

# DRP Plans Filed - West San Gabriel Valley Planning Area

Between 4/19/2026 and 4/26/2026

Total Cases Filed: 47

Certificate of Compliance								
Number of Plans: 1								
PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026001456 PRJ2026-001819	4/21/2026	5330012024	427 S Grand Oaks Avenue, Pasadena CA 91107	SAN PASQUAL	Certificate of Compliance - Demolish the existing house, patio and garage. Propose a new main house, a SB9 unit and two detached ADUs and garages	Timothy Stapleton	R-1	Yang Wang
CUP								
Number of Plans: 1								
PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026001465 PRJ2026-001824	4/21/2026	5835014004	2329 N Fair Oaks Avenue, Altadena CA 91001	ALTADENA	Add another existing patio for drinking and dining and change Alcohol license from type 42 to 48	Stacy Corea	C-3	Gail Casburn
Lot Line Adjustment								
Number of Plans: 1								
PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026001450 PRJ2026-001482	4/21/2026	5277009038		SOUTH SAN GABRIEL	Lot Line Adjustment	Timothy Stapleton	R-1	Jack Lee, Joyce Yu, Steven Van
Permits								
Number of Plans: 23								
PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPAP2026001662 PRJ2026-001792	4/20/2026	5857032026	1955 Mendocino Lane, Altadena CA 91001	ALTADENA	Rear Yard Retaining Walls, as part of Approved Room Addition Plan UNC-BLDR231229012273	Anthony Curzi	R-1-30000	Paul Pierce

RPAP2026001670	4/20/2026	8510009008	2320 Rochelle Avenue, Monrovia CA 91016	DUARTE	DEMOLISH EXISTING GARAGE 365 SQ FT AND BUILDING STRUTCURE 145 SQ FT PROPOSE NEW HOUSE ADDITION 250 SQ FT (GROUND FLOOR) PROPOSE NEW JADU 500 SQ FT (GROUND FLOOR) PROPOSE NEW ATTACHED ADU 750 SQ FT (SECOND FLOOR) PROPOSE NEW DETACHED ADU 1,200 SQ FT PROPOSE NEW GARAGE 410 SQ FT	Stacy Corea	R-1-7500	Yang Wang
RPAP2026001675	4/20/2026	5829037010	2832 Olive Avenue, Altadena CA 91001	ALTADENA	Site Plan Review SFR + detached ADU within the protected zone of an oak tree	Laura MacMorran	R-1-7500	Joanne Kouchi
RPAP2026001681 PRJ2026-001817	4/20/2026	5832012016	101 W Altadena Drive, Altadena CA 91001	ALTADENA	COC - Certificate of Compliance	Timothy Stapleton	R-1-7500	Josie Towns
RPAP2026001683	4/20/2026	5375025022	6456 N San Gabriel Boulevard, San Gabriel CA 91775	EAST SAN GABRIEL	1. NEW ADU 533 S.F. CONVERTED FROM EXISTING ATTACHED GARAGE395 S.F.AND ADD 138 S.F. 2. NEW JADU CONVERTED FROM EXISTING MAIN HOUSE LIVING AREA 308 S.F. AND ADD 185 S.F. 3. EXISTING ENCLOSED PATIO TO BE REMOVED 119 S.F. 4. EXISTING UNPERTTED STORAGE TO BE REMOVED 198 S.F.	Evan Sahagun	R-1	SAM YUM
RPAP2026001702	4/21/2026	5832022017		ALTADENA	I am applying for a Certificate of Compliance for my vacant property.	Timothy Stapleton	R-1-7500	Sarah Wright
RPAP2026001706	4/21/2026	5388027058	5042 N Muscatel Avenue, San Gabriel CA 91776	EAST SAN GABRIEL	Convert existing garage to ADU.	Anthony Curzi	R-1	Ricky Huang
RPAP2026001709	4/21/2026	5807017039	2539 Piedmont Avenue, Montrose CA 91020	MONTROSE	Existing 2 car garage with 2nd story loft converted to 2 story ADU: 1st floor:393 SF and 2nd floor 393 SF: Total: 786 SF	Joshua Pereira	R-2	Vincent Vasquez
RPAP2026001711	4/22/2026	8573032090	11163 Wildflower Road, Temple City CA 91780	SOUTH ARCADIA	(N) 1200 S.F. 2-Story Detached ADU with 1-Liv, 1-Kit, 3-Bed, 3-Bath, 61 S.F. Porch and 357 S.F. Garage. 55 S.F. Storage to be removed and 315 S.F. Patio Cover to be demolished.	Joshua Pereira	R-1	Sarina Truong

RPAP2026001721	4/22/2026	5277019029	1938 Redding Avenue, Rosemead CA 91770	SOUTH SAN GABRIEL	SB9 Convert ex. detached ADU to 2nd single-family house. total 4bedrooms & 4 baths. 1519sf 1. convert ex. balcony to bedroom 4 & bath 4 ( room added 321 sq.ft. ) 2. new porch. ( 18sf )	Angelo Huang	R-1	May Xu
RPAP2026001722	4/22/2026	5844008021	2938 Maiden Lane, Altadena CA 91001	ALTADENA	ALTADENA FIRE REBUILD OF SINGLE STORY S.F.D.	Luciralia Ibarra	R-1-7500	Manuel Rincon
RPAP2026001730 PRJ2026-001860	4/22/2026	5851024004	1436 Sinaloa Avenue, Pasadena CA 91104	ALTADENA	addition of office & 1/2 bathroom to existing single family residence Addition to existing garage of 2 additional parking spaces. Resolve any outstanding violations or enforcement cases associated with property	Uriel Mendoza	R-1-7500	Tod Stockwell
RPAP2026001732	4/22/2026	5379009013	7062 N Muscatel Avenue, San Gabriel CA 91775	SOUTH SANTA ANITA - TEMPLE CITY	NEW DETACHED 1000 SF SB9 UNIT FOR 3-BED, 2-BATH, OPEN KITCHEN/LIVING ROOMS WITH 193 SF PATIO COVER.	Stacy Corea	R-A	Frank Liu
RPAP2026001733 PRJ2026-001871	4/22/2026	5379009013	7062 N Muscatel Avenue, San Gabriel CA 91775	SOUTH SANTA ANITA - TEMPLE CITY	CONVERT EXISTING DETACHED GARAGE/STORAGE TO 787 SF ADU FOR 2-BED, 2-BATH, OPEN KITCHEN/LIVING ROOM WITH 75 SF FRONT PORCH.	Stacy Corea	R-A	Frank Liu
RPAP2026001737	4/22/2026	5373006038	5544 N Earle Street, San Gabriel CA 91776	EAST SAN GABRIEL	Amendment Revision 1 to approved Site Plan, per Plan # RPPL2025001379. Per building department plan check, proposed area to be revised to include an additional 19sf.	Michele Bush	R-1	Francisco Pila

RPAP2026001745	4/23/2026	5839025013	455 E Woodbury Road, Altadena CA 91001	ALTADENA	<p>Special event details:</p> <p>Comedy show for victims of the Eaton fire.</p> <p>Altadena - Fraternal Order of Eagles Outside vendor market &amp; inside comedy show nightly 5/4-5/8 Load-in 5/3 (no guest or show programming) Event Days 5/4-5/8 - Nightly Vendor Market: 7PM START TIME - Nightly Comedy show (inside Fraternal order of Eagles): 8P-10:00PM Vendor info: there will be different market food vendors daily who are all being supplied from our third party vendor. Are there any documents you need from these vendors? Capacity: 300ppl ~45 sq ft/person</p> <p>COI, Site map, &amp; sidewalk encroachment: ATTACHED</p>	Michele Bush	C-3	david Solomon
RPAP2026001756	4/23/2026	5829029038	2923 Casitas Avenue, Altadena CA 91001	ALTADENA	Garage conversion to ADU	To Be Assigned Received	R-1-7500	Hakob Chagaian
RPAP2026001758	4/23/2026	5827002014	2397 N Lincoln Avenue, Altadena CA 91001	ALTADENA	Allow the sale of beer, wine and distilled spirits for on-site consumption as a full service restaurant.	To Be Assigned Received	C-3	Raul Cueva Jr
RPAP2026001760	4/23/2026	5754011025	3329 Milton Street, Pasadena CA 91107	EAST PASADENA	EXISTING GARAGE CONVERSION TO ADU (1200 SF)	To Be Assigned Received	R-2	Jessi Li
RPAP2026001769	4/24/2026	5851003003	1736 N Sierra Bonita Avenue, Pasadena CA 91104	ALTADENA	<p>We request a zone change and a lot merger to create one C2 zoned property from two adjacent parcels.</p> <p>Using the AB-1287 Density Bonus law, the developer also seeks to construct 32 total multi-family housing units (a five-floor building, 57 feet height) including 4 affordable units, on the site once the two parcels merge.</p>	To Be Assigned Received	C-2, R-2	Kevin Kohan
RPAP2026001777	4/24/2026	5374012012	8326 E Bevan Street, San Gabriel CA 91775	EAST SAN GABRIEL	1,200 SF. DETACHED ACCESSORY DWELLING UNIT - PLANNING APPROVED PLAN AMENDMENT (DELTA #3) FOR HVAC UNIT LOCATION	To Be Assigned Received	R-1	Rick Wang
RPAP2026001778	4/24/2026	5757027048	3760 Arboleda Street, Pasadena CA 91107	EAST PASADENA	Site plan amendment	To Be Assigned Received	MXD	Winner Ng
RPAP2026001781	4/25/2026	5832022017		ALTADENA	Request for Certificate of Compliance to confirm legal status of existing parcel	To Be Assigned Received	R-1-7500	Sarah Wright

Pre-Application Counseling								
Number of Plans: 1								
PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026001430	4/20/2026	5841029005	653 E Pine Street, Altadena CA 91001	ALTADENA	Subdivisions Pre- Counseling Application for Parcel Map to create 3 single family lots.	Erica Aguirre	R-2	David Gonzalez Rojas
Referrals								
Number of Plans: 1								
PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPAP2026001680	4/20/2026	8571010045	4064 E Live Oak Avenue, Arcadia CA 91006	SOUTH ARCADIA	Zoning Verification Letter	Uriel Mendoza	MXD	Kali Hastings
Site Plan Review - Ministerial								
Number of Plans: 11								
PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026001434 PRJ2026-001803	4/20/2026	8510028012	2463 S Treelane Avenue, Monrovia CA 91016	DUARTE	PRJ2026-001803 • (N) Detached ADU (N) laundry room legalize (E) ADU @ 2463 S Treelane Ave  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.	Joshua Pereira	R-1-7500	YuQiu Ma
RPPL2026001436 PRJ2026-001802	4/20/2026	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.	Stacy Corea	R-1-7500	Setrag Markarian
RPPL2026001440 PRJ2026-001808	4/20/2026	8571013034	4102 Lynd Avenue, Arcadia CA 91006	SOUTH ARCADIA	1. (E) 795 S.F. Patio Cover to be removed. 2. (N) 600 S.F. Garage and (N) 1,498 S.F. Detached 2-Story SB-9 UNIT, with 1-Liv/ Kit, 1-Laundry, 3-Bed & 3-Bath and 28 S.F. Porch.	Stacy Corea	R-1	Sarina Truong

RPPL2026001441 PRJ2026-001809	4/20/2026	8571004024	3009 Hodges Avenue, Arcadia CA 91006	SOUTH ARCADIA	CONVERT (E) 600 SF DETACHED GARAGE TO ADU	Anthony Curzi	R-1	Ali Olfati
RPPL2026001442 PRJ2026-001810	4/20/2026	5383008005	9751 E Lemon Avenue, Arcadia CA 91007	SOUTH SANTA ANITA - TEMPLE CITY	PRJ2026-001810 • (N) detached ADU 1,200 sq ft w/ porch 160 sq ft @ 9751 E Lemon Ave Propose new detached ADU 1,200 sq ft with porch 160 sq ft	Joshua Pereira	R-A	Yang Wang
RPPL2026001445 PRJ2026-001813	4/20/2026	5330011017	320 S Craig Avenue, Pasadena CA 91107	SAN PASQUAL	260 SQ. FT. ADDITION TO EXISTING SINGLE-FAMILY DWELLING (250 SQ. FT. ADDITION, 10 SQ. FT. PORCH CONVERSION). Permit Revision: Rebuild/remodel 945 sq. ft. of the front portion of the home due to extensive termite damage. Rebuild 23 SQ. FT. covered porch at front of home. Existing foundations are underpinned and floor joists remain, but walls, ceilings, and roofs are reframed. Add 1 new window to Main Bath. 1 new skylight at Bath 2. Remove existing wood-burning fireplace and masonry chimney, and replace with a new gas direct-vent fireplace. New 96 sq. ft. attached trellis at rear of house.	Uriel Mendoza	R-1	Audrey Sato
RPPL2026001454 PRJ2026-001822	4/21/2026	5860020013	3306 Barhite Street, Pasadena CA 91107	NORTHEAST PASADENA	CONVERT (E) 479 SF WORKSHOP TO GUEST HOUSE	Uriel Mendoza	R-1-20000	Mueed Ghazizadeh, Yousef Memarzadh
RPPL2026001468 PRJ2026-001522	4/21/2026	5378023013	776 Woodward Boulevard, Pasadena CA 91107	EAST PASADENA	Regional Planning Review in support of permits BLDR251023013654 & BLDR251028013874	Stacy Corea	R-1-20000	Juan Gonzalez
RPPL2026001479 PRJ2026-001836	4/22/2026	5857025017	2223 Glen Canyon Road, Altadena CA 91001	ALTADENA	[PENDING MATERIALS DUE 5/6] [05/21] - 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

RPPL2026001514 PRJ2026-001853	4/23/2026	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
RPPL2026001519 PRJ2026-001862	4/23/2026	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
<b>Subdivisions</b> <b>Number of Plans: 1</b>								
PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPAP2026001727	4/22/2026	5847024007	2261 Sinaloa Avenue, Altadena CA 91001	ALTADENA	This is a 6 unit small lot subdivision project submitted under SB1123	Joshua Huntington	R-1-7500	Brian Lin
<b>Zoning Conformance Review</b> <b>Number of Plans: 7</b>								
PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026001428 PRJ2026-001792	4/20/2026	5857032026	1955 Mendocino Lane, Altadena CA 91001	ALTADENA	Rear Yard Retaining Walls, as part of Approved Room Addition Plan UNC-BLDR231229012273	Anthony Curzi	R-1-30000	Paul Pierce
RPPL2026001437 PRJ2026-001804	4/20/2026	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
RPPL2026001438 PRJ2026-001805	4/20/2026	5868002025	2521 Janet Lee Drive, La Crescenta CA 91214	LA CRESCENTA	PRJ2026-001805 • NEW POOL @ 2521 Janet Lee Dr NEW POOL 20'-6"X11'-9", SPA 6'-0"X9'-9", BAJA 5'-7"X9'-9" AND WATERFALL	Joshua Pereira	R-1-10000	California ADU Experts
RPPL2026001439 PRJ2026-001806	4/20/2026	5852011058	1939 E Crary Street, Pasadena CA 91104	ALTADENA	New in ground vinyl swimming pool and equipment	Anthony Curzi	R-1-7500	Alexander Boekelheide, Secard Pools
RPPL2026001457 PRJ2026-001823	4/21/2026	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
RPPL2026001515 PRJ2026-001690	4/23/2026	5382008061	9529 Camino Real Avenue, Arcadia CA 91007	SOUTH SANTA ANITA - TEMPLE CITY	Wok Kitchen	Anthony Curzi	R-A	Cindy Xin

RPPL2026001518 PRJ2026-001860	4/23/2026	5851024004	1436 Sinaloa Avenue, Pasadena CA 91104	ALTADENA	addition of office & 1/2 bathroom to existing single family residence Addition to existing garage of 2 additional parking spaces. Resolve any outstanding violations or enforcement cases associated with property	Uriel Mendoza	R-1-7500	Tod Stockwell
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