

# DRP Plans Filed - West San Gabriel Valley Planning Area

Between 02/22/2026 to 03/01/2026



Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
<b>Certificate of Compliance</b>								
<i>Number of Plans: 1</i>								
RPPL2026000699 PRJ2026-000764	02/24/2026	(COC) Request for Certificate of Occupancy	1017 Dolores Drive, Altadena CA 91001	5842002033	Yifu Pan	Timothy Stapleton	R-1-7500	5
<b>Oak Tree Permit - Administrative</b>								
<i>Number of Plans: 1</i>								
RPPL2026000671	02/23/2026	Oak tree permit in lieu of CREB2025001471 (1100 Madre Vista Road Altadena, CA 91001) (CREB2026000443)	1100 Madre Vista Road, Altadena CA 91001	5846005013	Artin Grigori	Phil Chung	R-1-7500	5
<b>Permits</b>								
<i>Number of Plans: 14</i>								
RPAP2026000791	02/23/2026	(N) 480 SF ATTACHED ADU WITH 91 SF DECK AND 15 SF STORAGE CLOSET	340 Walnut Drive, Pasadena CA 91107	5755014013	Paul Layland	Evan Sahagun	R-1	5
RPAP2026000792 PRJ2026-000023	02/23/2026	New detached ADU, existing SFR to remain.	2184 Crescent Drive, Altadena CA 91001	5857012009	Rich Nam	Evan Sahagun	R-1-20000	5
RPAP2026000793	02/23/2026	New Detached ADU-(748 s.f.)	4116 Lynd Avenue, Arcadia CA 91006	8571013037	BRUCE LUO	Joshua Pereira	R-1	5
RPAP2026000802	02/23/2026	New 588 SF ADU, TWO BEDROOM, ONE BATHROOM, KITCHEN AND LIVING ROOM	2325 N Navarro Avenue, Altadena CA 91001	5835017028	scott uriu	Joshua Pereira	R-1-7500	5

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RPAP2026000806	02/24/2026	(N) 1,196 SF DETACHED 2-STORY ADU WITH 337 SF ATTACHED GARAGE AND 180 SF OF ADDITIONAL UNCONDITIONED SPACE	5056 Rosemont Avenue, La Crescenta CA 91214	5804022024	KEVIN DAHLAKY	Stacy Corea	R-1-10000	5
RPAP2026000807	02/24/2026	(N) 491 SF POOL AND 49 SF SPA	6743 N Vista Street, San Gabriel CA 91775	5376037004	Hayley Farias	Uriel Mendoza	R-1	5
RPAP2026000816	02/24/2026	Convert existing attached one-car garage (~275 sq ft) into a Junior Accessory Dwelling Unit (JADU), and Interior remodel of the existing bathroom within the primary dwelling, fully within the existing building shell.	2537 Mary Street, Montrose CA 91020	5810002019	Joshua Koelewyn	Anthony Curzi	R-1	5
RPAP2026000842	02/25/2026	NEW LIKE-FOR-LIKE 2-STORY 5,032 SF SINGLE FAMILY RESIDENTIAL, ATTACHED 560 SF 2 CAR GARAGE, 591 SF. (CREB2026000495 )	3952 Chapman Court, Altadena CA 91001	5863031028	Joseph Spierer Archiects Inc	Jessica Guillen	La Vina	5
RPAP2026000848	02/25/2026	new attached covered patio, replace existing garage door, remove existing balcony over garage and reframe roof over garage, remove balcony from guest bedroom on second floor.	1704 Meadowbrook Road, Altadena CA 91001	5847034044	Alex Campos	Uriel Mendoza	R-1-7500	5
RPAP2026000853	02/26/2026	(N) 350 SF POOL AND 49 SF SPA	5424 Cochin Avenue, Arcadia CA 91006	8572020016	Daniel Peterson	To Be Assigned Received	R-1	5

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RPAP2026000854	02/26/2026	<p data-bbox="454 159 1198 613">Walgreen Co. (the “Applicant”) is requesting to renew its existing Conditional Use Permit No. 2010 00060 (the “CUP”), which authorizes the sale of alcoholic beverages (beer and wine) for off-site consumption at the existing Walgreens Pharmacy Store No. 06125. This Application is being submitted in the spirit of cooperation and to comply with the current CUP language; however, Applicant does not waive its position that CUPs run with the land and therefore by law do not expire. The CUP for the off-site sale of beer and wine was previously approved on March 1, 2011. Pursuant to Condition No. 8 of the current grant, the Applicant submits this Conditional Use Permit renewal application to renew the existing grant before its expiration on March 1, 2026.</p> <p data-bbox="454 662 1198 1117">The subject premises is an existing Walgreens Pharmacy located at 6325 Rosemead Boulevard (the “Property”) on the corner of Rosemead Boulevard and Longden Avenue in the Commercial - Neighborhood Business (“C-2”) Zone within the General Commercial (“GC”) land use designation. The Property is located within the East Pasadena-East San Gabriel Community Standards District (the “CSD”) within the West San Gabriel Valley Planning Area, in the South Santa Anita-Temple City Zoned District within the unincorporated community of East San Gabriel. The existing store is open from 7:00 a.m. to 10:00 p.m., seven days per week. No new construction is proposed, and there is no proposed increase in floor area or shelf area for beer and wine with this Application.</p> <p data-bbox="454 1166 1198 1474">The subject 1.42-acre property is improved with one 14,490 square-foot, single-story Walgreens pharmacy that includes a drive-through pharmacy pick-up window and a landscaped parking lot that accommodates 58 parking spaces, including four (4) handicapped parking spaces. As a well-respected national pharmacy and retail company, there are strict corporate policies that ensure each store is maintained in a safe, clean and responsible manner. For instance, the entirety of the site, parking area and its perimeter is neatly landscaped with a lawn,</p>	6325 Rosemead Boulevard, San Gabriel CA 91775	5381035028		To Be Assigned Received		5

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		<p>shrubby, flowers and/or trees and clear wayfinding for safe and convenient circulation. The front entrance to the store faces the intersection of Rosemead Boulevard and Longden Avenue providing pedestrian and vehicular access and full visibility from both street views, and the delivery area is located at the western edge of the site, screened from street view. The pharmacy drive-through lane begins at the northern end of the site and leads to the pick-up window at the west end of the building.</p>						
		<p>The Property is located within the C-2 zone and the CG land use designation of the Los Angeles County 2035 General Plan (the "General Plan"). As stated in the General Plan, the CG land use designation is "intended for areas of local serving commercial uses, including retail, restaurants, and personal and professional services; single family and multifamily residences; and residential and commercial mixed uses." The General Plan does not have any policies specific to the sale of alcoholic beverages. Therefore, the continued use will be consistent with the General Plan for the area as this is a local-serving neighborhood resource in an area designated for commercial uses. The Property is adjacent to other commercial and retail uses, is located along a well-travelled, major road in the community, and provides essential goods and services to the community. As such, Walgreens Pharmacy remains compatible with the surrounding land uses, which consist of commercial, multi-family and single-family residences. For years, the Applicant and employees have provided a variety of goods and services that customers at a full-service drug store expect including pharmacy, dry goods, basic grocery items/household goods, photo services, and since 2011 have expanded their product offerings to include ancillary beer and wine sales for off-site consumption. The Applicant does not request any changes to the current CUP.</p>						
		<p>In the 2011 determination letter for the existing CUP, the Department of Regional Planning Hearing Officer concluded that the current use, with the conditions would not be detrimental to the character of the immediate area and would provide</p>						

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		convenient shopping to the neighborhood, would have a positive economic impact, and was proper in relation to the adjacent uses and the development of the community with the imposed conditions. Those earlier findings have been proven correct over the past 15 years and will continue to be true with the approval of this renewal application.			Jenna Spivey WALGREENS INC.		C-2	
RPAP2026000880	02/27/2026	this is a design change for a existing during construction design change relate to the existing permit: UNC-BLDR241018010419. The new design for the project will include 3more bathrooms, a wet bar, and a new exiting door. the new items are added to the main house. see attached documents	9055 Camino Real, San Gabriel CA 91775	5382009028	Junmou Li	To Be Assigned Received	R-1	5

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RPAP2026000882	02/27/2026	1- DEMOLISHION OF EXISTING GARAGE 2- NEW DETACHED 2-STORY SB9 SECONDARY MAIN UNIT 2.1- SFH SB9 LIVING AREA 1335 SQFT, WITH 4 BEDROOMS AND 3 BATHROOMS. 2.2- SEPARATE ELECTRICAL PANEL, GAS METER, WATER HEATER, CENTRAL AC SYSTEMS 2.3- SOLAR PV SYSTEM SHALL BE INSTALLED PER ENERGY CALCULATION PRIOR TO BUILDING FINAL.3- NEW DETACHED 2-STORY ADU#1 3.1- ADU#1 LIVING AREA 1200 SQFT, WITH 4 BEDROOMS AND 2.5 BATHROOMS. 3.2- PORCH (30 SQFT) PATIO (171 SQFT) BALCONY (110 SQFT) 3.3- SEPARATE ELECTRICAL PANEL, GAS METER, WATER HEATER, CENTRAL AC SYSTEMS 3.4- SOLAR PV SYSTEM SHALL BE INSTALLED PER ENERGY CALCULATION PRIOR TO BUILDING FINAL.4- NEW DETACHED 2-STORY ADU#2 4.1- ADU#1 LIVING AREA 1200 SQFT, WITH 4 BEDROOMS AND 2 BATHROOMS. 4.2- PORCH (14 SQFT) 4.3- SEPARATE ELECTRICAL PANEL, GAS METER, WATER HEATER, CENTRAL AC SYSTEMS 4.4- SOLAR PV SYSTEM SHALL BE INSTALLED PER ENERGY CALCULATION PRIOR TO BUILDING FINAL.	8500 E Garibaldi Avenue, San Gabriel CA 91775	5386001033	Di Song	To Be Assigned Received	R-1	5
RPAP2026000892	02/28/2026	Certificate of Compliance (CoC) To build new units	2775 Lake Avenue, Altadena CA 91001	5841015027	Teresa Vargas	To Be Assigned Received	R-1-7500	5
<b>Revised Exhibit "A"</b>								
<b>Number of Plans: 1</b>								
RPPL2026000670 Leg-808	02/23/2026	Retaining Wall @ Driveway - 5'-6" Wall Height Max (50' Length) Retaining Wall @ Patio - 9'-2" Wall Height Max (106' 4" Length) Retaining Wall @ Planter - (2) Retaining Walls, 6'-0" Wall Height Max (25' Length (Top) and 36' 4" Length (Bottom))	8400 Huntington Drive, San Gabriel CA 91775	5376020012	Anne Wong	Uriel Mendoza	R-1	5

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<b>Site Plan Review - Ministerial</b>								
<b>Number of Plans: 5</b>								
RPPL2026000669 PRJ2026-000864	02/23/2026	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	Uriel Mendoza	R-1-20000	5
RPPL2026000685 PRJ2026-000023	02/23/2026	[PENDING FEES DUE BY 2/26] New detached ADU, existing SFR to remain.	2184 Crescent Drive, Altadena CA 91001	5857012009	Rich Nam	Evan Sahagun	R-1-20000	5
RPPL2026000706 PRJ2026-000921	02/24/2026	25 SF BLACK PVC LETTERS WALL SIGN 74"x48"	3826 Ocean View Boulevard, Montrose CA 91020	5807009016	Dvin Apelian	Stacy Corea	C-2-BE	5
RPPL2026000709 PRJ2026-000923	02/25/2026	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
RPPL2026000713 PRJ2026-000931	02/25/2026	[Fees Due March 25, 2026] PARCEL 5: 2-story SFD (2808 sf), Att. 2-car garage (387 sf), Porch (24 sf), 2nd floor Walk deck (36 sf) & Attached 2-story ADU (1162 sf), Porch (86 sf) & Detached 2-story ADU (1186 sf)	8304 Scenic Drive, Rosemead CA 91770	5279021034	Jerry Lam  TRINH-LEE,MINH BACH AND LEE,FRANK	Kevin Pascasio	R-A	1
<b>Subdivisions</b>								
<b>Number of Plans: 1</b>								

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RPAP2026000822	02/24/2026	<p>This application is submitted in conjunction with a Tentative Parcel Map (SB 1123 Subdivision) to subdivide the existing parcel into 7 residential lots (PCL 1–PCL 7). The project proposes the development of 7 residential units with associated access, utilities, and site improvements.</p> <p>The subdivision is consistent with the underlying zoning and applicable development standards. No off-site improvements are proposed beyond required frontage improvements.</p>	1068 Dolores Drive, Altadena CA 91001	5844006013	Paul Steidl	Joshua Huntington	R-1-7500	5
<b>Zoning Conformance Review</b> <b>Number of Plans: 4</b>								
RPPL2026000684 PRJ2026-000886	02/23/2026	(E) 1-STORY SINGLE-FAMILY ADDITION & PORCH	3249 Hempstead Avenue, Arcadia CA 91006	8572012004	Michael Liu	Uriel Mendoza	R-1	5
RPPL2026000688 PRJ2026-000890	02/24/2026	<p>PRJ2026-000890 • REMODEL OF A ONE-STORY, FOUR BEDROOM, FIVE BATHROOM HOUSE. A 35 SF ADDITION @ 3350 Lombardy Rd</p> <p>REMODEL OF A ONE-STORY, FOUR BEDROOM, FIVE BATHROOM HOUSE. A 35 SF ADDITION @9G TO THE SOUTH. ALL NEW WINDOWS, EXTERIOR DOORS, AND ROOFING.</p>	3350 Lombardy Road, Pasadena CA 91107	5377021001	Adrian Koffka	Joshua Pereira	R-1-40000	5
RPPL2026000711 PRJ2026-000929	02/25/2026	Temporary storage of relocated SFR on property prior to permanant installation. Final installation requires further DRP review.	56 La Venezia Court, Altadena CA 91001	5835029009		Sean Donnelly	R-1-7500	5
RPPL2026000712 PRJ2026-000930	02/25/2026	Temporary storage of relocated SFR on property prior to permanant installation. Final installation requires further DRP review.	87 E Calaveras Street, Altadena CA 91001	5835031027		Sean Donnelly	R-1-7500	5