01/27/2026	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
RPPL2026000286 PRJ2026-000422	01/28/2026	ADDITION TO (E) FIRST LEVEL SFR AND (N) 502 SF 2ND LEVEL ADDITION TO EXISTING MAIN HOUSE	2310 N Santa Anita Avenue, Altadena CA 91001	5839005003	Peter Soto	Uriel Mendoza	R-1-10000	5
RPPL2026000315 PRJ2026-000468	01/29/2026	PRJ2026-000468 • ONE STORY DETACHED NONHABITABLE 660 SQ.FT @ 3612 E California Boulevard KEEP EXISTING MAIN HOUSE. PROPOSE NEW ONE STORY DETACHED NONHABITABLE ACCESSORY STUDIO / OFFICE IN BACK YARD. **THIS STRUCTURE IS NOT A DWELLING UNIT.	3612 E California Boulevard, Pasadena CA 91107	5378006003	Feng Xiao	Joshua Pereira	R-1-20000	5

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RPPL2026000317 PRJ2026-000470	01/29/2026	PRJ2026-000470 • GARAGE CONVERSION TO ADU 347 SF @ 2918 Santa Carlotta St GARAGE CONVERSION TO ADU 347 SF	2918 Santa Carlotta Street, La Crescenta CA 91214	5802023005	Ted Gourehzar	Joshua Pereira	R-1	5
RPPL2026000321 PRJ2026-000475	01/29/2026	PRJ2026-000475 • (N) 588 SF DETACHED ADU (2 BED, 1 BATH) @ 2325 N Navarro Ave (N) 588 SF DETACHED ADU (2 BED, 1 BATH)	2325 N Navarro Avenue, Altadena CA 91001	5835017028	scott uriu	Joshua Pereira	R-1-7500	5
RPPL2026000323 PRJ2026-000477	01/30/2026	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	Anthony Curzi	R-1	5

Subdivisions

Number of Plans:

2

RPAP2026000370 PRJ2025-006825	01/27/2026	PRJ2025-006825 - CONVERT (E) 403 SF GARAGE TO ADU	2352 New York Drive, Altadena CA 91001	5853003015	George Avetisyan	To Be Assigned Received	R-1-7500	5
RPAP2026000371 PRJ2025-006825	01/27/2026	PRJ2025-006825 - CONVERT (E) 403 SF GARAGE TO ADU	2352 New York Drive, Altadena CA 91001	5853003015	George Avetisyan	To Be Assigned Received	R-1-7500	5

Zoning Conformance Review

Number of Plans:

4

RPPL2026000264 PRJ2026-000387	01/26/2026	[Fees Due February 12, 2026] Remove and replace attached aluminum insulated patio cover totaling 480 sq. ft.; to include electrical (8) lights, (2) fans, & (2) switches	7529 Mooney Drive, Rosemead CA 91770	5285020014	Miguel Ceballos	Kevin Pascasio	R-1	1
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Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
RPPL2026000287 PRJ2026-000421	01/28/2026	<p>There is a 362sqft and a 202sqft patio addition behind the residence on 2139 Goodall Ave, Duarte, CA. Design is to extend the usability of the space during extreme climates, such as hot or rainy weather. Materials entail wood for structure and roofing material to prevent water damage.</p> <p>NOTE: We asked the planner from Baldwin Park, and he told us that open patio overs don't need a permit. So we understood that there is no permit required. Thank you.</p>	2139 Goodall Avenue, Duarte CA 91010	8521003031	Nelson Evangelista Sr.	Uriel Mendoza	R-1	5
RPPL2026000290 PRJ2026-000428	01/28/2026	<p>PRJ2026-000428 • UNPERMITTED DECK TO BE PERMITTED @ 2918 Santa Carlotta St</p> <p>UNPERMITTED DECK TO BE PERMITTED</p>	2918 Santa Carlotta Street, La Crescenta CA 91214	5802023005	Ted Gourehzar	Joshua Pereira	R-1	5
RPPL2026000300 PRJ2026-000445	01/28/2026	<p>PRJ2026-000445 - TO RE-LEVEL THE SLAB WE PROPOSED NEW RETAINING WALL</p>	2933 Stevens Street, La Crescenta CA 91214	5802024018	ADU Resource Center	Amir Bashar	R-1	5

Zoning Verification Letter

Number of Plans: 1

RPPL2026000325	01/30/2026	ESTABLISHMENT OF (2) ADDITIONAL MOBILE HOME SPACES PER AB 2387	416 Jeffries Avenue, Monrovia CA 91016	8511002039	Alec Calzada	Diana Gonzalez	R-1	5
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