

DRP Plans Filed - West San Gabriel Valley Planning Area

Between 03/01/2026 to 03/08/2026



Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
CUP Number of Plans: 2								
RPPL2026000759 PRJ2026-001009	03/02/2026	[REQUEST REPORTS-PENDING] CUP to request the sales of beer and wine only for off-site consumption with a Type 20 ABC license at an existing Japanese market.	8147 Arroyo Drive, Rosemead CA 91770	5275011052	David Wong Jason Kho	Daisy De La Rosa	C-1	1
RPPL2026000765 PRJ2026-001014								

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	03/02/2026	<p data-bbox="459 142 1158 602">[PENDING FEES DUE 3/16] 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="459 646 1158 1105">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="459 1149 1158 1464">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		Evan Sahagun		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	
Permits								
Number of Plans: 15								
RPAP2026000148	03/02/2026	4 lot/4 unit per SB 684/1123	2461 Florencita Drive, Montrose CA 91020	5807021033	Varoozh Saroian	Michelle Lynch	R-2	5
RPAP2026000900	03/02/2026	New Aluminum Solid patio cover 14'.06"x40' – 580 sq ft per pre-approved standard plans IAPMO 0195 Electrical: 10 lights, 2 ceiling fans, 2 switches	507 E Calaveras Street, Altadena CA 91001	5840021026	Idit Tadmor	Joshua Pereira	R-1-10000	5
RPAP2026000904 PRJ2026-001065	03/02/2026	[CERTIFICATE OF COMPLIANCE] 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 COFFEE IS 415 S.F. AREA OF WORK FOR JOES PIZZA IS 1,008 S.F.	2012 N Lake Avenue, Altadena CA 91001	5845010023	LEO LAZALDE	Timothy Stapleton	C-2	5
RPAP2026000906	03/02/2026	To build a one-story ADU in 1200 SF and a pool house in 250 SF in the property's back yard.	909 S Lotus Avenue, Pasadena CA 91107	5377018007	Youkun Nie	Uriel Mendoza	R-1-40000	5

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RPAP2026000917	03/03/2026	Site Plan Amendment showing an adjustment to the rear setback of the ADU to reflect current site conditions and the construction survey that was done.	2057 E Crary Street, Pasadena CA 91104	5852011043	Natalie Fear Richard Chia Yii-Sien Yeo-Matlock	Maria Masis	R-1-7500	5
RPAP2026000922	03/03/2026	CONVERT (E) 479 SF WORKSHOP TO GUEST HOUSE	3306 Barhite Street, Pasadena CA 91107	5860020013	Mueed Ghazizadeh Yousef Memarzadh	Uriel Mendoza	R-1-20000	5
RPAP2026000926	03/03/2026	Proposed 1840 sq ft addition along with interior remodel of 455 sq ft of the existing floor plan.	2409 S Fairgreen Avenue, Monrovia CA 91016	8510029017	David Carbone	Uriel Mendoza	R-1-7500	5
RPAP2026000936	03/04/2026	1. BUILD A PILES AND GRADE BEAM SISTER RETAINING WALL, MAX. 6'-0" HIGH, APPROX. 20'-0" LONG AT THE RIGHT SECTION. 2. BUILD A SISTER RETAINING WALL ON CONVENTIONAL FOOTING, MAX. 4'-0" HIGH, APPROX. 38'-0" LONG AT THE MIDDLE SECTION. 3. REPLACE THE EXISTING DISTRESSED GARDEN WALL WITH A NEW GARDEN WALL ON CONVENTIONAL FOOTING, MAX. 3'-0" HIGH, APPROX. 56'-0" LONG AT THE LEFT SECTION	5604 Canyonside Road, La Crescenta CA 91214	5868014035	ALPHA STRUCTURAL INC Channing Tidmore	Joshua Pereira	R-1-7500	5

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RPAP2026000940	03/04/2026	<p>410 Punahou Oak Tree Project Description:</p> <p>This is a residential rebuild project following fire damage. The property currently holds an approved grading permit through Los Angeles County. The main goal is to get a pre-approval on a house design so the homeowner can start the rebuild process and get into their house.</p> <p>There is a California live oak located on the adjacent parcel that was identified near the property line. This tree has been monitored and checked 3 times by a Certified Arborist since the Eaton Fire, see attached Arbor Report. Attaches is also a certified Survey from MWB Survey that shows the existing construction (if allowed to do an ADU above the Garage) is over 44 feet from the trunk of the Oak Tree. However, there was also a recommendation from Planning to remove the ADU from the top of the Garage and place it under the Oak Tree, similar to the placement of the ADU before the Fire and then Planning was going to allow the old Oak Tree permit to be “grandfathered” in order for the ADU and House Construction and Architectural plans to start being approved. Since both complete re-designs of the house, Neither option is now being accepted by Planning. A NEW Oak Tree Permit is now being requested despite 410 Punahou Homeowner’s attempts to do everything correctly with Certified Surveyors, Certified Arborists and hundreds of hours of architectural and engineering services to move the plan forward.</p> <p>The Oak tree trunk is located entirely on the neighboring parcel and measures approximately 42 inches DBH. The proposed house plan has been re-designed 3 times to consider the Oak Tree. Homeowner is seeking a solid recommendation and approval from Planning about which design to use for moving forward with their building plans.</p>	410 Punahou Street, Altadena CA 91001	5841010007		Luciralia Ibarra		5

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		<p>Protective fencing has been installed around the tree area to prevent disturbance.</p> <p>An independent arborist has evaluated the tree and has prepared a health assessment report indicating the presence of witches' broom and declining health conditions. The arborist report and supporting photographs are included with this submission.</p> <p>This application is submitted to allow Regional Planning review and confirmation of required tree protection measures or clearance so the permitted rebuild project may proceed in compliance with the County Oak Tree Ordinance.</p>			Beth Carpenter		R-1-7500	
RPAP2026000941 PRJ2026-001095	03/04/2026	to propose room addition and detached adu	8903 Callita Street, San Gabriel CA 91775	5381030019	Chiou Yeong Wu	Anthony Curzi	R-A	5
RPAP2026000942	03/04/2026	EXISTING GARAGE CONVERTED TO ADU (318 SQ FT). CONVERSION OF 39 SQ. FT. COVERED SHADE TO CONDITIONED HABITABLE FLOOR AREA.	2087 Grand Oaks Avenue, Altadena CA 91001	5857024004	Richard Norris	Evan Sahagun	R-1-7500	5
RPAP2026000947	03/04/2026	Second floor addition and cellar	2293 Country Club Drive, Altadena CA 91001	5847021005	Ani Manukyan	Eduardo Rangel	R-1-7500	5
RPAP2026000951	03/04/2026	Addition to a second floor	1260 E Calaveras Street, Altadena CA 91001	5847008013	Ani Manukyan	Laura MacMorran	R-1-7500	5
RPAP2026000955	03/04/2026	Oak Tree Permit	1747 Meadowbrook Road, Altadena CA 91001	5846024019	David Chang	Carmen Sainz	R-1-7500	5
RPAP2026000997	03/06/2026	Legalize garage conversion to 400 SF ADU	409 E Andre Street, Duarte CA 91010	8534011053	Nora Andrade	To Be Assigned Received	R-1	5

Pre-Application Counseling
Number of Plans: 1

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RPPL2026000781	03/03/2026	4 lot/4 unit per SB 684/1123	2461 Florencita Drive, Montrose CA 91020	5807021033	Varoozh Saroian	Michelle Lynch	R-2	5
Referrals								
Number of Plans:		1						
RPAP2026000919	03/03/2026	Need clearance from regional planning for zoning per LA county building safety. We have a small remodel they want us to have clearance for. We are adding a hood and some equipment in the kitchen (minor) and some equipment in the front of house.	3731 E Colorado Boulevard, Pasadena CA 91107	5755031026	Victor Nelson	Uriel Mendoza	MXD	5
Site Plan Review - Ministerial								
Number of Plans:		7						
RPPL2026000725 PRJ2026-000975	03/01/2026	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
RPPL2026000750 PRJ2026-001003	03/02/2026	PRJ2026-001003 • New Detached ADU-(748 s.f.) @ 4116 Lynd Ave New Detached ADU-(748 s.f.)	4116 Lynd Avenue, Arcadia CA 91006	8571013037	BRUCE LUO	Joshua Pereira	R-1	5
RPPL2026000772	03/03/2026	53 SF ADDITION AND APPROXIMATELY 1060 SF FIRST FLOOR REMODEL, NO CHANGE TO UPSTAIRS (Applicant stated he use RPAP for Zoning Clearance and mentioned on the call that he had a document with Planning stamp/sign-off. I suggested he submit that document using the UNC-BLDR permit # and see if that is the correct document. I asked that he call or email me if there were any further issues. RPAP Voided) UNC-BLDR251126015158	143 W Laurel Drive, Altadena CA 91001	5832021002	Souren Grigoryan	Leslie Rivera	R-1-7500	5
RPPL2026000785 PRJ2026-001037	03/03/2026	[03/31] (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

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RPPL2026000786 PRJ2026-001040	03/03/2026	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	Anthony Curzi	R-1	5
RPPL2026000830 PRJ2026-001095	03/05/2026	to propose room addition and detached adu	8903 Callita Street, San Gabriel CA 91775	5381030019	Chiou Yeong Wu	Anthony Curzi	R-A	5
RPPL2026000844 PRJ2026-001108	03/05/2026	New Duplex and Detached ADUs	2465 Florencita Drive, Montrose CA 91020	5807021032	Sun Baek	Stacy Corea	R-2	5
Subdivisions <i>Number of Plans:</i> 1								
RPAP2026000973	03/05/2026	10 lot subdivision	8910 Ardendale Avenue, San Gabriel CA 91775	5381027004	Samuel Kuo	Joshua Huntington	R-A	5