

# DRP Plans Filed - West San Gabriel Valley Planning Area

Between 4/5/2026 and 4/12/2026

Total Cases Filed: 35

Certificate of Compliance								
Number of Plans: 3								
PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026001258 PRJ2026-001580	4/7/2026	5840022035	2470 N Marengo Avenue, Altadena CA 91001	ALTADENA	COC - Applying for Certificate of Compliance; Also, it is related to Eaton Fire Recovery (Disaster).	Timothy Stapleton	R-1-10000	A. Carolina Abrego-Pineda, DAVID NORIANI
RPPL2026001261	4/7/2026	5383027022	9855 Emperor Avenue, Arcadia CA 91007	SOUTH SANTA ANITA - TEMPLE CITY	(PARCEL1) Certificate of Compliance application review	Aramazd Ohanian	R-A	Martin Whitcomb
RPPL2026001262	4/7/2026	5383027022	9855 Emperor Avenue, Arcadia CA 91007	SOUTH SANTA ANITA - TEMPLE CITY	(LOT 2) Certificate of Compliance application review.	Aramazd Ohanian	R-A	Martin Whitcomb
Oak Tree Permit - Administrative								
Number of Plans: 1								
PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026001321 PRJ2026-001659	4/9/2026	5829029041	2967 Casitas Avenue, Altadena CA 91001	ALTADENA	CONSTRUCT A NEW DETACHED GARAGE (400.00 SQ.FT.)	Stacy Corea	R-1-7500	Luz Salcido
Permits								
Number of Plans: 20								
PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPAP2026001452	4/5/2026	5850005004	1452 E Woodbury Road, Pasadena CA 91104	ALTADENA	CONVERT 333 SF PORTION OF (E) GARAGE TO ADU	Alejandra Perez-Serrato	R-1-7500	Ali Olfati
RPAP2026001456	4/6/2026	5854001001	2052 Midlothian Drive, Altadena CA 91001	ALTADENA	NEW SWIMMING POOL WITH POOL COVER	Joshua Pereira	R-1-30000	Mae Wachtel

RPAP2026001461	4/6/2026	5853020003	2451 E Washington Boulevard, Pasadena CA 91104	ALTADENA	REMODEL EXISTING BAKERY 457 SQ. FT EXPAND 913 SQ.FT. TO TAKE OVER ADJACENT SPACES 2447 & 2449 E. WASHINGTON BLVD. STOR FRONT ADDITION OF 66 SQ.FT.	Anthony Curzi	C-2	BEDROS DARKJIAN
RPAP2026001469	4/6/2026	8571012005	3035 8th Avenue, Arcadia CA 91006	SOUTH ARCADIA	ADU IS SHIFTED TOWARDS THE EXISTING HOUSE AND FLOOR PLAN HAS QUARTER TURN AND MIRROR, ACCODINGLY ELEVATIONS NAME HAVE BEEN CHANGED	Stacy Corea	R-1	Pete Volbeda
RPAP2026001479	4/7/2026	5866009006	3030 Frances Avenue, La Crescenta CA 91214	LA CRESCENTA	- New patio cover #1 30'x10' - 300 sq ft 4 posts, 6 led, 2 fans, 1 gfci - New patio cover #2 17.5'x10' - 175 sq ft 2 posts, 2 led, 1 switch	Uriel Mendoza	R-1-7500	Ben Bramly
RPAP2026001481	4/7/2026	5857027009	2587 N Altadena Drive, Altadena CA 91001	ALTADENA	New 32' x 16' Swimming Pool and 7' x 7' Spa	Uriel Mendoza	R-1-20000	John Hanke
RPAP2026001484	4/7/2026	5379004005	7178 Mayesdale Avenue, San Gabriel CA 91775	EAST SAN GABRIEL	submitted a revision of the ADU to Building and Safety but they needed an "approval clearance" from Department of Regional Planning. The revision is about relocating the ADU a little but to avoid the power line.	Uriel Mendoza	R-1	Oliver Chen
RPAP2026001494 PRJ2025-005591	4/8/2026	8513005004	224 E Altern Street, Monrovia CA 91016	DUARTE	(N) 645 SF ADDITION WITH REMODEL	Michele Bush	R-1	Keiki-Lani Knudsen, Matthew Parchen
RPAP2026001499	4/8/2026	5841015007	729 E Palm Street, Altadena CA 91001	ALTADENA	Oak Tree Removal - Fire damaged	Norman Ornelas Jr.	R-1-7500	Khan Ricards
RPAP2026001500 PRJ2025-002593	4/8/2026	5748027009	276 S Vinedo Avenue, Pasadena CA 91107	SAN PASQUAL	(N) 200 SF ADDITION FOR MASTER BEDROOM WITH 276 INTERIOR REMODEL	Uriel Mendoza	R-1	Martin Wu
RPAP2026001508 PRJ2026-001667	4/8/2026	5842020900	568 Mount Curve Avenue, Altadena CA 91001	ALTADENA	New Masonry building with wood roof, 195 S.F. to House electrical switch gear. Replacement to be on same locations as former. This building was destroyed in Eaton fire. Plan check UNC- BLDC251223001571 is approved pending Regional approval	Zoe Axelrod	O-S	Daniel Abratte, Keith Andersen

RPAP2026001515	4/9/2026	8510028012	2463 S Treelane Avenue, Monrovia CA 91016	DUARTE	There are the sections for this property, Section A:Legalization of Existing Garage ADU (366 SF, 1-bedroom, 1-bathroom, no changes to exterior, structure, or interior) Section B:Addition laundry room for the second unit( 84 SF); Section C:New Detached ADU (two-story building): 1st Floor (ADU #1): 1000 SF, 3-bedroom, 2-bathroom. 2nd Floor (ADU #2): 1000 SF, 3-bedroom, 2-bathroom.	Michele Bush	R-1-7500	YuQiu Ma
RPAP2026001523	4/9/2026	5755018011	3725 Mountain View Avenue, Pasadena CA 91107	EAST PASADENA	Well Renovation/ Rehabilitation	To Be Assigned Received	R-1	Chelsy Sosa
RPAP2026001524	4/9/2026	5382008061	9529 Camino Real Avenue, Arcadia CA 91007	SOUTH SANTA ANITA - TEMPLE CITY	chinese change rppl2019001094	Anthony Curzi	R-A	Cindy Xin
RPAP2026001532 PRJ2025-005591	4/9/2026	8513005004	224 E Altern Street, Monrovia CA 91016	DUARTE	(N) 645 SF ADDITION WITH REMODEL	To Be Assigned Received	R-1	Keiki-Lani Knudsen, Matthew Parchen
RPAP2026001533	4/10/2026	5868002025	2521 Janet Lee Drive, La Crescenta CA 91214	LA CRESCENTA	NEW POOL 20'-6"X11'-9", SPA 6'-0"X9'-9", BAJA 5'-7"X9'-9" AND WATERFALL	To Be Assigned Received	R-1-10000	California ADU Experts
RPAP2026001536	4/10/2026	5832012016	101 W Altadena Drive, Altadena CA 91001	ALTADENA	Certificate of Compliance	To Be Assigned Received	R-1-7500	Josie Towns
RPAP2026001542	4/10/2026	5823026019	710 Neldome Street, Altadena CA 91001	ALTADENA	Proposed 592 sq.ft. Garage conversion to ADU. 1 bed 1 bath.	To Be Assigned Received	R-1-7500	Rodrigo Escobar
RPAP2026001546	4/10/2026	5810012016	2287 Luana Lane, Montrose CA 91020	MONTROSE	New Detached ADU	To Be Assigned Received	R-1	Mher Kobalyan
RPAP2026001549	4/11/2026	5845002006	2528 Lake Avenue, Altadena CA 91001	ALTADENA	temporary storage bin behind the building	To Be Assigned Received	C-3	armando chavez

**Site Plan Review - Ministerial  
Number of Plans: 6**

PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026001239 PRJ2025-006341	4/6/2026	8511006012	2733 S Mayflower Avenue, Arcadia CA 91006	SOUTH ARCADIA	PRJ2025-006341 • (N) 475 SF JADU ON 2ND FLR, ABOVE (N) COVERED PATIO ON1ST FLR @ 2733 S Mayflower Ave  (N) 475 SF JADU ON 2ND FLR, ABOVE (N) COVERED PATIO ON1ST FLR	Joshua Pereira	R-A	Kenia Garcia Pacheco
RPPL2026001240 PRJ2026-001571	4/6/2026	5375002024	6506 N San Gabriel Boulevard, San Gabriel CA 91775	EAST SAN GABRIEL	PROPOSE THE ROOM ADDITION TOTAL OF LIVING AREA 739 SF INCLUDING 598 SF (2ND FLOOR) PLUS 141 SF (1ST FLOOR) PROPOSE ADDING A NEW 2-CAR GARAGE WITH 497 SF PLUS FRONT PORCH WITH BALCONY ON TOP AS 298 SF	Anthony Curzi	R-1	Jeremy Yeh
RPPL2026001272 PRJ2026-001613	4/7/2026	5825004002	2082 Lincoln Avenue, Altadena CA 91001	ALTADENA	PRJ2026-001613 • PRJ2026-001613 • Change of use and remodel to new restaurant / deli @ 2082 Lincoln Ave  Change of use and remodel to new restaurant / deli.	Joshua Pereira	B-1, C-M	Matthew Mello
RPPL2026001286 PRJ2026-001625	4/8/2026	5382006066	6746 N Oak Avenue, Arcadia CA 91007	SOUTH SANTA ANITA - TEMPLE CITY	ADU detached garage conversion	Uriel Mendoza	R-A	Donald Essertier
RPPL2026001288 PRJ2026-001627	4/8/2026	5852003020	1914 Oakwood Street, Pasadena CA 91104	ALTADENA	PRJ2026-001627 • (N) 523 SQ.FT Addition and (N) 30 SQ.FT Front Porch @ 1914 Oakwood St 1-STORY ADDITION AND INTERIOR REMODEL	Joshua Pereira	R-1-7500	Luis Mauricio
RPPL2026001323 PRJ2026-001667	4/10/2026	5842020900	568 Mount Curve Avenue, Altadena CA 91001	ALTADENA	New Masonry building with wood roof, 195 S.F. to House electrical switch gear. Replacement to be on same locations as former. This building was destroyed in Eaton fire. Plan check UNC-BLDC251223001571 is approved pending Regional approval	Zoe Axelrod	O-S	Daniel Abratte, Keith Andersen, L A COUNTY

**Subdivisions**  
**Number of Plans: 2**

PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPAP2026001495 PRJ2025-005591	4/8/2026	8513005004	224 E Altern Street, Monrovia CA 91016	DUARTE	(N) 645 SF ADDITION WITH REMODEL	Michele Bush	R-1	Keiki-Lani Knudsen, Matthew Parchen
RPAP2026001548	4/10/2026	5833027013	73 E Pine Street, Altadena CA 91001	ALTADENA	Standard lot split. 50' x 173.5' each lot as described in the Tentative Parcel Map	To Be Assigned Received	R-1-7500	Christopher Martinez
<b>Zoning Conformance Review</b>								
<b>Number of Plans: 3</b>								
PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026001265 PRJ2026-001607	4/7/2026	5373003004	8256 E Live Oak Street, San Gabriel CA 91776	EAST SAN GABRIEL	PRJ2026-001607 • SCOPE LIMITED TO ADD SPIRAL STEEL STAIR AT THE REAR DECK @8256 E Live Oak St NO CHANGE TO ANY OF THE EXISTING STRUC. NO ADD OR REDUCE EXISTING AREA SCOPE LIMITED TO ADD SPIRAL STEEL STAIR AT THE REAR DECK	Joshua Pereira	R-1	Yutong Xie
RPPL2026001289 PRJ2026-001628	4/8/2026	5846021040	1545 E Mendocino Street, Altadena CA 91001	ALTADENA	PRJ2026-001628 • (N) 188 SQ.FT First-floor addition, (N) 293 SQ.FT second floor addition @ 1545 E Mendocino St Proposed kitchen,1st.floor addition 188 sq.ft., 2nd.story addition 293 sq.ft.,replace drywall and add insulation due to fire and smoke	Joshua Pereira	R-1-7500	Ricardo Flores
RPPL2026001320 PRJ2026-001659	4/9/2026	5829029041	2967 Casitas Avenue, Altadena CA 91001	ALTADENA	CONSTRUCT A NEW DETACHED GARAGE (400.00 SQ.FT.)	Stacy Corea	R-1-7500	Luz Salcido