

DRP Plans Filed - West San Gabriel Valley Planning Area

Between 3/15/2026 and 3/22/2026

Total Cases Filed: 40

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
RPPL2026000965 PRJ2026-001242	3/16/2026	5804022024	5056 Rosemont Avenue, La Crescenta CA 91214	LA CRESCENTA	One encroachment of a non-heritage oak tree associated with the construction of an ADU	Stacy Corea	R-1-10000	KEVIN DAHLAKY, Raffi Tufenkjian
Permits								
Number of Plans: 24								
PLAN NO./ PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPAP2026001115	3/15/2026	5835008004		ALTADENA	#1. (N) TWO-STORY SINGLE FAMILY RESIDENCE. TOTAL GSF=2,530 GSF 1ST FLOOR GSF = 1, 803 2ND FLOOR GSF= 707 (CREB2026000689) #2. (N) TWO-STORY ADU. ADU TOTAL GSF=1,111 GSF. 2-ACCESSORY SPACES PROVIDED FOR A TOTAL OF 375 GSF.	Art Bashmakian	R-1-7500	Bobby Knox
RPAP2026001116	3/15/2026	5285023004	1951 Redding Avenue, Rosemead CA 91770	SOUTH SAN GABRIEL	Zoning Conformance Review for front porch associated with Plan Number: RZCR-200500633	Kevin Pascasio	R-1	Khai Song
RPAP2026001120	3/16/2026	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
RPAP2026001125	3/16/2026	5377018007	909 S Lotus Avenue, Pasadena CA 91107	EAST PASADENA	To build a 250-sf pool house in the property's back yard.	Uriel Mendoza	R-1-40000	Youkun Nie

RPAP2026001133 PRJ2026-001322	3/16/2026	5279020017	1605 Delta Street, Rosemead CA 91770	SOUTH SAN GABRIEL	Proposed to construct a (N) detached 1200sf ADU at the rear of the property.	Daisy De La Rosa	R-A	Xin Chen
RPAP2026001134	3/16/2026	5279020017	1605 Delta Street, Rosemead CA 91770	SOUTH SAN GABRIEL	[VOIDED DUPLICATE APPLICATION] Legalization of new detached 1200sf adu	Daisy De La Rosa	R-A	Xin Chen
RPAP2026001146	3/16/2026	5377015016		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
RPAP2026001148 PRJ2026-001264	3/16/2026	5330010031	342 S Grand Oaks Avenue, Pasadena CA 91107	SAN PASQUAL	CERTIFICATE OF COMPLIANCE (COC)	Timothy Stapleton	R-1	Natalia Ramirez
RPAP2026001151 PRJ2026-001278	3/17/2026	5277009045	7205 Toll Drive, Rosemead CA 91770	SOUTH SAN GABRIEL	Certificate of Compliance - Lot Line Adjustment	Timothy Stapleton	R-1	Jack Lee
RPAP2026001157 PRJ2026-001300	3/17/2026	5857022070	2110 Roosevelt Avenue, Altadena CA 91001	ALTADENA	Convert (E) Accessory Building to (N) 369sf ADU	Anthony Curzi	R-1-7500	Timothy Clark
RPAP2026001161	3/17/2026	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
RPAP2026001165	3/17/2026	5375002024		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
RPAP2026001174 PRJ2026-001303	3/17/2026	8511025010	2809 Halsey Avenue, Arcadia CA 91006	SOUTH ARCADIA	Detached ADU 1199 s.f.	Evan Sahagun	R-A	Pilar Mutuc
RPAP2026001180 R2015-02353	3/17/2026	5829025045	2949 Lincoln Avenue, ALTADENA CA 91001	ALTADENA	Verizon proposes to replace existing antennas and RRUS with new antennas and RRUS	Anthony Curzi	R-1-7500	Emanuel Higgins
RPAP2026001185 PRJ2026-001356	3/18/2026	5748025011	312 S Santa Anita Avenue, Pasadena CA 91107	SAN PASQUAL	NEW DETACH ADU1 475.50 SQ FT AND NEW DETACH ADU2 754.00 SQ FT	Evan Sahagun	R-2	Ruben Avalos
RPAP2026001191	3/18/2026	5848037023	945 E Woodbury Road, Pasadena CA 91104	ALTADENA	We are looking for Extended-term Special Events Permit for a temporary build at St Elizabeth Parish School for turf soccer fields.	Sean Donnelly	R-1-7500, R-3, R-4	Ellen Roberds

RPAP2026001196	3/18/2026	5827013014	390 Figueroa Drive, Altadena CA 91001	ALTADENA	Like-for-Like Rebuild with 10% increase, of a 1,558 sq. ft. One-Story Single Family Home and Attached Carport	Elva Nuno-O'Donnell	C-3	Megan Milburn
RPAP2026001198	3/18/2026	5373003004	8256 E Live Oak Street, San Gabriel CA 91776	EAST SAN GABRIEL	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
RPAP2026001205	3/19/2026	8572022004	5439 Cochin Avenue, Arcadia CA 91006	SOUTH ARCADIA		Armeneh Arakilians	R-1	Craig Miller
RPAP2026001212	3/19/2026	5829019021	353 W Terrace Street, Altadena CA 91001	ALTADENA	A new dwelling (CREB2026000716)	Brian McGinnis	R-1-7500	Roger Bennett
RPAP2026001213	3/19/2026	5804007014	4809 Janvier Way, La Crescenta CA 91214	LA CRESCENTA	Addendum to RPPL2025005101	Michele Bush	R-1-10000	Christopher Zarate
RPAP2026001217 PRJ2026-001350	3/19/2026	5376036052	6903 N Vista Street, San Gabriel CA 91775	EAST SAN GABRIEL		Michele Bush	R-1	
RPAP2026001232	3/20/2026	5275008007	7958 Hill Drive, Rosemead CA 91770	SOUTH SAN GABRIEL	Lot Line Adjustment Plan Review	Joshua Huntington	R-A	Maria Montoya
RPAP2026001233	3/20/2026	5829029041	2967 Casitas Avenue, Altadena CA 91001	ALTADENA	CONSTRUCT A NEW DETACHED GARAGE (400.00 SQ.FT.)	Michele Bush	R-1-7500	Luz Salcido
Revised Exhibit "A"								
Number of Plans: 1								
PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026001063 R2015-02353	3/19/2026	5829025045	2949 Lincoln Avenue, ALTADENA CA 91001	ALTADENA	Verizon proposes to replace existing antennas and RRUS with new antennas and RRUS	Anthony Curzi	R-1-7500	Emanuel Higgins
Site Plan Review - Ministerial								
Number of Plans: 12								
PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026000963 PRJ2026-000673	3/16/2026	5279011038	8165 Celito Drive, Rosemead CA 91770	SOUTH SAN GABRIEL	[Fees Due April 16, 2026] (N) 2-STORY DETACHED ADU UNIT 1,200 S.F. (3 BEDROOMS, 3 BATHROOMS)	Kevin Pascasio	R-A	dongxiong chen
RPPL2026000964 PRJ2026-001242	3/16/2026	5804022024	5056 Rosemont Avenue, La Crescenta CA 91214	LA CRESCENTA	(N) 1,196 SF DETACHED 2-STORY ADU WITH 337 SF ATTACHED GARAGE AND 180 SF OF ADDITIONAL UNCONDITIONED SPACE	Stacy Corea	R-1-10000	KEVIN DAHLAKY, Raffi Tufenkjian

RPPL2026000974 PRJ2026-001256	3/16/2026	8511013017	2608 S Treelane Avenue, Arcadia CA 91006	SOUTH ARCADIA	ADD 1 NEW ADU (2-STORY,1,200 SF) (2 BEDROOMS, 2 BATHROOMS)	Anthony Curzi	R-A	SASHA ZHAO
RPPL2026000979 PRJ2026-001261	3/16/2026	5853017021	1410 N Grand Oaks Avenue, Pasadena CA 91104	ALTADENA	(N) 326.39 SF BEDROOM ADDITION	Anthony Curzi	R-1-7500	Costa Gurevitch
RPPL2026000993 PRJ2026-001277	3/17/2026	5377018007	909 S Lotus Avenue, Pasadena CA 91107	EAST PASADENA	To build a one-story ADU in 1200 SF and a pool house in 250 SF in the property's back yard.	Uriel Mendoza	R-1-40000	Youkun Nie
RPPL2026001008 PRJ2026-001295	3/18/2026	5828024020	483 Royce Street, Altadena CA 91001	ALTADENA	1.DEMO EXISTING 2-CAR DETACHED GARAGE 2.PROPOSED 500 S.F. DETACHED2-CAR GARAGE W/ ATTACHED300 S.F. UTILITY/STORAGE ROOM 3.PROPOSED 640 S.F. RECREATION ROOM OVER THE GARAGE W/ 188 S.F. OPEN DECK.	Uriel Mendoza	R-1-7500	CHU,STEPHANIE ET AL BANUELOS,MICHAEL, Kenneth Rojas
RPPL2026001014 PRJ2026-001300	3/18/2026	5857022070	2110 Roosevelt Avenue, Altadena CA 91001	ALTADENA	Convert (E) Accessory Building to (N) 369sf ADU	Anthony Curzi	R-1-7500	Timothy Clark
RPPL2026001015 PRJ2026-001302	3/18/2026	5803012023	2703 Foothill Boulevard, La Crescenta CA 91214	MONTROSE	PRJ2026-001302 • (E) building converted to medical office @ 2703 Foothill Boulevard (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.	Joshua Pereira	MXD	Dag Compeau
RPPL2026001016 PRJ2026-001303	3/18/2026	8511025010	2809 Halsey Avenue, Arcadia CA 91006	SOUTH ARCADIA	[PENDING FEES DUE 4/1] Detached ADU 1199 s.f.	Evan Sahagun	R-A	Pilar Mutuc
RPPL2026001034 PRJ2026-001322	3/18/2026	5279020017	1605 Delta Street, Rosemead CA 91770	SOUTH SAN GABRIEL	[FEES DUE ON APRIL 02, 2026] Proposed to construct a (N) detached 1200sf ADU at the rear of the property.	Daisy De La Rosa	R-A	Xin Chen
RPPL2026001059 PRJ2026-001350	3/19/2026	5376036052	6903 N Vista Street, San Gabriel CA 91775	EAST SAN GABRIEL		Michele Bush	R-1	
RPPL2026001065 PRJ2026-001356	3/19/2026	5748025011	312 S Santa Anita Avenue, Pasadena CA 91107	SAN PASQUAL	[PENDING FEES DUE 4/2] NEW DETACH ADU1 475.50 SQ FT AND NEW DETACH ADU2 754.00 SQ FT	Evan Sahagun	R-2	Ruben Avalos

Yard Sale Registration
Number of Plans: 1

PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026001044	3/19/2026	8572022004	5439 Cochin Avenue, Arcadia CA 91006	SOUTH ARCADIA		Armeneh Arakilians	R-1	Craig Miller

Zoning Conformance Review

Number of Plans: 1

PLAN NO. / PROJECT NO.	APPLICATION DATE	PARCEL NUMBER	ADDRESS	ZONED DISTRICT	DESCRIPTION	ASSIGNED TO	ZONE CODES	APPLICANTS
RPPL2026001000 PRJ2026-001288	3/17/2026	8572019006	5330 Farna Avenue, Arcadia CA 91006	SOUTH ARCADIA	[PENDING FEES & OWNER ACKNOWLEDGEMENT DUE 3/31] 11'x20' Solid Aluminum patio cover. No electrical	Evan Sahagun	R-1	Wilberto Bravo