

DRP Plans Filed - West San Gabriel Valley Planning Area

Between 4/12/2026 and 4/19/2026

Total Cases Filed: 38

Certificate of Compliance								
Number of Plans: 2								
PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026001360 PRJ2026-001264	4/14/2026	5330010031	342 S Grand Oaks Avenue, Pasadena CA 91107	SAN PASQUAL	CERTIFICATE OF COMPLIANCE (COC)	Timothy Stapleton	R-1	Natalia Ramirez
RPPL2026001420 PRJ2026-001483	4/16/2026	5828024030	502 Mountain View Street, Altadena CA 91001	ALTADENA	certificate of compliance in relation to application #RPAP2026001243	Timothy Stapleton	R-1-7500	Edward Osuch, Nicholas Voell-White
Oak Tree Permit - Administrative								
Number of Plans: 2								
PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026001340 PRJ2025-003502	4/13/2026	5832024007	3281 N Fair Oaks Avenue, Altadena CA 91001	ALTADENA	The application includes a request to encroach into the protected zone of oak tree in order to construct permit CREB2025000928. The total number of encroachments include 1 non-heritage oak tree.	Norman Ornelas Jr.	R-1-7500	
RPPL2026001346 PRJ2026-001694	4/13/2026	5748031010	367 Wenham Road, Pasadena CA 91107	SAN PASQUAL	Retroactive Oak Tree Permit - There is an associated Enforcement Case related to the oak tree removal.	Anthony Curzi	R-1	Lonnie Hamlin
Permits								
Number of Plans: 22								
PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPAP2026001556	4/12/2026	5377015016	627 Chapman Woods Road, Pasadena CA 91107	EAST PASADENA	.1. PROVIDE 2-NEW WINDOW OPENINGS AT THE (E) GARAGE REAR ELEVATION. .2. PROVIDE A 92 SF ADDITION TO THE LIVING ROOM. .3. PROVIDE ALL (E) ROOFS FROM A HIP ROOF TO A GABLE ROOF.	Joshua Pereira	R-1-20000	Bobby Knox

RPAP2026001558	4/13/2026	5330012024	427 S Grand Oaks Avenue, Pasadena CA 91107	SAN PASQUAL	[PENDING COC APPLICATION DUE 5/12] DEMOLISH EXISTING MAIN HOUSE 1,326 SQ FT DEMOLISH EXISTING PATIO 332 SQ FT DEMOLISH EXISTING GARAGE 687 SQ FT PROPOSE NEW MAIN HOUSE 3,278 SQ FT PROPOSE NEW SB-9 1,672 SQ FT PROPOSE NEW 2CAR-GARAGE 498 SQ FT PROPOSE NEW 2CAR-GARAGE 494 SQ FT PROPOSE NEW 2CAR-GARAGE 522 SQ FT PROPOSE NEW DETACHED ADU#1 1,200 SQ FT PROPOSE NEW 2CAR-GARAGE 390 SQ FT PROPOSE NEW DETACHED ADU#2 1,200 SQ FT	Evan Sahagun	R-1	Yang Wang
RPAP2026001561	4/13/2026	5846004023	1627 Homewood Drive, Altadena CA 91001	ALTADENA	Oak tree permit (see CREC2025000768)	Leslie Rivera	R-1-20000	Otilio Ramirez
RPAP2026001572 PRJ2026-001767	4/13/2026	5810014006	4430 Young Drive, Montrose CA 91020	MONTROSE	324 SF addition (bathroom, office, foyer) and porch to the front of the structure.	Anthony Curzi	R-1	Helen Grace Olivares
RPAP2026001574	4/13/2026	5383008005	9751 E Lemon Avenue, Arcadia CA 91007	SOUTH SANTA ANITA - TEMPLE CITY	Propose new detached ADU 1,200 sq ft with porch 160 sq ft	Joshua Pereira	R-A	Yang Wang
RPAP2026001576	4/14/2026	5743004024	2425 Galbreth Road, Pasadena CA 91104	ALTADENA	Proposed two additions. Addition #1: 409 s.f. Addition #2: 52 s.f. plus interior remodel to the existing single family residence	Uriel Mendoza	R-1-7500	David Acosta
RPAP2026001579 PRJ2026-001770	4/14/2026	8574014010	11105 W Hondo Parkway, Temple City CA 91780	SOUTH ARCADIA	PROPOSED A 1,192 SF DETACHED ONE-STORY ADU.	Stacy Corea	R-1	Daniel Luna

RPAP2026001582	4/14/2026	5857025017	2223 Glen Canyon Road, Altadena CA 91001	ALTADENA	- PARTIAL DEMOLITION OF (E) POOL DECK IN PREP FOR (N) PROPOSED ADDITION TO HOUSE - PARTIAL DEMOLITION OF (E) REAR PORCH & PATIO - DEMOLITION OF INTERIOR AND EXTERIOR WALLS PER DEMOLITION PLANS IN PREP FOR (N) PROPOSED WORK - PARTIAL DEMOLITION OF ROOF IN PREPARATION FOR (N) PROPOSED WORK - (N) 721 SF SINGLE STORY RESIDENTIAL ADDITION & REMODEL WITH PARTIALLY RECONFIGURED FLOOR PLAN INCLUDING A (N) BEDROOM AND BATHROOM - (E) POOL AND DETACHED GARAGE TO REMAIN AS IS WITH NO CHANGES	Evan Sahagun	R-1-7500	Hrag DerHovagimian
RPAP2026001592	4/14/2026	5801001003	3136 Foothill Boulevard, La Crescenta CA 91214	MONTROSE	1. RESURFACE ENTRY WALKWAY FOR UNITS3130-3132 FOOTHILL BLVD AT STREET LEVEL. NEW ACCESSIBLE RAMP & STEPS. 2. RESURFACE ENTRY WALKWAY FOR UNITS3134-3136 FOOTHILL BLVD AT STREET LEVEL. 3. RESURFACE WALKWAY AT REAR OF3130-3132 FOOTHILL BLVD AT PARKING LEVEL. 4. RE-STRIP EXISTING SURFACE PARKING LOT TO ACCOMMODATE64 PARKING SPACES. 5. PROVIDE THREE ACCESSIBLE PARKING SPACES AT REAR PARKING LOT. 6. CHANGE ROLL-UP DOORS TO STOREFRONT FOR 3130 FOOTHILL BLVD UNITS AT LOWER REAR LEVEL. 7. REMODEL ACCESSIBLE RESTROOM FOR 3130 UNIT #2 (1 RESTROOM) 3130 UNIT #4 (2 RESTROOMS), REPLACE FIXTURES, OUTLETS & LIGHTS.	Anthony Curzi	MXD	Armen Kazanchyan
RPAP2026001597	4/14/2026	5377030014	837 N Gainsborough Drive, Pasadena CA 91107	EAST PASADENA	ROOFTOP BALLASTED SOLAR ARRAY FOR DETACHED ADU WITH 5 TOTAL PANELS	Anthony Curzi	R-1-30000	Daniel Dyer

RPAP2026001602	4/15/2026	5866025022	2710 Frances Avenue, La Crescenta CA 91214	LA CRESCENTA	CONVERT LIVING AREA OF MAIN HOUSE TO 490 SF JADU: (N) 345 SF FRONT ADDITION WITH 27 SF ENTRY PORCH.	Michele Bush	R-1-7500	Setrag Markarian
RPAP2026001605	4/15/2026	5825020907	2130 Windsor Avenue, Altadena CA 91001	ALTADENA	Colocation on the existing cell site, with associated ground equipment in existing shelter. On existing tower and in existing shelter: (16) panel antennas; (16) RRUS; (4) DC50 surge suppressor; (1) GPS antenna; (1) power plant; (1) Battery cabinet; (1) RAY38 cabinet; (2) utility trenches; (1) ciena panel; (1)telco box; (1) electrical panel	Jason Wasmund	C-M	David Elliott
RPAP2026001608	4/15/2026	5852011058	1939 E Crary Street, Pasadena CA 91104	ALTADENA	New in ground vinyl swimming pool and equipment	Michele Bush	R-1-7500	Secard Pools
RPAP2026001609	4/15/2026	5845016041	2000 N Lake Avenue #B, Altadena CA 91001	ALTADENA	Non Illuminated Exterior Sign 12.8" H x 120.3 "W	Michele Bush	C-2	Marina Ananyan
RPAP2026001617	4/15/2026	8574014018	5136 Myrtus Avenue, Temple City CA 91780	SOUTH ARCADIA	NEW PROPOSED 1196 SQUARE FOOT DETACHED 2 STORY ADU IN REAR YARD. NEW PROPOSED ADU SHALL INCLUDE NEW BEDROOMS, KITCHEN, LIVING ROOM, AND STORAGE. NEW GAS METER, WATER HEATER, AND ELECTRICAL METER	Michele Bush	R-1	James An
RPAP2026001623	4/16/2026	5846006044	1821 Homewood Drive, Altadena CA 91001	ALTADENA	One-Story addition of 42 sq ft (breezeway infill) and 300 sq ft interior remodel.	Michele Bush	R-1-20000	Rob Tyler
RPAP2026001624	4/16/2026	5850005004	1452 E Woodbury Road, Pasadena CA 91104	ALTADENA	CONVERT 333 SF PORTION OF (E) GARAGE TO ADU	Michele Bush	R-1-7500	Ali Olfati
RPAP2026001626	4/16/2026	8571004024	3009 Hodges Avenue, Arcadia CA 91006	SOUTH ARCADIA	CONVERT (E) 600 SF DETACHED GARAGE TO ADU	Michele Bush	R-1	Ali Olfati
RPAP2026001631	4/16/2026	5330012024	427 S Grand Oaks Avenue, Pasadena CA 91107	SAN PASQUAL	Demolish the existing house, patio and garage. Propose a new main house, a SB9 unit and two detached ADUs and garages	Michele Bush	R-1	Yang Wang
RPAP2026001638	4/17/2026	5845015007	1019 E New York Drive, Altadena CA 91001	ALTADENA	TWO NEW HOME 1,178 SQ.FT. ALTADENA BURN AREA	To Be Assigned Received	R-1-7500	ROBERT ARELLANO
RPAP2026001646	4/17/2026	5804007014	4809 Janvier Way, La Crescenta CA 91214	LA CRESCENTA	Addendum to RPPL2025005101	To Be Assigned Received	R-1-10000	Christopher Zarate
RPAP2026001649	4/17/2026	5828018022	347 W Mountain View Street, Altadena CA 91001	ALTADENA	Build new 112 sq. ft., 8' x 14' gunite spa with one 24" sheer descent and two 12" sheer descents. NOTE: EXCAVATED SOIL WILL BE BALANCED ON THE SITE.	To Be Assigned Received	R-1-7500	Diane Johnson

Site Plan Review - Ministerial

Number of Plans: 9

PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026001328 PRJ2026-001676	4/13/2026	8571008032	3036 Center Street, Arcadia CA 91006	SOUTH ARCADIA	The proposed project consists of the demolition of the existing detached two-car garage and removal of the existing swimming pool foundation. The new construction includes a (N) 1,162 SF DETACHED ADU WITH ATTACHED 2-CAR GARAGE AND 495 SF ATTACHED JADU WITH 1-CAR GARAGE. The scope of work also includes interior alterations to the existing main residence to add one new full bathroom and one new powder room.	Stacy Corea	R-1	Xingsheng Xiong
RPPL2026001353 PRJ2026-001702	4/14/2026	5823026019	710 Neldome Street, Altadena CA 91001	ALTADENA	Proposed 592 sq.ft. Garage conversion to ADU. 1 bed 1 bath.	Anthony Curzi	R-1-7500	Rodrigo Escobar
RPPL2026001354 PRJ2026-001704	4/14/2026	5810012016	2287 Luana Lane, Montrose CA 91020	MONTROSE	New Detached ADU	Stacy Corea	R-1	Mher Kobalyan
RPPL2026001377 PRJ2026-001728	4/15/2026	5375008012	6549 N Vista Street, San Gabriel CA 91775	EAST SAN GABRIEL	Garage extension to exiting car port.	Uriel Mendoza	R-1	Brandon Kawaguchi
RPPL2026001378 PRJ2026-001732	4/15/2026	5835017016	2362 N Glenrose Avenue, Altadena CA 91001	ALTADENA	-NEW TWO GARAGES. -NEW TRELLIS IN BETWEEN THE GARAGES. -NEW ONE-STORY ACCESSORY DWELLING UNIT (ADU) - FULLY ELECTRIC. NOTE: PREVIOS COMPANY THAT STARTED THE DRAWINGS DISAPPEAR. A NEW SUBMITTAL W/ A CHANGE FROM THE PREVIOUS APPROVAL: WORKSHOP TO BE AN ADU, THE GARAGES & TRELLIS TO REMAIN AS THE APPROVAL SET. (PERMIT RPPL2024003960)	Uriel Mendoza	R-1-7500	Ed Cruz
RPPL2026001408 PRJ2026-001756	4/16/2026	5381008007	6703 N Muscatel Avenue, San Gabriel CA 91775	SOUTH SANTA ANITA - TEMPLE CITY	Remove the existing shed Propose new attached ADU Propose new detached ADU #1 Propose new detached ADU #2 Propose new SB-9 unit	Uriel Mendoza	R-A	Yang Wang

RPPL2026001409 PRJ2026-001758	4/16/2026	5379023014	7022 Shining Avenue, San Gabriel CA 91775	SOUTH SANTA ANITA - TEMPLE CITY	New SFR and ADU	Uriel Mendoza	R-1	XIAOLEI CAO
RPPL2026001416 PRJ2026-001767	4/16/2026	5810014006	4430 Young Drive, Montrose CA 91020	MONTROSE	324 SF addition (bathroom, office, foyer) and porch to the front of the structure.	Anthony Curzi	R-1	Helen Grace Olivares
RPPL2026001419 PRJ2026-001770	4/16/2026	8574014010	11105 W Hondo Parkway, Temple City CA 91780	SOUTH ARCADIA	PROPOSED A 1,192 SF DETACHED ONE-STOTY ADU.	Stacy Corea	R-1	Daniel Luna

Subdivisions
Number of Plans: 2

PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPAP2026001593	4/14/2026	5846019002	1540 E Altadena Drive, Altadena CA 91001	ALTADENA	A Vesting Tentative Tract Map pursuant to California Government Code 66499.41 (Starter Home Revitalization Act) for the subdivision of an existing lot into one (1) remainder lot, and ten (10) fee simple ownership lots for a residential development project containing up to ten (10) single-family residential dwelling units. It includes 1 inclusionary unit at 120% AMI.	Joshua Huntington	R-1-20000	Christopher Manasserian
RPAP2026001642	4/17/2026	5277012026	7210 Tegner Drive, Rosemead CA 91770	SOUTH SAN GABRIEL	Propose new 2-story house 2255 sf with 2-car 380 sf attached garage plus sb-9 lot split 7210 1/2 new 2-story house 2160 sf with 2-car 380 sf attached garage.	To Be Assigned Received	R-1	TWEN MA

Variance
Number of Plans: 1

PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026001376 PRJ2023-003106	4/15/2026	5751005020	1306 N Altadena Drive, Pasadena CA 91107	ALTADENA	Variance for 15 ft. pole-mounted freestanding sign at McDonald's drive-through restaurant	Zoe Axelrod	C-3	