

DRP Plans Filed - West San Gabriel Valley Planning Area

Between 03/08/2026 to 03/15/2026



Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
Certificate of Compliance Number of Plans: 2								
RPPL2026000856 PRJ2026-001027	03/09/2026	Certificate of Compliance (CoC) To build new units	2775 Lake Avenue, Altadena CA 91001	5841015027	Teresa Vargas	Timothy Stapleton	R-1-7500	5
RPPL2026000949 PRJ2026-001065	03/12/2026	[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
CUP Number of Plans: 1								

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RPPL2026000765 PRJ2026-001014	03/10/2026	<p data-bbox="459 159 1198 613">[04/09] 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="459 662 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="459 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		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: 17								
RPAP2026001007	03/08/2026	New construction of 2,537 S.F. 2-STORY SINGLE FAMILY HOUSE WITH 400 S.F. ATTACHED 2-CAR GARAGE	314 Shrode Avenue, Monrovia CA 91016	8534013024	Wen Jen He	Uriel Mendoza	R-1	5
RPAP2026001012	03/09/2026	1.DEMO EXISTING 2-CAR DETACHED GARAGE 2.PROPOSED 500 S.F. DETACHED 2-CAR GARAGE W/ ATTACHED 300 S.F. UTILITY/STORAGE ROOM 3.PROPOSED 640 S.F. RECREATION ROOM OVER THE GARAGE W/ 188 S.F. OPEN DECK.	483 Royce Street, Altadena CA 91001	5828024020	Kenneth Rojas	Uriel Mendoza	R-1-7500	5
RPAP2026001014	03/09/2026	Need Zoning Clearance for UNC-BLDC250225000247 for a small remodel.	3731 E Colorado Boulevard, Pasadena CA 91107	5755031026	Victor Nelson	Uriel Mendoza	MXD	5
RPAP2026001016	03/09/2026	Build new 8 ft. x 16 ft., 126 square foot spa with Baja step. No concrete decking on the contract. Excavated soil from the spa will be used/balanced on the site. (see CREC2025000299) (CREB2026000628). Void - planning approval not needed.	3500 Loma View Drive, Altadena CA 91001	5831020019	Diane Johnson	Norman Ornelas Jr.	R-1-7500	5
RPAP2026001020	03/09/2026	Site Plan Review	1854 La Paz Road, Altadena CA 91001	5847033003	Tanya Cooper	Stacy Corea	R-1-7500	5
RPAP2026001030	03/10/2026	Revise the approved plan. Original plan permit#RPPL2021009545	7022 Shining Avenue, San Gabriel CA 91775	5379023014	XIAOLEI CAO	Michele Bush	R-1	5

Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
RPAP2026001037	03/10/2026	ADU - 791 s.f.	1754 N Roosevelt Avenue, Altadena CA 91001	5854012013	Thomas Havel	Michele Bush	R-1-7500	5
RPAP2026001048	03/10/2026	(N) 326.39 SF BEDROOM ADDITION	1410 N Grand Oaks Avenue, Pasadena CA 91104	5853017021	Costa Gurevitch	Michele Bush	R-1-7500	5
RPAP2026001056	03/11/2026	ADD 1 NEW ADU (2-STORY, 1,200 SF) (2 BEDROOMS, 2 BATHROOMS)	2608 S Treelane Avenue, Arcadia CA 91006	8511013017	SASHA ZHAO	Michele Bush	R-A	5
RPAP2026001058 PRJ2026-000539	03/11/2026	BUILD NEW 700 SF COVERED PATIO. NO LONGER USE PROPOSED APPROVED 1,250 SF COVERED PATIO.	813 Madre Street, Pasadena CA 91107	5377019015	Stanley Tsai	Michele Bush	R-1-40000	5
RPAP2026001064	03/11/2026	The house was burnt completely in Eaton fire and we are proposing to build a new two stories , 4 bedroom single family home , approximately 3,266 square feet and an ADU approximately 640 sq. ft. the existing house that was bunt measured 2,803 sq. ft. with a detached two car garage.	2462 Highland Avenue, Altadena CA 91001	5846010012	sako Marcoosi	Laura MacMorran	R-1-7500	5
RPAP2026001079	03/12/2026	(E) 1944 SF TI TO CONVERT FROM RETAIL SPACE TO URGENT CARE FACILITY INCLUDING NON-LOAD BEARING WALLS AND X-RAY ROOM. - please note: we are not changing the exterior in any way - this project is only an interior remodel - this project may not require review by Planning.	2703 Foothill Boulevard, La Crescenta CA 91214	5803012023	Dag Compeau	Michele Bush	MXD	5
RPAP2026001087	03/12/2026	To obtain permits for the following unpermitted structures and work: Existing 145 SF non-conditioned bathroom and powder room Existing 203 SF non-conditioned sauna and shower Re-roof existing cabana (patio cover) Existing chain link fence around tennis court - approximately 10' high		5760008017	Callista Steele	Michele Bush	R-1 R-1-20000	5

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RPAP2026001093	03/12/2026	Regional Planning Review in support of permits BLDR251023013654 & BLDR251028013874	776 Woodward Boulevard, Pasadena CA 91107	5378023013	Juan Gonzalez	Michele Bush	R-1-20000	5
RPAP2026001095	03/12/2026	11'x20' Solid Aluminum patio cover. No electrical	5330 Farna Avenue, Arcadia CA 91006	8572019006	Wilberto Bravo	Michele Bush	R-1	5
RPAP2026001096	03/12/2026	Convert (E) detached garage to ADU on Eaton Fire affected lot.	148 W Terrace Street, Altadena CA 91001	5835002022	Whitney Del Real	Carmen Sainz	R-1-7500	5
RPAP2026001107	03/13/2026	Add another existing patio for drinking and dining and change Alcohol license from type 42 to 48	2329 N Fair Oaks Avenue, Altadena CA 91001	5835014004	Gail Casburn	Michele Bush	C-3	5
Pre-Application Counseling								
Number of Plans: 1								
RPPL2026000857	03/09/2026	10 lot subdivision	8910 Ardendale Avenue, San Gabriel CA 91775	5381027004	Samuel Kuo	Erica Aguirre	R-A	5
Site Plan Review - Ministerial								
Number of Plans: 7								
RPPL2026000853 PRJ2026-001134	03/09/2026	[PENDING FEES DUE 3/23] 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
RPPL2026000854 PRJ2026-001138	03/09/2026	PRJ2026-001138 • New Aluminum Solid patio cover 14'.06"x40' – 580 sq ft @ 507 E Calaveras St 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

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RPPL2026000883 PRJ2026-001164	03/09/2026	[Fees Due April 9, 2026] PARCEL 1: 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)	8316 Scenic Drive, Rosemead CA 91770	5279021035	Jerry Lam TRINH,DINH BACH TR SAUCEDA AND TRINH FAMILY TRUST	Kevin Pascasio	R-A	1
RPPL2026000884 PRJ2026-001165	03/09/2026	[Fees Due April 9, 2026] PARCEL 2: 2-story SFD (2738 sf), Att. 2-car garage (345 sf), Porch (24 sf), 2nd floor Walk deck (102 sf) & JADU (460 sf), Porch (15 sf) & Attached 2-story ADU (1200 sf), Porch (35 sf), Patio (45 sf) 2nd floor Walk deck (96 sf) & Detached 2-story ADU (1164 sf), Porch (35 sf), Patio (45 sf), 2nd floor Walk deck (119 sf)	8312 Scenic Drive, Rosemead CA 91770	5279021036	Jerry Lam KHA,TRI VAN CO TR KHA AND TRINH FAMILY TRUST	Kevin Pascasio	R-A	1
RPPL2026000885 PRJ2026-001166	03/09/2026	[Fees Due April 9, 2026] PARCEL 3: 2-story SFD (2691 sf), Att. 2-car garage (352 sf), Porch (27 sf) & JADU (476 sf), Porch (23 sf) & Attached 2-story ADU (1199 sf), Porch (25), Patio (102 sf), 2nd floor Walk deck (125 sf) & Detached 2-story ADU (1178 sf), Porch (101 sf), Patio (45 sf)	8310 Scenic Drive, Rosemead CA 91770	5279021037	Jerry Lam TRINH,OAI BACH CO TR TRINH FAMILY TRUST	Kevin Pascasio	R-A	1
RPPL2026000886 PRJ2026-001167	03/09/2026	[Fees Due April 9, 2026] PARCEL 4: 2-story SFD (2738 sf), Att. 2-car garage (345 sf), Porch (24 sf), 2nd floor Walk deck (102 sf) & JADU (460 sf), Porch (15 sf) & Attached 2-story ADU (1200 sf), Porch (35 sf), Patio (45 sf) 2nd floor Walk deck (96 sf) & Detached 2-story ADU (1164 sf), Porch (35 sf), Patio (45 sf), 2nd floor Walk deck (119 sf)	8308 Scenic Drive, Rosemead CA 91770	5279021033	Jerry Lam TRINH,LONG BACH CO TR LAM TRINH FAMILY TRUST	Kevin Pascasio	R-A	1
RPPL2026000943 PRJ2026-001213	03/12/2026	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

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Zoning Conformance Review								
Number of Plans: 3								
RPPL2026000855 PRJ2026-001139	03/09/2026	(N) 491 SF POOL AND 49 SF SPA	6743 N Vista Street, San Gabriel CA 91775	5376037004	ANLIANG A CAO Hayley Farias	Uriel Mendoza	R-1	5
RPPL2026000858 PRJ2026-001140	03/09/2026	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
RPPL2026000928	03/11/2026		8910 Ardentale Avenue, San Gabriel CA 91775	5381027004	Burke Farrar Samuel Kuo	Erica Aguirre	R-A	5